



City of Oak Forest Request for Proposals

Request for Developer Proposals

Gateway West Redevelopment
5100-5112 W. 159th Street

September, 2019



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I. EXECUTIVE SUMMARY

The City of Oak Forest is seeking a well-qualified developer-partner for the acquisition and redevelopment of the property located at 5100-5112 W. 159th Street in Oak Forest.

The purpose of this Request for Proposal (“RFP”) is to solicit and evaluate the interest in, and ability of developers, or redevelopment groups, to work with the City to redevelop this property to ultimately create a moderately transit-supportive, mixed-use development, commencing in 2020. The City intends to identify a developer, or redevelopment group, with whom the City can enter into a mutually negotiated redevelopment agreement(s) to accomplish this redevelopment vision. Generally, the City seeks proposals with any mix of commercial, dense residential and/or senior living components.

The total area of the property is 5.25 acres with 420 frontage feet along 159th St. (US-6) (see Exhibit A for map and survey). The City owns the entire property. The property is surrounded primarily by commercial, multi-family, and single-family uses. The property is located within the City’s “Oak Forest Metra Sub-Area”, as described in the City’s Comprehensive Plan (February 12, 2008), and within the current “TIF 7” (West 159th Corridor) District, which expires in 2039. The property is within a quarter-mile of the Oak Forest Metra station to the east on 159th Street.

The City recognizes that although this redevelopment process will be a collaborative effort among the developer and the City, the resulting redevelopment project will be market driven. This RFP and other relevant information can be found at <https://oak-forest.org/RFP>.

Specific questions regarding this Request for Proposals process should be addressed to:

Travis Bandstra
Director of Economic and Community Development

City of Oak Forest
15440 S. Central Avenue
Oak Forest, IL 60452

(708) 444-4807

II. INTRODUCTION

The City of Oak Forest desires to initiate the development of the property located at 5100 W. 159th Street, as part its implementation of its “Oak Forest Metra Sub Area Plan”. This area is located at a major nexus of vehicular traffic patterns for the city. Accordingly, enhancing the function and appearance of this area is a high priority for the City. Building on recently completed developments within the sub area, including a new train station in 2013, the City is pursuing additional transit-oriented redevelopment opportunities in locations most visible and readily accessible to Metra and Pace transit amenities.

CITY PROFILE

The City of Oak Forest is a vibrant and mature community situated in Chicago’s southwest suburbs, approximately 24 miles from Chicago’s Loop. Our community has a wide range of attractive residential amenities: 20 stunning parks, fun local shops and restaurants, excellent schools and easy access for commuters and those looking to enjoy 24/7 access to Chicago. Signature events such as Chicago Gaelic Park’s Irish Festival and Oak Fest, along with the Oak Forest Fleadh, bring the community together for entertaining experiences, and help to foster a strong pride of place. The City government provides services to enhance residents’ lives with convenience and community in mind. Elected leaders and city staff pledge to provide local government that is honest, accountable, efficient and forward-thinking.



The City is directly adjacent to the Cook County Forest Preserves, which provide the amenities of nature and recreation to residents. Its neighboring communities include Midlothian and Markham to the east, Tinley Park and Country Club Hills to the south, Orland Park to the west, and Crestwood and Palos Heights to the north. Commuter rail transportation is available on the Rock Island District line at Oak Forest's Metra station, located at 159th Street and Cicero Avenue, a brief walk east from the property referenced in this RFP. Oak Forest is served by 159th Street (U.S. Route 6), which bisects the community from east to west, Central Avenue, which bi-sects the community from north to south, and Cicero Avenue (Illinois Route 50), which runs north to south near the east end of the city. Interstate 57 crosses the southeast corner of Oak Forest, just north of its intersection with Interstate 80. Exit 346 on I-57 (167th Street) is the closest access point, while Exit 348 (U.S. Route 6) is just to the east, across Pulaski Road/Crawford Avenue. The Tri-State Tollway (I-294) is also accessible a few miles east of Oak Forest. Chicago's Midway International Airport is approximately thirteen miles, and O'Hare International Airport is approximately 35 miles from Oak Forest.

The population of Oak Forest is estimated at 28,155 (2012 Census estimate) spread over six square miles. The median age is 42.2 years, median household income is \$73,765, and median home value is \$188,800. (Zillow, 2019) Oak Forest is served by seven preschool and elementary schools, two junior high schools and one high school. There are also three private schools within Oak Forest, including St. Damian Catholic School. South Suburban College has a campus in Oak Forest and the community is also served by and the Moraine Valley Community College District. The Oak Forest Park District also offers twenty neighborhood parks, and a full-service health and fitness center. Oak Forest is also home to the 18-hole George W. Dunne National Golf Course, which is recognized by Golf Digest as one of the top public courses. In addition, walking, biking and equestrian paths in the surrounding forest preserves provide free, year-round recreation for residents. Additional information is available at <http://livingoakforest.com/>

TIF 7 REDEVELOPMENT PROJECT AREA

In anticipation of this RFP, and to set the stage for helping to reinforce the redevelopment efforts in TIF 7, the City has acquired the subject property. As indicated earlier, the property is located in the Oak Forest Metra Station Subarea (2008) area, identified in the City of Oak Forest Comprehensive Plan (2008) as a key focus area and one primed for potential growth. This sub area has been roughly defined as the area within one-quarter mile radius of the Oak Forest Metra Station. The subject property is also centrally located within the TIF 7 (159th Street Corridor) Project Area, which is generally bounded by the frontage properties adjacent to Cicero Avenue to the east, Laramie Avenue to the west, 156th Street to the north, and the Rock Island (Metra) Railroad Line (between Cicero Avenue and Laramie Avenue) as well as 159th Street. This location is the primary gateway location into the City from the east (I-57) and serves as the cross-roads of the two regional arterials that traverse the City, 159th Street (U.S. Route 6) and Cicero Avenue (IL Route 50). TIF 7 contains, predominantly, a mix of single and multi-family residential, commercial/retail, and industrial uses.

III. PROJECT SITE CHARACTERISTICS AND DESCRIPTION

The subject property consists of nine (9) tax parcels, totaling approximately 5.25 acres. The City acquired eight (8) of the nine (9) parcels in 2016, which consisted of a mobile home park. The City has removed all of the structures and major improvements on this parcel. The City acquired the ninth parcel in 2017, which housed a former auto repair garage. This building has also been demolished. The seller of this parcel reports that underground storage tanks were previously removed on the site, and has provided to the City an NFR (“No Further Remediation”) letter. The City has not undertaken any environmental assessments of this parcel. See Exhibit B for IEPA NFR letter.

TRANSPORTATION AND ACCESS

The subject property is mapped in Exhibit A. It is situated at the northwest corner of 159th Street and LeClaire Avenue. 159th Street (U.S. Route 6) is a regional arterial four-lane east-west route which extends from east of Oak Forest, with direct access to Interstate 57 (connecting to Interstates 80 and 294), across Cicero Avenue (approximately one quarter mile east of the redevelopment blocks) and continuing westward through Oak Forest to Lockport. Cicero Avenue (Illinois Route 50) is a regional arterial four-lane north-south-route that serves the Chicago metro area. The 159th Street has a traffic count of 26,900 vehicles per day (“VPD”) at Cicero Avenue and Cicero Avenue has a traffic volume of 31,500 vehicles per day (“VPD”) at 159th Street.

The Oak Forest Metra commuter train station is located one-quarter mile east of the subject site at the northwest corner of 159th Street and Cicero Avenue and is one of the busiest stations on the line serving over 1,000 riders daily. The Rock Island District line provides service between downtown Chicago and Joliet. The ride from Oak Forest to downtown Chicago is approximately thirty minutes.

Cook County’s Midlothian Meadows Forest Preserve is located at the northeast corner of 159th Street and Cicero Avenue, a short walk from the subject property, providing convenient access to the recreational pedestrian and cycling routes there. In addition, Cook County Forest Preserve’s George W. Dunne National Golf Course is located on the south side of 159th Street, approximately 1.5 miles from the subject property.

SURROUNDING AND SUBJECT PROPERTY LAND USES

The property is generally surrounded by commercial uses on the west and south, multi-family residential to the east, and single-family residences to the north.

UTILITIES

The property is served by the City of Oak Forest for all traditional municipal services. Potable water mains, storm sewer and sanitary sewer lines are in place and accessible within rights-of-way adjacent to the property. A map of municipal utilities is shown in Exhibit C. Any proposed development will be required to provide on-site utility connections. Storm water management requirements are under the jurisdiction of the Cook County Metropolitan Water Reclamation District (MWRD) and will depend on impervious surface coverage.

IV. LAND USE, PERMITS AND PROPERTY DEVELOPMENT

The City has in place development regulations which are similar to those found in other nearby Chicago suburban communities. All developers will be required to go through the normal land use and building permitting procedures and will be required to meet all existing city land use and building code requirements. The selected developer(s) will also be responsible for payment of all requisite building permit fees and bonds, utility connection fees, and other required or applicable fees typically assessed by the City and any other government entities, unless otherwise negotiated with the City.

APPLICABLE CODES

Oak Forest codes can be found on the City's website. The following partial list of development codes are applicable within the City:

- City of Oak Forest Zoning Ordinance
- 2018 ICC International Building Code
- 2018 ICC International Residential Code
- 2018 ICC International Energy Conservation Code
- 2018 ICC International Mechanical Code
- 2018 ICC International Fuel Gas Code
- 2018 ICC International Fire Code
- 2018 NFPA Chicago Electrical Code
- Illinois Plumbing Code
- Illinois Accessibility Code

The developer will be required to expressly agree that any submitted proposal and subsequent work performed shall be at all times comply with, and observe all Federal and State laws, local laws, ordinances, and regulations.

ZONING

The property is currently zoned C-1 Local Commercial District. Refer to the City of Oak Forest Zoning Ordinance, which can be found on the City's website at <https://www.oak-forest.org/503/Zoning>. Current zoning limits building height to 35', or two stories.

The City will be receptive to proposals that require the City's flexibility in its application of its Zoning Ordinance in order to achieve the most beneficial reuses of the block. Accordingly, the City will consider zoning variances such as those related to height restrictions, bulk regulations, conditional uses, and planned unit developments. Nevertheless, it will be the developer's responsibility to secure any and all zoning relief actions and all other approvals that may be required, including following the necessary approval processes. Any approvals sought from the City are not guaranteed at this time, but staff will work cooperatively with the developer on proposals that are consistent with City goals and objectives and will endorse the same in the approval process.

V. CITY DEVELOPMENT OBJECTIVES & REQUIREMENTS

The following considerations, among others, are integral to the City's objectives for this site and the general sub-area:

- Redevelop the site in a manner that has long-term economic and financial sustainability, considers the land use pattern of the area, and creates transit-supportive and cohesive development.
- Maximize the site's 420 frontage feet along 159th St. (US-6) by attracting a diverse mix of multi-family or senior living/assisting living developments and commercial uses.
- Facilitate a mix of housing product that meets the demands of middle to upper income young professionals and empty nesters. This may be achieved by the development of market-rate or age-restricted townhouses/row houses and/or low to mid-rise multi-family residential that takes advantage of site's proximity to METRA and PACE locations.
- Build upon the "multi-modal" potential of the area by facilitating vehicle access, pedestrian and bicycle movement, Pace bus access and Pace transfers to Metra (including potential route adjustments to bring Pace buses directly to the Metra Station drop-off area).
- Facilitate pedestrian connectivity, while establishing high quality open spaces and streetscape treatments along 159th Street.

VI. REDEVELOPMENT PROJECT PROPOSAL GUIDELINES

The City offers the following specific guidelines to keep in mind as part of the RFP process:

- The City seeks a developer partner for the redevelopment of the property. The City will participate in the redevelopment of the property by providing control of the property, and public improvements and infrastructure that is consistent with the developer's redevelopment plans. The City will also consider additional participation through other public financial assistance, potentially employing TIF finance mechanisms. That said, the City encourages the submission of viable market-driven redevelopment projects that yields a reasonable return on the developer's investment.
- The City prefers that the property be developed with a mix of commercial uses along 159th Street and senior or multi-family residential behind it. The City is open to proposals that provide for a phased redevelopment project.
- The City-selected developer or development group will be given exclusive rights to negotiate with the City, for a limited and timely period to be determined.

VII. CITY OF OAK FOREST PARTICIPATION

The City has participated in previous public/private partnerships and understands that inducements may be required to successfully redevelop the property. The City has already acquired the property and demolished the improvements. Earlier this year, the City also commissioned a market study of demand for an assisted living/memory care and independent living facility at this location. This study is available for review. The City will carefully evaluate developer requests for direct City involvement and/or financial inducements.

POTENTIAL INCENTIVES

TIF District

The property is centrally located within the TIF 7 (159th Street Corridor) Project Area, established in 2016, and expiring in 2039. The City may use funds from the TIF to facilitate projects that meet the objectives of the TIF Redevelopment Plan. A copy of the TIF Redevelopment Plan is available for review. Such funds could be used for property acquisition, building demolition, site preparation, public improvements and infrastructure, among others. Any development agreements that the City enters into with the selected developer would be subject to conformity with TIF statutes.

Sales/Purchase Price of City-Owned Properties

Proposals should identify the price that the developer is willing to pay the City for its properties, if any. Please note, however, that any discussions pertaining to the sale of any properties to the developer will not occur during the RFP solicitation period. Rather, should a submitted proposal warrant further consideration, as determined through the review process, applicants will be contacted to enter into negotiations regarding the prospective sale price(s) and/or any financial considerations that would be appropriate for a prospective development. No brokerage fees will be paid by the City.

Sales Tax Rebates

The City of Oak Forest is a home rule municipality. As such, any sales tax revenue sharing agreements will be subject to Illinois State statutes and the City's evaluation of need for such agreements.

Enterprise Zone

The City has applied to the State and anticipates receiving approval of adding this site to the Cal-Sag Enterprise Zone by Q1 2020. This incentive designation provides a sales tax waiver on all building materials, as well as a 50% reduction in building permits. More information is available at www.calsagezone.com.

Environmental Remediation and Site Prep Costs

One of the two City-owned parcels was previously, occupied by an auto repair shop. Tax parcel (PIN) 28-16-412-023-0000 formerly contained an auto repair shop, which may require further evaluation. The IEPA has issued a "No Further Remediation" (NFR) Letter dated September 25, 2006 indicating that the former underground fuel tanks were removed properly. However, to the extent that any additional environmental remediation/removal is found to be necessary, TIF funds may be applied to those costs, subject to agreement by the City. The rest of the property was formerly used as a mobile home park, so it is anticipated that no brownfield conditions exist on any of the rest of the property.

The City will work with the selected developer to re-locate and/or bury utilities to complement the proposed development, based on project characteristics and available funding.

Access To the Site

The City authorizes and encourages prospective developers to visit the parcels as part of their due diligence in preparing their proposals. Prospective developers are encouraged to incorporate their findings in their proposals, to the extent existing site conditions have implications for their proposed developments.

VIII. PROPOSAL SUBMISSION PROCESS

The table below delineates the various milestone dates for the RFP submittal process:

City of Oak Forest Issue Date of RFP	September 27, 2019
City of Oak Forest Pre-Proposal Q and A Meeting for Prospective Developers <i>(see below for details)</i>	October 15, 2019
Letter of Intent to Apply Due Date	October 25, 2019
Proposal Submission Due Date	November 22, 2019

PRE-PROPOSAL Q AND A SESSION

City staff members will hold a question and answer session for developers who may have interest in submitting a proposal in response to this RFP on October 15, 2019 at 2:00 pm in the City Council chambers, at City Hall, 15440 S. Central, Oak Forest, IL. Attendance by phone can be accommodated. This will be an opportunity for City staff to walk prospective developers through the RFP, and for prospective developers to ask questions and present comments.

LETTER OF INTENT

Any prospective developer shall submit a Letter of Intent by 4:00 p.m. on the date indicated in the table, above. The Letter of Intent should indicate the prospective developer’s desire to submit a formal proposal by the proposal submission due date shown above. The letter shall also include the name(s) of the relevant parties that will be submitting the proposal. The letter of intent may be submitted to Mr. Travis Bandstra, Director of Economic and Community Development either electronically to tbandstra@OAK-FOREST.ORG or by hard copy to City Hall. Please note that submission of a letter of intent does not obligate any entity to submit a proposal. In addition, failure to submit a letter of intent by the due date will not necessarily disqualify a proposal that is later submitted.

FORMAT AND DELIVERY OF PROPOSAL

Proposals shall be submitted to Travis Bandstra, Director of Economic and Community Development , 15440 S. Central, Oak Forest, Oak Forest, IL 60452, by no later than 4:00 p.m. on November 22, 2019. Both single and multiple submissions may be made. If multiple submissions are made, they must be submitted independently of one another.

Ten (10) printed copies should be submitted, along with one (1) electronic copy. The electronic copy shall be in a PDF format and shall be transmitted via a flash drive to tbandstra@OAK-FOREST.ORG .

Proposals should be presented in a standard 8-½” x 11” format (11” x 17” graphics can be folded into the proposal).

Upon receipt of each proposal, the City will send an acknowledgement of its receipt. Proposers who do not receive said acknowledgement of within twenty-four hours of sending should follow up by phone with specific information identifying the originating email address for message recovery. Proposals will be kept confidential to the extent permitted by law.

Proposal submissions should be divided into the distinct sections shown below. For multiple proposals, each proposal should be divided into the below sections.

Project(s) Description

A project description should address, at a minimum, the following:

- Proposed uses for the development(s) (residential, commercial, retail, etc.),
- Proposed building masses and heights
- Proposed architectural style(s)
- Proposed number of units
- Proposed unit mixes
- Proposed parking and loading facilities
- Proposed market price-points of the product
- Proposed exterior spaces, if any (open spaces/landscaping/paving/pedestrian and vehicular concepts, etc.)
- Areas proposed to be dedicated or reserved for public use and the approximate size of each area, if any
- Provide estimate of number of temporary and permanent jobs to be created by the proposed development(s)
- Provide estimated timelines, including any proposed phasing
- Identification of any other real estate parcels, exclusive of the subject property, that are included in the proposed development(s), and a description of any conditions precedent to their acquisition and development

Development Team Description

- Provide the name and contact information for the individual from the development team with whom the City will correspond
- Identify the members of the development team and their respective roles, including prospective purchasers/property owners, developers, general partners, property managers/operators, and any other significant stakeholders
- Describe the experience/track record and overall qualifications of each member of the development team, especially any previous experience with public partnerships and/or similar developments

Financial Structure Description

A statement which details the financial structure and proposed method of financing the development(s), including:

- Summary sources and uses of funds
- Evidence of construction and permanent financing sources' intent or commitment to fund the proposed development, if any
- Evidence that the development team has the financial capacity to successfully execute the proposed development(s)
- Evidence of any other marketability of the proposed development(s)

Any proposal in which public incentives are contemplated must include a detailed rationale for such incentives in the form of a "gap analysis" consisting of detailed sources and uses of funds (including hard and soft costs), a ten to twenty year pro forma, and an identification of extraordinary costs associated with the proposed development. The pro forma shall include bases and assumptions for income and expenses, absorption rates, escalation rates, property and sales taxes generated, disposition values, cap rates, etc. The City reserves the right to request additional information or documentation to evaluate the bases for the incentive.

City Participation Description

The proposals(s) should describe what assistance from the City, if any, is necessary in order for the redevelopment to be feasible. This should include:

- Any required land price adjustments being sought by the developer(s)
- Any adjustments to municipal fees.
- Incentives available through the TIF Act, or other City resources
- Any other incentives, including and County, State, or Federal incentives

Requests for City incentives should clearly outline how those City incentives will fit into the total development package. The developer must demonstrate that the requested incentives are necessary for the proposed development(s) to be accomplished (i.e. the "but for") at competitive fair market costs and adequate returns to the developer(s), without creating any unreasonable burdens to the City. It is anticipated that any local incentives granted will be financed by the property tax increment created by the redevelopment(s), and/or by additional sales taxes generated by the redevelopment(s).

Design Description

- The design professionals to be utilized on the project(s) must be identified, along with evidence of their experience, particularly on similar projects.
- Provide preliminary architectural concept renderings, such as proposed site plans, proposed exterior elevations, etc.
- Describe how the proposed development relates to the City's vision for assimilation of the property with the surrounding area
- Describe how the development will enhance the attractiveness of the area
- Describe how the redevelopment(s) will be compatible with the surrounding area in terms of overall character.
- Describe any zoning relief or amendments that will be required

Note: The City reserves the right to accept or reject any or all proposals or addendums thereto, to negotiate the terms of any proposal, and to waive any technicality in any proposal submitted. In addition, the City may choose to accept any part of a proposal or two or more different proposals as the City deems necessary and/or appropriate. The City also reserves the right to allow only a portion of a block to be developed. If redevelopment negotiations cannot be concluded successfully with the chosen developer or development group, the City may negotiate an agreement with any other developer or development group without notice and without re-issuing another RFP.

ADDENDA

In the event that it is necessary to provide additional clarification or revisions to the RFP, as well as any supplementary information pertaining to the RPA effort, the City will distribute said addenda to all developers who have filed a Letter of Intent. Additionally, the addenda will be posted on the City's website at www.oak-forest.org. For those parties who do not file a Letter of Intent, but who plan to submit a proposal, it will be those parties' responsibility to regularly monitor the City's website for said addenda.

IX. PROPOSAL EVALUATION PROCESS

The below criteria will be considered by the City in its evaluation of developer proposals. The order in which they are shown below does not represent their relative significance in the evaluation process.

Overall Planning/Design:

- Compatibility of proposed development with the City's vision for the downtown as a transit-oriented residential/mixed use neighborhood that will attract younger urban residents, empty nesters, and new businesses (refer to the City's "Oak Forest Metra Sub-Area", as described in the City's Comprehensive Plan (February 12, 2008),
- Design compatibility with the existing character and scale of the area
- Proposed residential unit mix, including types of units, amenities, services
- Proposed commercial uses and tenants

Developer Qualifications:

- Developer or development group qualifications, including experience with projects of similar scope, nature and complexity, experience with public/private development partnerships, and downtown projects.
- The financial capability of the developer or individuals of the developer group. This will be thoroughly reviewed prior to final developer selection. This includes demonstration that commitments are either in place or can be readily established to deliver financing and tenants for commercial spaces.

Financial Feasibility:

- The feasibility of the proposed method(s) of financing
- The extent of the financial assistance being requested from the City will be examined closely. Proposals which leverage the City's overall investment into the highest neighborhood impact, along with the greatest return on the City's investment will get the most attention.
- The extent of public sector investment in public improvements

PROPRIETARY INFORMATION

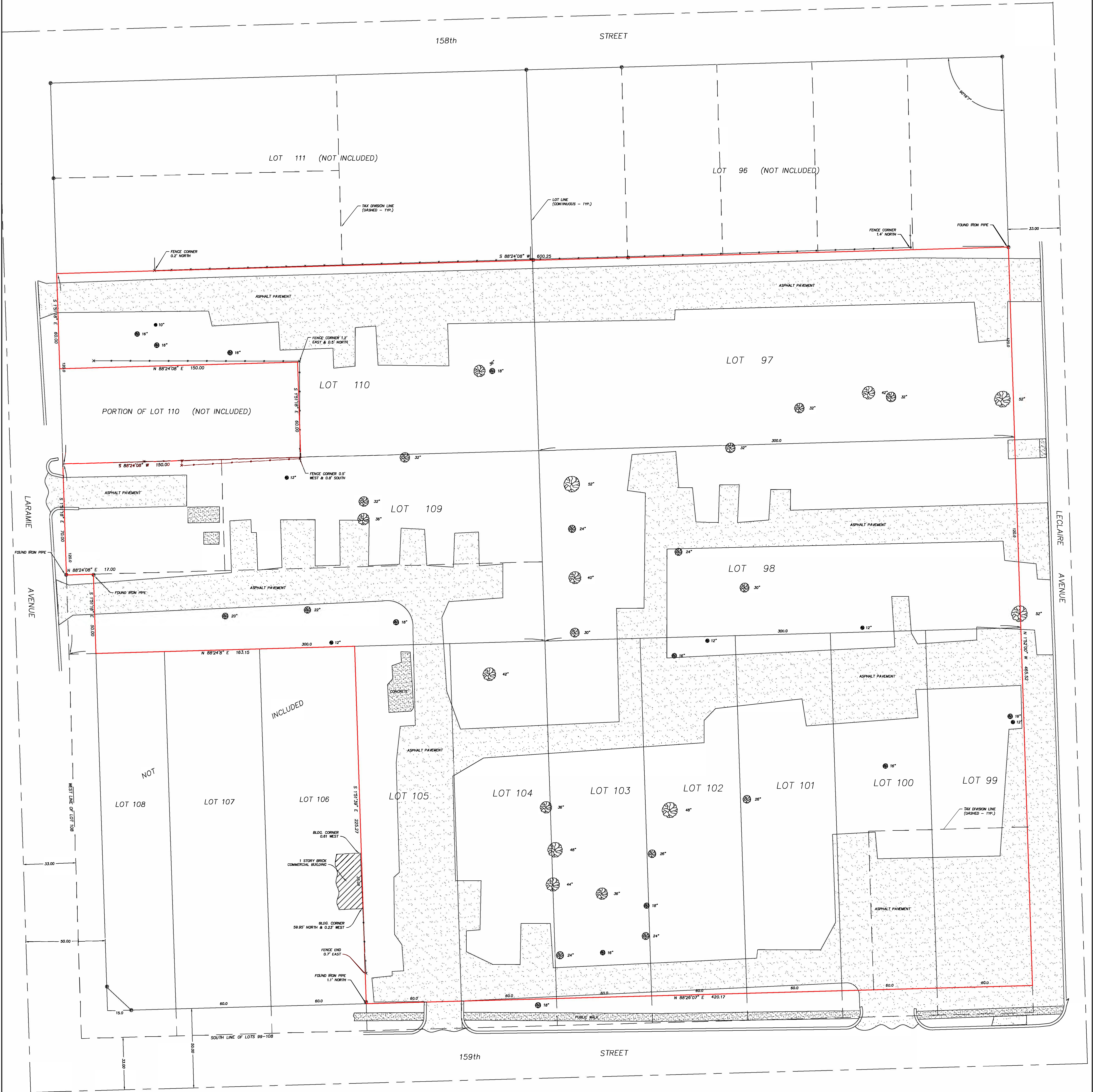
Any restrictions on the use of information contained within any proposal shall be clearly stated as such on the front page of the proposal. Please note that the City will only be able to comply with confidentiality requests to the extent allowed by law.

EXHIBIT A

MAPS, AERIAL AND SURVEY

PLAT OF SURVEY

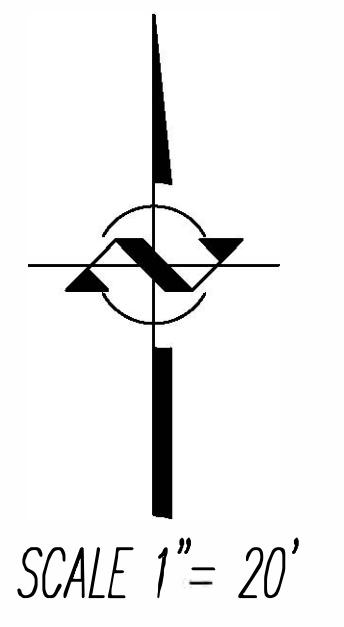
LOTS 97 AND 98 ALSO LOTS 99 TO 105, BOTH INCLUSIVE, (EXCEPT THE SOUTH 17 FEET OF SAID LOTS 99 TO 105, BOTH INCLUSIVE), ALSO LOT 109 (EXCEPT THE EAST 17 FEET OF THE SOUTH 50 FEET OF SAID LOT 109), AND LOT 110 (EXCEPT THE SOUTH 60 FEET TO THE WEST 150 FEET OF SAID LOT 110) IN ARTHUR T. MONTGOMERY & COMPANY'S FOREST RIDGE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, ALSO OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LING NORTHERLY OF THE NORTHWEST 1/4 LINE OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD COMPANY, ALL IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF COOK) SS
THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR TITLE 48 CHAPTER 16, SUBCHAPTER 14, SECTION 1220.36 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

STEVEN R. GRANATH I.P.L.S. No. 3169
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

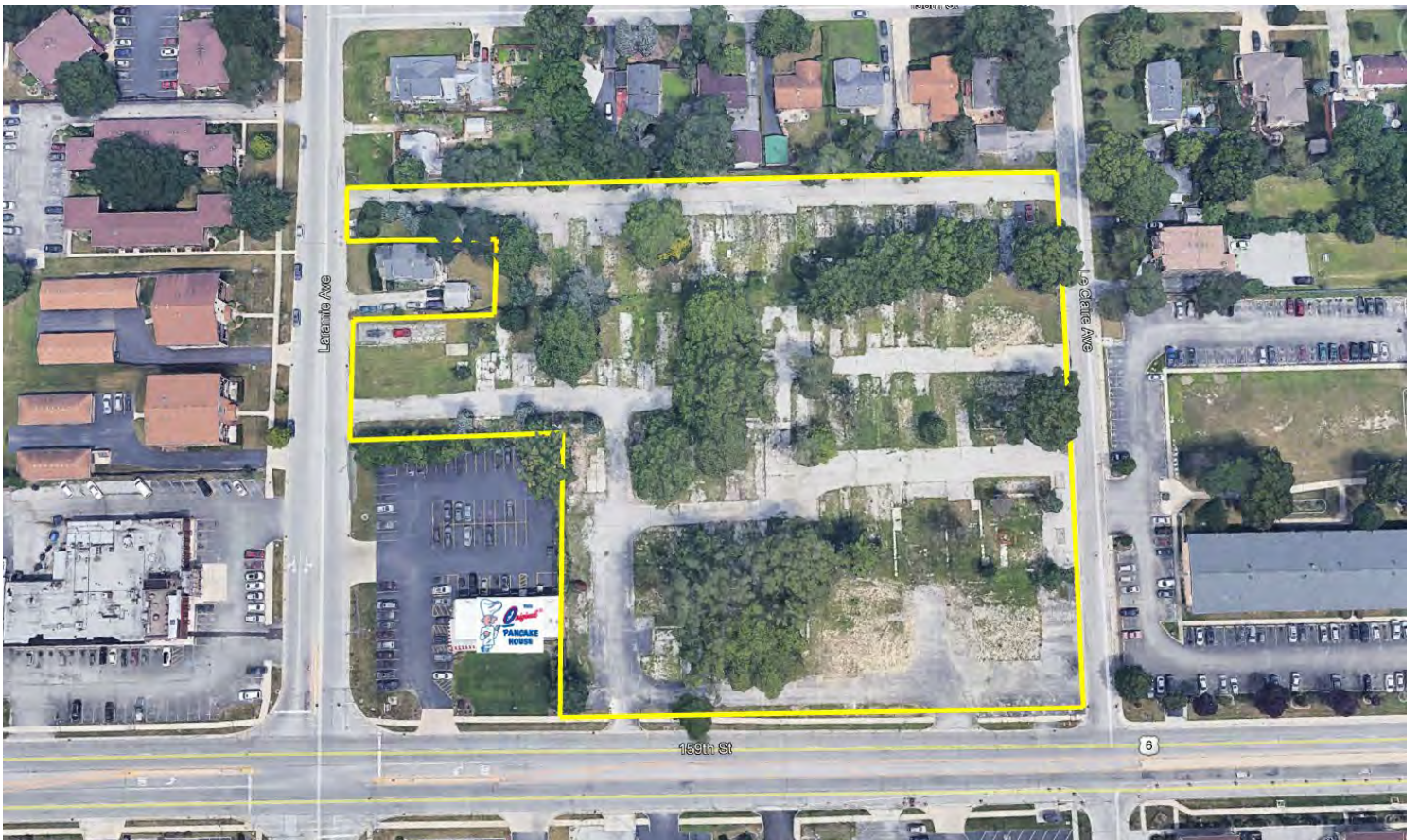
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE REFER TO DEED OR TITLE POLICY FOR BUILDING LINES OR EASEMENTS



NOTE: LAND AREA 228,915± SQ. FT. (5.256± ACRES) AS PLATTED.
NOTE: BASIS OF BEARINGS SHOWN HEREON IS ILLINOIS EAST MADS-12 BY GPS OBSERVATION.

R.H. GRANATH SURVEYING SERVICE, P.C.
DATE: SEPTEMBER 18, 2019
DRAWING NO. 0019-09-011
PROJECT: 159th STREET & LECLAIRE AVENUE
LOCATION: OAK FOREST, ILLINOIS
CLIENT: CITY OF OAK FOREST

SITE AERIAL



STREETVIEW

