

PETITION FOR ZONING RELIEF

Petition Submitted by:

Chestnut on the Green Homeowners Association
P.O. Box 2921 - Joliet, Illinois 60435
c/o Mr. David Hyland – Managing Agent
(312) 266-8187 – telephone
(312) 266-0162- facsimile

Petitioner's Attorney:

Michael T. Del Galdo
6832 W. North Avenue – Suite 4B
Chicago, Illinois 60707
(312) 504-8232 or (773) 889-1200 – telephone
(708) 531-5319 – facsimile

Current Zoning:

Special Use Residential Planned Unit Development (within
the Village of Indian Head Park's R-4 General Residence
District)

Relief Sought:

Amendment to Village of Indian Head Park Ordinance
Numbered 99-7, adopted April 22, 1999. The specific
zoning relief requested is more fully set forth in the
enclosed Petition & Supplemental Petition for Zoning
Relief.

Village of Indian Head Park
201 Acacia Drive
Indian Head Park, IL 60525
Telephone (708) 246-3137
Facsimile (708) 246-7094



Zoning Petition for Variation

Petition# _____ Date Received ___/___/___ Fee \$ _____ Received By: _____

Name: Chestnut on the Green Homeowners Assoc, P.O. Box 2921, Joliet, IL 60435
Address: _____

Home Telephone# () DNA _____ Business# (312) 266-8187 Fax# (312) 266-0162

Permanent Parcel # _____ - _____ - _____ Current Zoning: Please see attached.

Legal Description: (Please attach a Legal Plat of Survey of the subject property)

Reason for Request:

_____ Please see Supplemental Zoning Petition attached.

Proprietary Interest in the Property: Owner _____ Contract Purchaser _____ Other _____

Before a public hearing date may be scheduled the following information is needed from the applicant: A list of all adjacent property owners within two hundred feet (200') of the subject property including names and addresses, ten (10) sets of architectural drawings, ten (10) certified plats of survey, ten (10) topography or grading plans (if applicable) and a cover letter along with the above documents stating the purpose of your request. The Planning and Zoning Commission meets the first Tuesday of each month and hearing dates are set based on schedule availability and receipt of the above documentation.

Petitioner's Certification:

I hereby certify that all documents and information provided to the Village are accurate and complete. I understand and agree that if the Village incurs legal, engineering, consultant or public hearing costs exceeding the application fee, such additional costs will be paid by the petitioner.

Petitioner or Agent Signature [Signature] Date of Petition 8-1-2003
Attorney for Petitioner

(Minimum Fees Established for Zoning Matters as Amended by Ordinance #03-4) 5/8/03

- Variation (Residential) \$500 Special Use P.U.D. (Decks) \$500
- Variation (Commercial) \$1,000 Special Use P.U.D. (All Other Changes) \$1,500
- Amendment (Change in Zoning - less than 1 acre) \$500
- Amendment (Change in Zoning - one to five acres) \$1,000 Amendment (five plus acres) \$2,000
- Special Use Permit (Residential) \$300 Special Use Permit (Commercial) \$500
- Special Use Detached Structures (Residential) \$300

SUPPLEMENTAL ZONING PETITION

Petitioner: Chestnut on the Green Homeowners Association

Proprietary Interest in the Property: Homeowners Association

Address: P.O. Box 2921 Joliet, Illinois 60435
c/o Mr. David Hyland – Managing Agent
(312) 266-8187 – telephone
(312) 266-0162- facsimile

Petitioner's Attorney: Michael T. Del Galdo
6832 W. North Avenue – Suite 4B
Chicago, Illinois 60707
(312) 504-8232 or (773) 889-1200 – telephone
(708) 531-5319 – facsimile

Current Zoning: Special Use Residential Planned Unit Development (within the Village of Indian Head Park's R-4 General Residence District)

Relief Sought: Amendment to Village of Indian Head Park Ordinance Numbered 99-7, adopted April 22, 1999. The specific zoning relief requested is more fully set forth herein.

Legal Description:*

As to Phase I: Flagg Creek Townhomes, a PUD – Planned Unit Development, being a Subdivision of part of the South $\frac{3}{4}$ of the West $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois. Recorded with the Cook County Recorder of Deeds on November 19, 1998 as Document # 08044765.*

As to Phase II: Chestnut on the Green Phase 2, a PUD – Planned Unit Development, being a part of the Northwest Quarter of Section 29, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. Recorded with the Cook County Recorder of Deeds on November 19, 1998 as Document # 0010247817.*

As to the Dwelling Units in Phase I: Lots 1 to 48 (both inclusive) in Flagg Creek Townhomes, a PUD – Planned Unit Development, being a subdivision of part of the South $\frac{3}{4}$ of the West $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.*

As to the Dwelling Units in Phase II: Lots 1 to 50 (both inclusive) in Chestnut on the Green Phase 2, a Planned Unit Development, being a subdivision of part of the Northwest $\frac{1}{4}$ of Section 29, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. *

As to the Community Area: That portion of Lot 51 as delineated on Exhibit “A,” Lots 57, 58 and 59 in Chestnut on the Green Phase 2, a Planned Unit Development, being a subdivision of part of the Northwest ¼ of Section 29, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.*

- * The Legal Descriptions for both Phase I and Phase II are more fully set forth in the documents styled as “Legal Description of Property;” “Legal Description of East Parcel;” and “Legal Description of West Parcel,” copies of the same are attached hereto and incorporated herein by this reference as Group Exhibit A.

Reason for Request:

The Petitioner, Chestnut on the Green Homeowners Association (hereinafter “Petitioner”), in order to provide for uniformity in the Planned Unit Development (“PUD”) which Petitioner has an interest and to encourage consistency in aesthetics, design and structure among the homes located in such PUD (collectively the “Subject Property”), hereby petitions for amendment to Village of Indian Head Park Ordinance No. 99-7, as follows:

All zoning relief sought by the Petitioner is consistent with existing conditions of other townhomes within the Chestnut on the Green Subdivision and is in general harmony with the surrounding community and the Village of Indian Head Park as a whole.

The Petitioner hereby requests that the hereinafter described amendments be incorporated into said Ordinance No. 99-7, so that the same are express permitted uses and/or conditions within all territory and upon all real property herein legally identified and/or otherwise contained within the subject PUD.

1. Text Amendment to Ordinance No. 99-7 that would permit the construction, extension and/or erection of a deck(s) (elevated in excess of one (1) foot from grade) adjacent to any townhome, located within the Subject Property, at a length not to exceed ten (10) feet from the most rear part of a townhome structure. Said deck(s) shall be constructed in substantial conformity with the pictured decks attached hereto and make a part hereof as Group Exhibit B.
2. Text Amendment to Ordinance No. 99-7 that would permit, in lieu of the deck described in paragraph one (1) above, the construction, extension and/or erection of a decorative walk-out patio(s) (without railings and at grade) adjacent to any townhome located within the Subject Property. Said decorative walk-out patio(s) shall be constructed of paver brick and/or concrete. For all townhomes, located within the Subject Property, which have second floor decks, the size or foot print of such decorative walk-out patio (as contemplated herein) shall be consistent with and shall not exceed the length, width and total square feet of said second floor

deck. For all townhomes, located within the Subject Property, which do not have second floor decks, the decorative walk-out patio(s) (as contemplated herein) shall not exceed ten (10) feet in length and ten (10) feet in width. Said decorative walk-out patios shall be constructed in substantial conformity with the pictured patios attached hereto and made a part hereof as Group Exhibit C.

3. Text Amendment to Ordinance No. 99-7 that would permit the erection and maintenance of retractable arm awnings over, on and about a deck(s) (including, but not limited to a second floor deck(s)) and/or decorative walk-out patio(s). Contemporaneous with the adoption of the text amendment contemplated hereby, the Petitioner shall impose aesthetic standards requiring all such awnings to be predominantly tan in color and in a style and size that is substantially consistent with the awning pictured and described in the document attached hereto and made a part hereof by this reference as Group Exhibit D. In no event, however, shall such awning exceed one (1) foot past the end of the deck and/or patio structure on which it is erected. To guarantee consistency in aesthetic styling and conformity with the Petitioner's Homeowner Association rules relative to awnings, prior to erection of such awning, any and all homeowners shall be required to seek approval from the Petitioner as to the style, brand, color and pattern of such awning(s). Additional specifications for the installation and maintenance of such awnings are set forth in the document attached hereto and made a part hereof as Exhibit E.
4. Text Amendment to Ordinance No. 99-7 that would permit the erection of decorative screening on and about an existing deck and decorative walk-out patio on the first and/or second floor of a townhome and a deck and decorative walk-out patio to be constructed on the first floor of a townhome. Such screening shall not exceed six (6) feet in height and shall be consistent with the footprint of the deck or patio at issue. Such decorative screening may have lattice work on the top portion of such screen consistent with the decorative screening pictured in the document attached hereto and made a part hereof by this reference as Exhibit F. In no event, however, shall such decorative screening be erected in a manner to enclose such deck and/or decorative walk-out patio.

All relief sought in this Petition was reviewed and considered by the Homeowners Association and a majority of all members therein support and consent to the filing of this Petition.


The Petitioner hereby requests that the Village of Indian Head Park convene a public hearing to consider this Petition and such other relevant evidence and testimony of the Petitioner.

For your reference, Floor Plans for each model of townhome constructed in the Chestnut on the Green Subdivision are enclosed herein as Exhibit G. Additionally, a Sidwell Map of the Subject Property is enclosed herein as Exhibit H.

Thank you for your time in considering this Petition for Zoning Relief.

Respectfully Submitted,

Chestnut on the Green Homeowners Association

by: 
One of their Attorneys
Michael T. Del Galdo & Associates, Ltd.

INDEX OF EXHIBITS

<u>TAB:</u>	<u>DESCRIPTION:</u>
A	Legal Descriptions
B	Models of Decks to be Constructed and/or Extended (Demonstrates style and size)
C	Models of Decorative Walk-out Patios (Demonstrates style and size)
D	Model of Association approved awning (Demonstrates style & durability)
E	Association Specifications & Provisions for the erection and/or maintenance of awnings
F	Models of Decorative Screening & optional lattice (demonstrates style and size)
G	Floor Plans for each model of townhome constructed in the Chestnut on the Green Subdivision
H	Sidwell Maps of the Subject Property

GROUP EXHIBIT A

EXHIBIT "A"LEGAL DESCRIPTION OF PROPERTY

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 00° 00' 43" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, 221.19 FEET; THENCE SOUTH 89° 49' 05" EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 49' 05" EAST ALONG SAID LAST DESCRIBED LINE, 330.98 FEET; THENCE SOUTH 17° 09' 00" EAST, 26.05 FEET; THENCE SOUTH 85° 13' 02" EAST, 321.45 FEET TO A POINT 271.84 FEET SOUTH OF THE NORTH LINE AND 708.98 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 59° 51' 00" EAST, 76.33 FEET TO THE NORTHWEST CORNER OF LOT 5 IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION RECORDED JUNE 25, 1956 AS DOCUMENT NO. 15373962; THENCE SOUTH 89° 52' 04" EAST ALONG THE NORTH LINE OF LOTS 5 AND 6 IN SAID SUBDIVISION, A PRORATED DISTANCE OF 234.02 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 72° 08' 29" EAST, 49.27 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6 (SAID POINT BEING 15.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6 AS MEASURED ALONG THE EAST LINE THEREOF); THENCE SOUTH 70° 39' 36" EAST, 441.60 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID SUBDIVISION; THENCE SOUTH 70° 19' 35" EAST, 70.08 FEET TO A POINT ON THE WEST LINE OF LOT 6 IN PLEASANT VIEW SUBDIVISION RECORDED OCTOBER 11, 1949 AS DOCUMENT NO. 14650837, SAID POINT BEING 136.84 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 6 AS MEASURED ALONG THE WEST LINE THEREOF; THENCE SOUTH 70° 16' 38" EAST, 214.21 FEET TO A POINT ON THE EAST LINE OF LOT 7 IN SAID LAST DESCRIBED SUBDIVISION, SAID POINT BEING 65.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7 AS MEASURED ALONG THE EAST LINE THEREOF; THENCE SOUTH 00° 00' 34" WEST ALONG THE EAST LINE OF SAID LOT 7, 98.00 FEET TO THE CENTERLINE OF 72ND STREET AS SHOWN ON BOTH SUBDIVISIONS DESCRIBED HEREIN, SAID LINE BEING DESCRIBED AS THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89° 52' 19" WEST ALONG SAID LAST DESCRIBED LINE, 1145.12 FEET TO A POINT ON SAID LINE WHICH IS 595.22 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 (AS MEASURED ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29); THENCE SOUTH 19° 59' 49" EAST, 156.93 FEET; THENCE SOUTH 70° 00' 11" WEST, 110.00 FEET; THENCE NORTH 19° 59' 49" WEST, 177.40 FEET; THENCE NORTH 51° 01' 03" WEST, 29.69 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89° 52' 19" EAST ALONG THE LAST DESCRIBED LINE, 2.20 FEET; THENCE NORTH 31° 51' 51" WEST, 6.39 FEET TO THE SOUTH LINE OF THE NORTH 40 ACRES OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89° 49' 12" WEST ALONG THE LAST DESCRIBED LINE, 8.95 FEET; THENCE NORTH 51° 03' 32" WEST, 123.19 FEET; THENCE NORTH 60° 00' 20" WEST, 353.18 FEET TO THE EAST LINE OF THE WOLF ROAD RIGHT OF WAY; THENCE NORTH 00° 00' 43" WEST, 127.03 FEET TO THE POINT OF BEGINNING, ALL IN COCK COUNTY, ILLINOIS.

EXHIBIT "A-1"LEGAL DESCRIPTION OF EAST PARCEL

THAT PART OF LOTS 6, 7 AND VALLEY DRIVE IN PLEASANT VIEW SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED OCTOBER 11, 1949 AS DOCUMENT NO. 14650837 IN COOK COUNTY, ILLINOIS, ALONG WITH THAT PART OF LOTS 5, 6 AND LOTS 10 THROUGH 14 BOTH INCLUSIVE IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JUNE 25, 1952 AS DOCUMENT NO. 15373962 IN COOK COUNTY, ILLINOIS, ALONG WITH THAT PART OF DEDICATED 72ND STREET RECORDED AUGUST 4, 1941 AS DOCUMENT NO. 12731881 IN COOK COUNTY, ILLINOIS.

TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION; (THE FOLLOWING 2 CALLS BEING ALONG THE SOUTHERLY RIGHT OF WAY OF THE TRI-STATE TOLL ROAD) THENCE SOUTH $89^{\circ} 52' 04''$ EAST, 234.02 MEASURED, 233.60 FEET RECORDED; THENCE SOUTH $72^{\circ} 08' 29''$ EAST, 49.27 FEET TO A POINT ON THE EAST LINE OF LOT 6 IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION, SAID POINT BEING 15.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH $02' 38''$ EAST ALONG THE EAST LINE OF SAID LOT 6, 145.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH $89^{\circ} 52' 12''$ EAST, 416.57 MEASURED, 416.51 FEET RECORDED (THE FOLLOWING 2 CALLS BEING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLL ROAD); THE NORTHEAST CORNER OF LOT 10 IN SAID FIRST ADDITION TO PLEASANT VIEW SUBDIVISION THENCE SOUTH $70^{\circ} 19' 35''$ EAST, 70.08 FEET TO A POINT ON THE WEST LINE OF LOT 6 IN PLEASANT VIEW SUBDIVISION SAID POINT BEING 136.84 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH $70^{\circ} 16' 38''$ EAST, 214.21 FEET TO A POINT ON THE EAST LINE OF LOT 7 IN PLEASANT VIEW SUBDIVISION, SAID POINT BEING 65.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH $00^{\circ} 00' 34''$ WEST ALONG THE EAST LINE OF SAID LOT 7, 98.00 FEET TO THE SOUTH LINE OF DEDICATED 72ND STREET; THENCE NORTH $89^{\circ} 52' 19''$ WEST ALONG SAID SOUTH LINE 749.02 FEET TO THE EAST LINE OF THE WEST THREE QUARTERS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH $00^{\circ} 03' 38''$ WEST, 33.00 FEET TO THE SOUTH LINE OF FIRST ADDITION TO PLEASANT VIEW SUBDIVISION; THENCE NORTH $89^{\circ} 52' 19''$ WEST ALONG SAID LINE 216.32 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN SAID SUBDIVISION; THENCE NORTH $00^{\circ} 00' 43''$ WEST ALONG THE WEST LINE OF LOTS 14 AND 5 IN SAID SUBDIVISION 320.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT "A-2"LEGAL DESCRIPTION OF WEST PARCEL

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 00° 00' 43" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, 221.19 FEET; THENCE SOUTH 89° 49' 05" EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 49' 05" EAST ALONG SAID LAST DESCRIBED LINE, 330.98 FEET; THENCE SOUTH 17° 09' 00" EAST, 26.05 FEET; THENCE SOUTH 85° 13' 02" EAST, 321.45 FEET TO A POINT 271.84 FEET SOUTH OF THE NORTH LINE AND 708.98 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 59° 51' 00" EAST, 76.33 FEET TO THE NORTHWEST CORNER OF LOT 5 IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION RECORDED JUNE 25, 1956 AS DOCUMENT NO. 15373962; THENCE SOUTH 89° 52' 04" EAST ALONG THE NORTH LINE OF LOTS 5 AND 6 IN SAID SUBDIVISION, A PRORATED DISTANCE OF 234.02 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 72° 08' 29" EAST, 49.27 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6 (SAID POINT BEING 15.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6 AS MEASURED ALONG THE EAST LINE THEREOF); THENCE SOUTH 70° 39' 36" EAST, 441.60 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID SUBDIVISION; THENCE SOUTH 70° 19' 35" EAST, 70.08 FEET TO A POINT ON THE WEST LINE OF LOT 6 IN PLEASANT VIEW SUBDIVISION RECORDED OCTOBER 11, 1949 AS DOCUMENT NO. 14650837, SAID POINT BEING 136.84 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 6 AS MEASURED ALONG THE WEST LINE THEREOF; THENCE SOUTH 70° 16' 38" EAST, 214.21 FEET TO A POINT ON THE EAST LINE OF LOT 7 IN SAID LAST DESCRIBED SUBDIVISION, SAID POINT BEING 65.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7 AS MEASURED ALONG THE EAST LINE THEREOF; THENCE SOUTH 00° 00' 34" WEST ALONG THE EAST LINE OF SAID LOT 7, 98.00 FEET TO THE CENTERLINE OF 72ND STREET AS SHOWN ON BOTH SUBDIVISIONS DESCRIBED HEREIN, SAID LINE BEING DESCRIBED AS THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89° 52' 19" WEST ALONG SAID LAST DESCRIBED LINE, 1145.12 FEET TO A POINT ON SAID LINE WHICH IS 595.22 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 (AS MEASURED ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29); THENCE SOUTH 19° 59' 49" EAST, 156.93 FEET; THENCE SOUTH 70° 00' 11" WEST, 110.00 FEET; THENCE NORTH 19° 59' 49" WEST, 177.40 FEET; THENCE NORTH 51° 01' 03" WEST, 29.69 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89° 52' 19" EAST ALONG THE LAST DESCRIBED LINE, 2.20 FEET; THENCE NORTH 31° 51' 51" WEST, 6.39 FEET TO THE SOUTH LINE OF THE NORTH 40 ACRES OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89° 49' 12" WEST ALONG THE LAST DESCRIBED LINE, 8.95 FEET; THENCE NORTH 51° 03' 32" WEST, 123.19 FEET; THENCE NORTH 60° 00' 20" WEST, 353.18 FEET TO THE EAST LINE OF THE WOLF ROAD RIGHT OF WAY; THENCE NORTH 00° 00' 43" WEST, 127.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

99585920

THAT PART OF LOTS 6, 7 AND VALLEY DRIVE IN PLEASANT VIEW SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED OCTOBER 11, 1949 AS DOCUMENT NO. 14650837 IN COOK COUNTY, ILLINOIS, ALONG WITH THAT PART OF LOTS 5, 6 AND LOTS 10 THROUGH 14 BOTH INCLUSIVE IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JUNE 25, 1952 AS DOCUMENT NO. 15373962 IN COOK COUNTY, ILLINOIS, ALONG WITH THAT PART OF DEDICATED 72ND STREET RECORDED AUGUST 4, 1941 AS DOCUMENT NO. 12731881 IN COOK COUNTY, ILLINOIS.

TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION; (THE FOLLOWING 2 CALLS BEING ALONG THE SOUTHERLY RIGHT OF WAY OF THE TRI-STATE TOLL ROAD) THENCE SOUTH $89^{\circ} 52' 04''$ EAST, 234.02 MEASURED, 233.60 FEET RECORDED; THENCE SOUTH $72^{\circ} 08' 29''$ EAST, 49.27 FEET TO A POINT ON THE EAST LINE OF LOT 6 IN FIRST ADDITION TO PLEASANT VIEW SUBDIVISION, SAID POINT BEING 15.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH $02^{\circ} 38''$ EAST ALONG THE EAST LINE OF SAID LOT 6, 145.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH $89^{\circ} 52' 12''$ EAST, 416.57 MEASURED, 416.51 FEET RECORDED (THE FOLLOWING 2 CALLS BEING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLL ROAD); THE NORTHEAST CORNER OF LOT 10 IN SAID FIRST ADDITION TO PLEASANT VIEW SUBDIVISION THENCE SOUTH $70^{\circ} 19' 35''$ EAST, 70.08 FEET TO A POINT ON THE WEST LINE OF LOT 6 IN PLEASANT VIEW SUBDIVISION SAID POINT BEING 136.84 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH $70^{\circ} 16' 38''$ EAST, 214.21 FEET TO A POINT ON THE EAST LINE OF LOT 7 IN PLEASANT VIEW SUBDIVISION, SAID POINT BEING 65.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH $00^{\circ} 00' 34''$ WEST ALONG THE EAST LINE OF SAID LOT 7, 98.00 FEET TO THE SOUTH LINE OF DEDICATED 72ND STREET; THENCE NORTH $89^{\circ} 52' 19''$ WEST ALONG SAID SOUTH LINE 749.02 FEET TO THE EAST LINE OF THE WEST THREE QUARTERS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH $00^{\circ} 03' 38''$ WEST, 33.00 FEET TO THE SOUTH LINE OF FIRST ADDITION TO PLEASANT VIEW SUBDIVISION; THENCE NORTH $89^{\circ} 52' 19''$ WEST ALONG SAID LINE 216.32 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN SAID SUBDIVISION; THENCE NORTH $00^{\circ} 00' 43''$ WEST ALONG THE WEST LINE OF LOTS 14 AND 5 IN SAID SUBDIVISION 320.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

GROUP EXHIBIT B

Models of Decks
TO BE CONSTRUCTED
AND/OR EXTENDED

Builder built deck that conforms to
ASSOCIATION STANDARDS OF NO MORE THAN 10'
FROM THE DEEPEST PART OF HOUSE.



11038 W 72nd

(Typical Decks built by T Alder. Owner on left has
MAXIMUM SIZE DECK WITH Builder built PRIVACY fence. Owner
on Right would like to EXTEND HIS DECK.

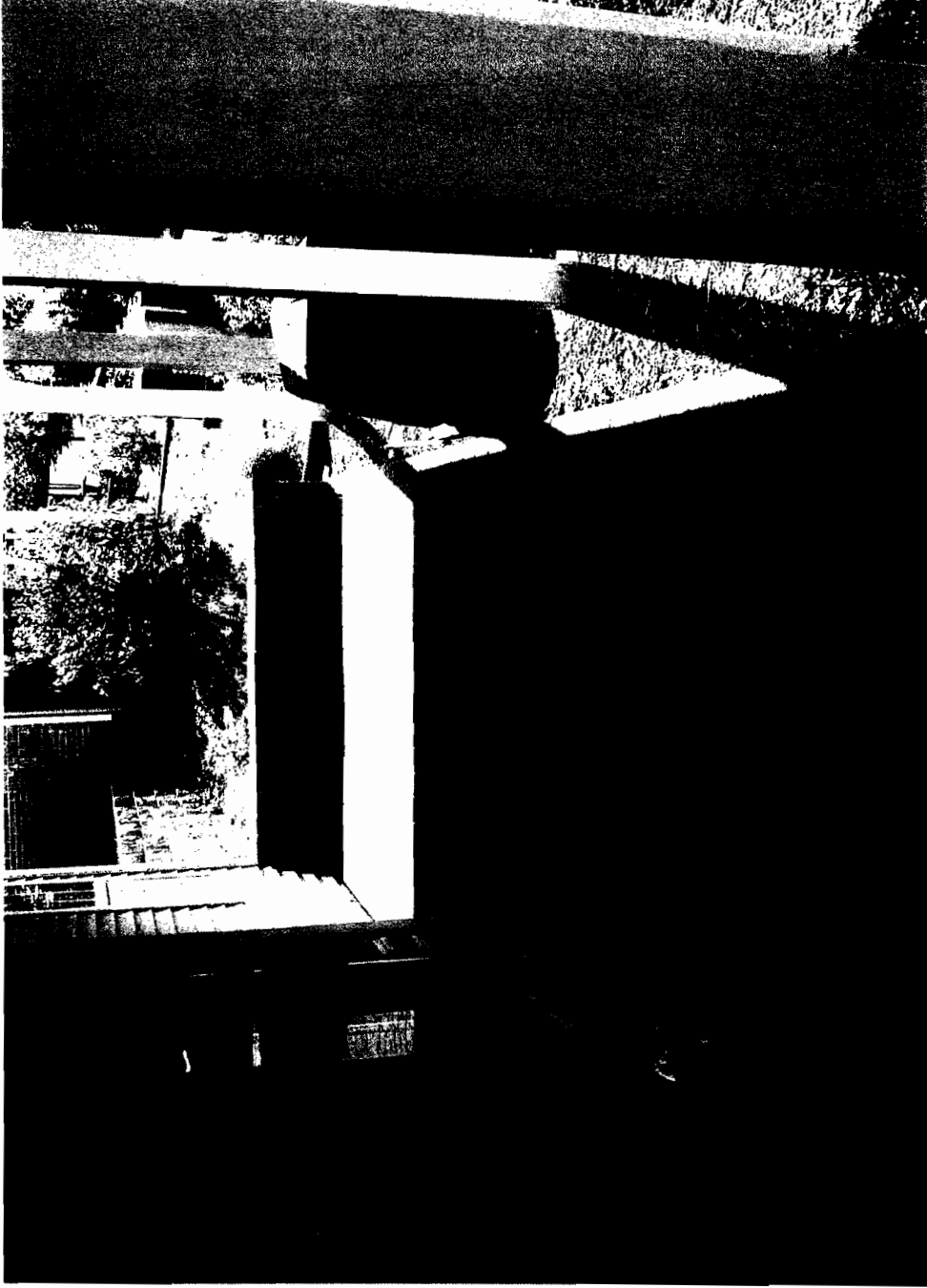


(Typical Built deck with Privacy fence. Currently AT
MAXIMUM SIZE THAT ASSOCIATION WILL ALLOW, 10 FEET FROM
DEEPEST PART OF HOUSE.



11043 W 72nd Ave

(PATIO INSTALLED BY OWNER IN PAVER BRICK.
ASSOCIATION DOES NOT ALLOW PATIO TO EXTEND BEYOND
FOOTPRINT OF DECK ABOVE.



11032 W 72nd

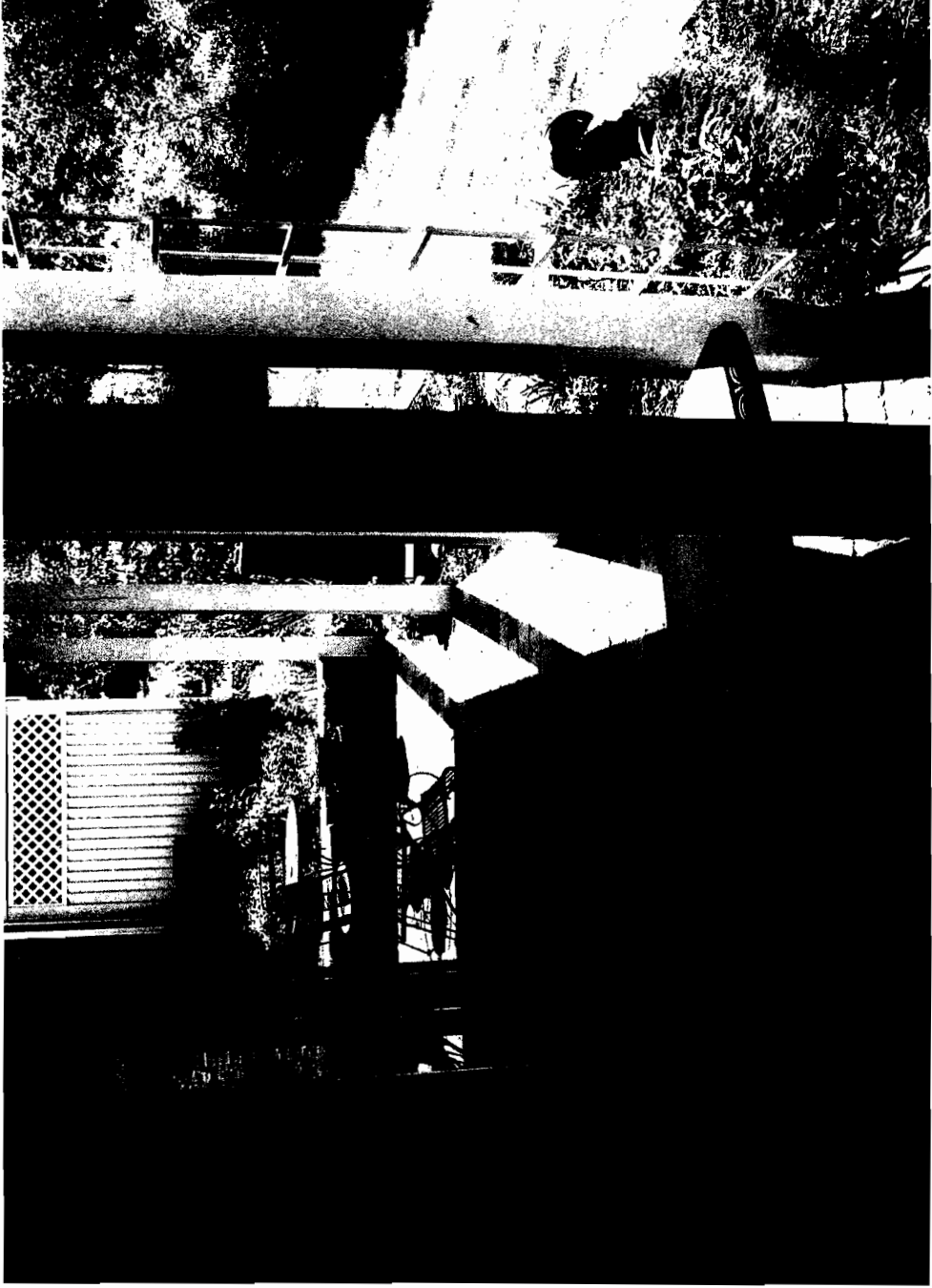
(
TYPICAL PRIVACY FENCES BUILT BY BUILDER WITH
CONCRETE PATIOS BUILT BY BUILDER.

ASSOCIATION WOULD LIKE TO ALLOW CONCRETE PATIOS AS
WELL AS PAVER BRICKS OR STONE.



Row of Homes Beginning
with 11045

(Association Approved PATIO of PAVER BRICKS.)



11/02/20 10 77.mil

(HOME ON LEFT HAS ASSOCIATION APPROVED RATIO OF
PAPER BRICKS THAT CONFORMS (, THE FOOTPRINT OF THE
DECK ABOVE. HOME ON RIGHT HAS ASSOCIATION APPROVED
PRIVACY FENCE OF 6' HIGH WITH TOP OF LATTICE WORK.)



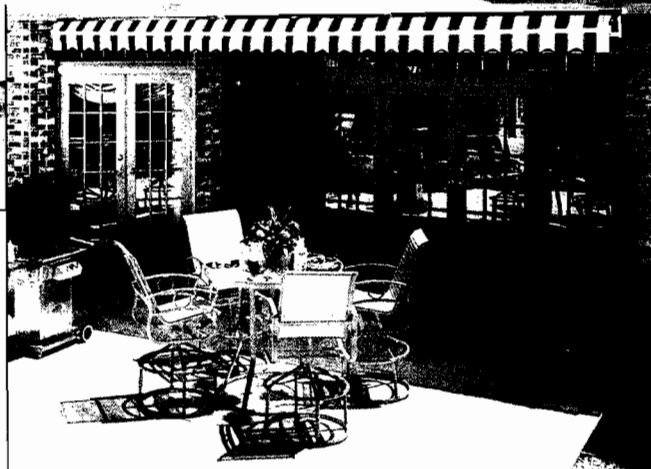
11020 W 79th rd

GROUP EXHIBIT D



Premium Class Patio Awning

Every sun problem has a Sunesta solution...in hundreds of colors.



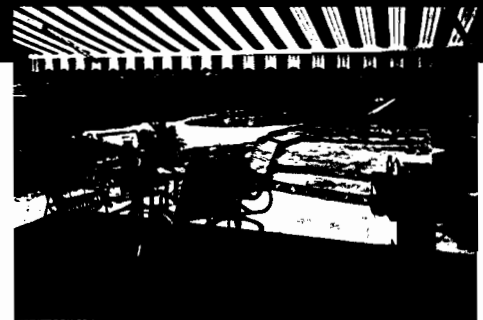
Retractable
Awnings
by **Sunesta**[®]

Shade America's Homes Since 1911

Enjoy The Sunesta When You Need It, Or The Sun When You Want It . . .



Enjoy The Convenience Of Total Control.



Now you can use and enjoy your deck or patio more than ever – when you have a beautiful Sunesta® Retractable Awning protecting you from the hot, bright sun and its harmful ultra-violet rays. Imagine being able to barbeque, entertain, or just plain sit outdoors and relax whenever you want. All this is possible because the Sunesta® Retractable Awning provides protection from the sun and adds an entirely new dimension to outdoor living and entertainment.

Without a doubt, the Sunesta® will give new life to your patio, deck, terrace, balcony, pool side or dock side. Choose from our hundreds of fashion fabrics to achieve a distinctive and festive look for your home.

Concerned about blocking your view? Don't worry because the Sunesta® blocks only the sun, and preserves your full uninterrupted view – thanks to our unique design and installation which totally eliminate the need for ugly confining braces and upright poles.

To extend and retract your Sunesta® Retractable Awning, simply turn a handle. Better yet, add an optional motor for the ultimate in awning operation and ease.

Order your Sunesta® today so you can begin enjoying the convenience of total control over all of your outside living areas as you add shade, comfort and beauty to your home.

Your New Sunesta Retractable Awning Will...

...Add New Life And Equity To Your Home

Create a new festive outdoor living area and functional elegance for your patio or deck. Select from hundreds of durable outside fashion fabric colors that will look terrific while improving your enjoyment and standard of living.

...Keep Your View

Unlike blinds, drapes, sunscreens, and window films, The Sunesta® Retractable Awning blocks only the sun or light rain, not your view. It allows you continuous enjoyment of your beautiful outside surroundings. You can still let the cool breeze blow through your home while keeping the sun, light, or rain out.

...Retain Room Brightness

Sunesta® Awnings give you total control of the vertical glass areas under them and room brightness of the space behind them. On cloudy days your Sunesta® can be easily retracted giving you a much brighter and cheerier living environment. Permanent awnings, sunscreens, window tinting films, screen rooms or other permanent structures can create dark, gloomy rooms.

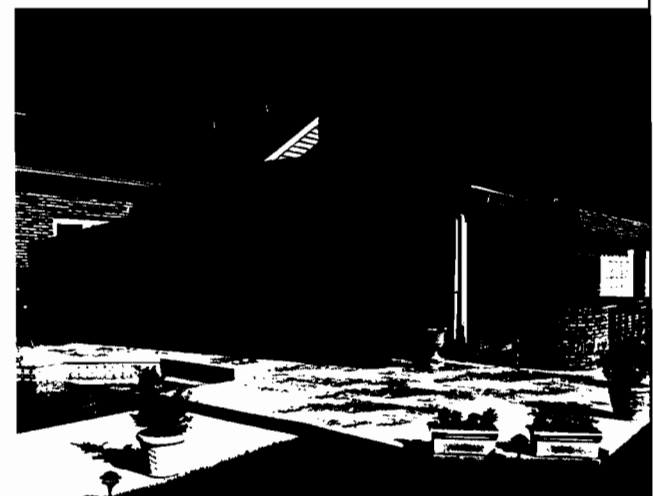
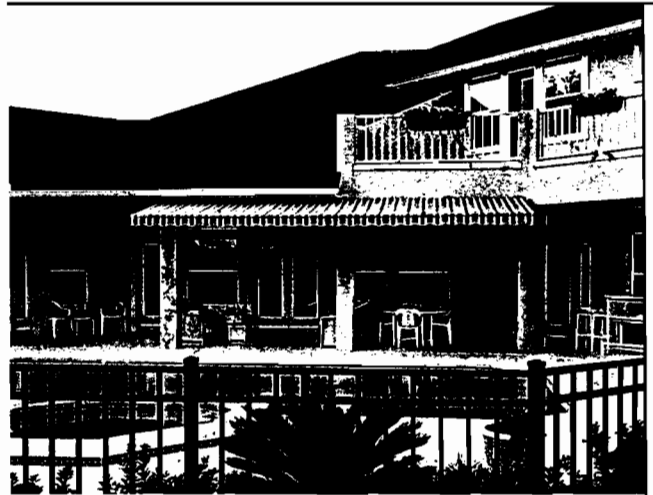
...Protect Your Indoor Furnishings

Constant and direct summer exposure to ultra-violet rays damages and fades your valuable furnishings including carpets, drapes and some plants. The Sunesta® Retractable Awning easily blocks the sun and protects your furnishings from the damaging effects of ultra-violet rays.

...Save On Your Utility Costs

In the hot summer months you can extend your awning and block the sun before it ever hits your window. Your room will be cooler and air conditioning costs will be dramatically less. In the cold winter months you can retract your awning to let the sun naturally help heat your home and save on heating costs.

In snowy and stormy climates, retractable awnings eliminate the need for expensive fabric take-down and re-installation costs, which is necessary for permanent or welded frame awnings.



The Sunesta

Compare For Yourself

The Sunesta® Retractable Awning is unquestionably the finest awning of its kind available today.

Quality In Materials

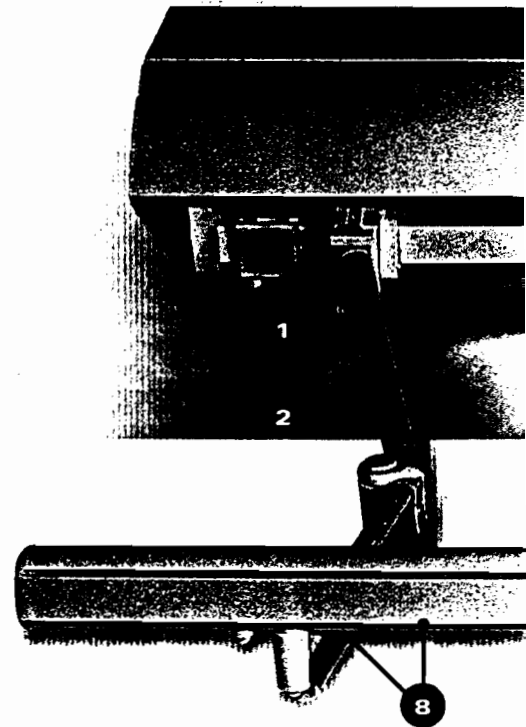
The Sunesta® has been designed with quality as our most important design criteria. The materials selected for each component have been chosen because they are the absolute best to perform their required function and not a compromising, cost-cutting, second choice.

Beauty in Design

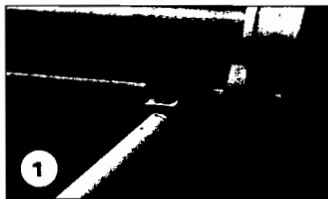
The Sunesta® Retractable Awning has been designed and engineered much like a luxurious convertible automobile top. Just like a fine convertible, every effort has been made so the frame components are compact, mechanically invisible and aesthetically beautiful.

T.U.V. & Superior Arm Strength

The Sunesta® eliminates the inconvenience of you manually installing and removing pins, upright poles or other braces. All of the features of the Sunesta® have been achieved through the most modern and exhausting engineering standards. T.U.V. is the only recognized independent testing agency in the world that has rigid standards for testing retractable awnings. The Sunesta® awning is T.U.V.* approved. Look for the T.U.V. seal of approval before you buy.



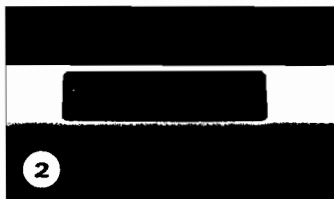
* Arms up to 11' 6" projection are T.U.V. approved



Shoulder & Torsion Bar

The arm shoulder is attached to our unique torsion/mounting bar which keeps the arms set rigidly at the proper pitch. In windy conditions this bar will torque slightly relieving stress on the arms and mounting points. The shoulder is constructed of non-corrosive stainless steel and aluminum which carries a LIFETIME GUARANTEE!

The arm shoulder has an adjustment located at the top front to easily set the pitch of the arms during the awning installation. Although the shoulder is strong and adjustable, notice how small and unpretentious it looks mounted to the front of the torsion/mounting bar instead of hanging below it.



Upper Arm Springs

The arm springs produce the force to keep constant outward tension on the awning front bar. This keeps the fabric tight, with-out sagging.

In windy conditions the springs also act as shock absorbers and allow the arm to retract slightly thus relieving the wind pressure on the fabric and eliminating any possible fabric damage. This is another reason why stationary pins (which would eliminate this spring action) are never used on a Sunesta.

The arm springs are also partially covered with special P.V.C. noise suppressors which eliminate "spring noise" while the springs are expanding or contracting.



Elbow & Cables

Both cast aluminum elbow components are assembled together with a stainless steel pivot pin and self lubricated bronze bushings.

The safety of two cables transfers spring tension to the forearm.

For beauty and protection the cables are first galvanized, then permanently lubricated and finally covered with a color coordinated P.V.C. sheath. This eliminates any possibility of salt, sand or moisture corroding the cables.

The cables have been certified and tested by T.U.V. for a minimum of 50,000 arm cycles assuring a lifetime of trouble free use. Stainless steel cables are unfortunately too brittle to pass this critical T.U.V. test.

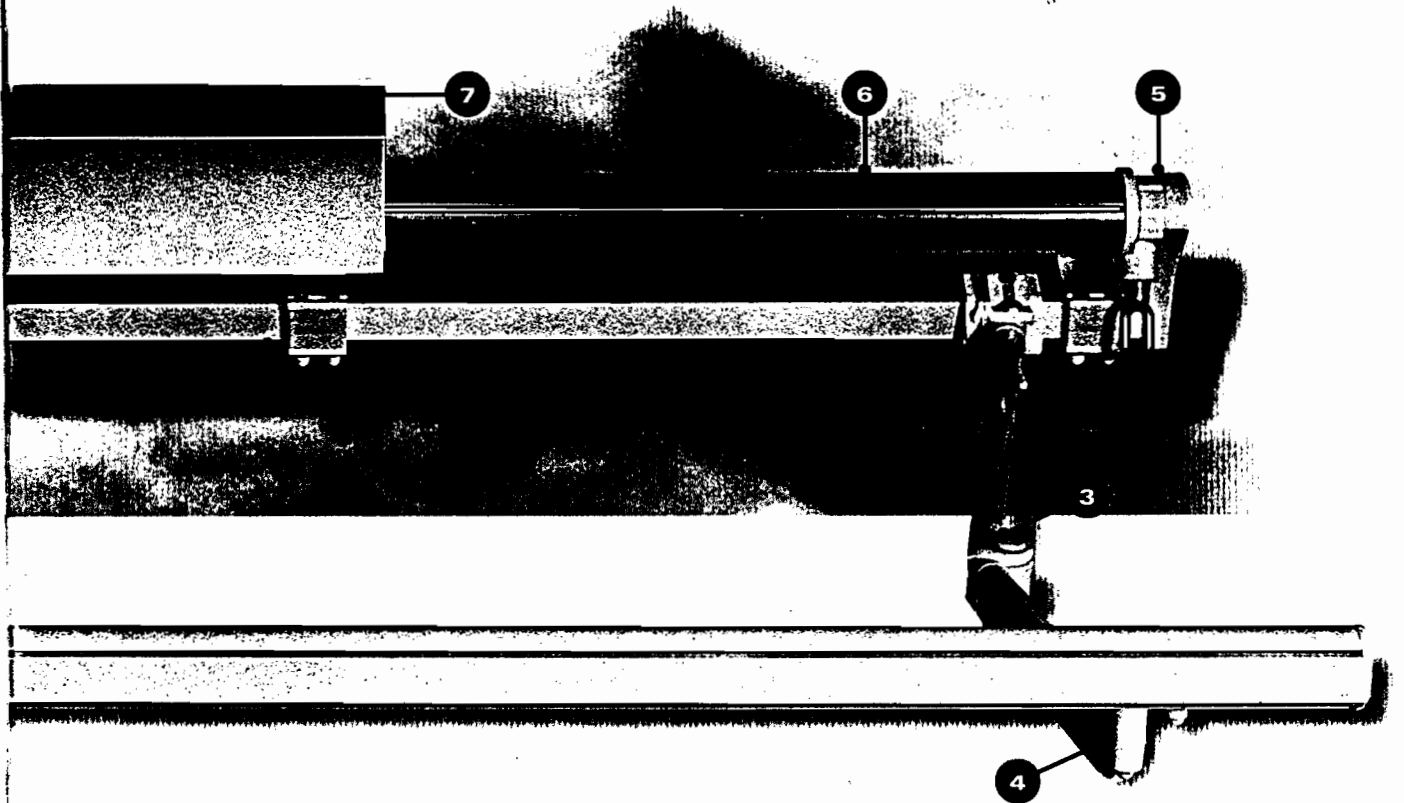


Forearm & Front Casting

The front arm casting, like all Sunesta arm castings, are hydraulically pressed into the arm extrusion. A special adhesive is used to permanently bond the casting to the extrusion eliminating noisy, "joint creaking" and the need for unattractive, pop-rivets.

The forearm is shorter than the upper arm and is part of the unique design of the total Sunesta arm. This design allows the arm to automatically fold tight behind the front bar when retracted without the need for unattractive and dangerous "hold back pins" hanging down from the front bar.

Difference.

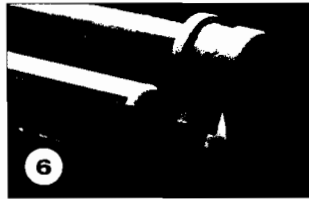


Gears

The Sunesta uses only the finest 3:1 or 8:1 ratio beveled gears allowing quick, effortless operation of the awning (the ratio used is determined by the width of the awning).

All Sunesta gears have built-in limits which stops the rotation of the roller tube when maximum arm projection is achieved. This also automatically maintains sufficient tension on the fabric keeping it tight and safe from wind or rain damage.

The stops also prevent reverse winding of the fabric on the roller tube which could also cause fabric damage.



Fabric Roller Tube

The fabric roller tube is made of the same special material as the torsion/mounting bar. This allows the roller tube to torque under stress and return to its original shape.

The superior strength and torquing action of this roller tube allows us to safely span larger widths without any danger of sagging, bowing or falling.

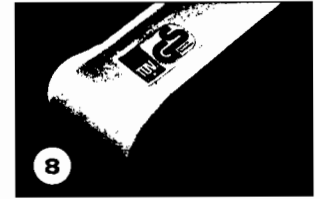


Hood

The optional sleek looking hood is a one piece design which is extremely strong for snow and icy climates. The front of the hood curves downward toward the front bar to provide maximum protection for the fabric and frame when retracted. The hood also gives the entire Sunesta a beautiful finished look.

The unique single hood mounting screw is accessible from the front of the awning allowing easy installation or removal of the hood after the Sunesta awning is installed. Other awnings require the hood to be installed prior to awning installation which would require the added expense of dismantling the awning if service or adjustments are required.

A flexible, color coordinated, weather seal on the back of the hood blocks dirt and rain eliminating the need for messy caulking.



A Beautiful Finish

The Sunesta frames are available in a beautiful and durable white, beige, or brown electrostatic baked-on powder coated finish.

All Sunesta nuts and bolts are made from the finest corrosion resistant stainless steel.

Color coordinated caps on all nuts and bolts, roller tube brackets and mounting hardware, achieve the distinctive finishing touch to the elegant Sunesta look.

Designer Fabrics Galore!

Choose from over 200 Solid or Striped fabrics. All fabrics are solution-dyed acrylic fabrics - specifically designed for outdoor use on The Sunesta®. All fabrics are warranted for 5 years! Each fabric cover is custom made by Sunesta® after you select the colors and patterns. All cover hems and valance pattern edges are cut and sealed ultrasonically as well as sewn with lockstitch sewing machines to prevent unraveling. The Sunesta® threads are also coated with a wax-like UHAV protection to prevent them from deteriorating in extreme ultraviolet sunlight conditions.



Distributed by a member of the nationwide Sunesta® Dealers' Association™

Important Operating & Cautionary Information. Please keep in mind that all Sunesta® awnings are designed primarily for sun protection. They are not designed to withstand high winds or more than light rain - especially on shallow pitch installations where rain may collect on the fabric. During those times, the awning must be fully retracted to prevent damage not covered by the warranty. While virtually no maintenance is required, you may wish to wipe the frame and fabric periodically using a soft cloth with plain water or mild soap and reseal with a water repellent.

© Copyright 2001 • Sunesta® is a trademark of Canvas Products of Jacksonville, Inc., Jacksonville, FL

02.03 • CPJ310038

Motorized Convenience

The convenience of push button or even automatic sun and wind sensors are available. Manual override motors, which are a gear/motor combination, are also available to allow manual operation of The Sunesta® during power outages.



Shows a roof-mounted Sunesta® Awning fully retracted.

- ✦ **Strong water-repellent fabric in hundreds of colors and patterns**
- ✦ **Projects up to 13 feet out from the wall and is available from 4 to 38 feet in width**
- ✦ **Easy to use**
- ✦ **Fully retractable**
- ✦ **Extremely stable**
- ✦ **Superb, lasting quality**
- ✦ **Aluminum and galvanized steel frame with attractive electrostatic powder coated white, beige, or brown finish**
- ✦ **Outstanding WARRANTY:**
Five years on the Frame
Five years on the Fabric
Five years on the Motor
Life time on the Arm Shoulder



Manufactured by Sunesta® Products. Specifications are subject to change without notice. Sunesta®, and Sunesta® Dealers' Association™ are registered trademarks of Canvas Products Of Jacksonville, Inc., Jacksonville, Florida.

Web Site: www.sunesta.com

EXHIBIT E

CHESTNUT ON THE GREEN HOMEOWNERS ASSOCIATION
RETRACTABLE ARM AWNING SPECIFICATIONS & PROVISIONS

SPECIFICATIONS:

1. Awnings shall be predominately tan in color;
2. Frames shall only be in the color of white, beige or brown;
3. Awning Shoulders shall be constructed of non-corrosive stainless steel and aluminum.

PROVISIONS:

1. Any homeowner desiring to install an awning must do so by written application submitted to the Chestnut on the Green Homeowners Association (the "Association");
2. The Association shall render it decision on such application in writing and if approved, shall provide such homeowner with a copy of this document and such other relevant rules, regulations and specifications relevant to the installation and maintenance of awnings;
3. All Awnings must be professionally installed in accordance with all applicable specifications, procedures and rules governing the installation of awnings;
4. Any awning that is damaged by weather or deteriorates due to age or wear and tear must be repaired, replaced or removed within a commercially reasonable time period, such period shall not exceed (30) days;
5. In the event the awning is permanently removed, the homeowner is required to restore the awning mounting surface to its original condition.

EXHIBIT F

Models of DECORATIVE
SCREENING & OPTIONAL
LATTICE

(Typical Privacy fences Built by Builder.
This is the standard proposed by The Association.)



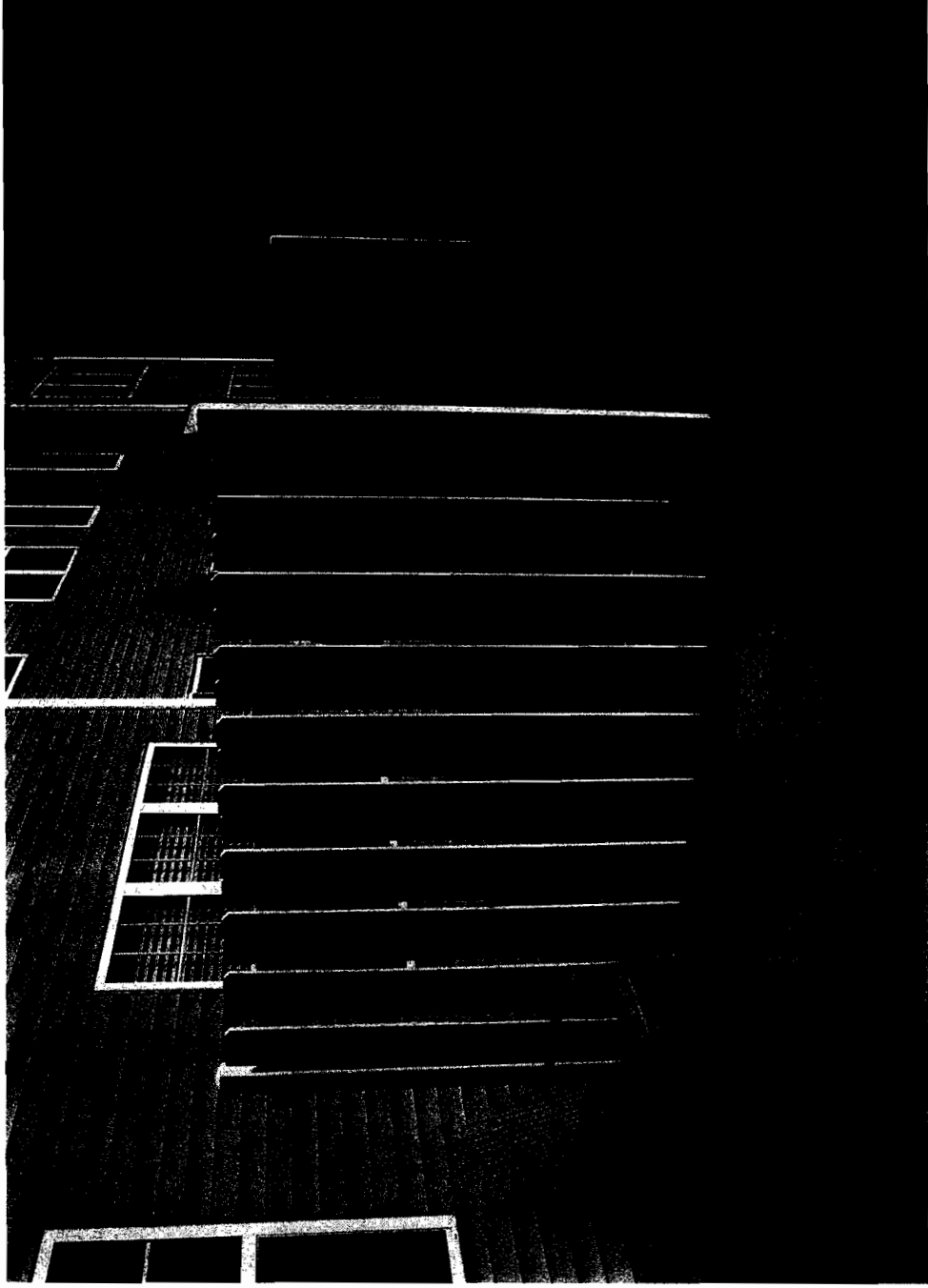
Row of Homes Beginning
with 11045

Typical privacy fence



11045 W 72nd

Typical Privacy fences Built by Builder with
concrete PATIOS built by Builder.
Associations would like to Allow concrete PATIOS AS
WELL AS PAVER BRICKS OR STONE.



Row of Homes Beginning
with 11045

(Typical Decks built by Builders. Owner on left has
MAXIMUM SIZE DECK WITH Builder built PRIVACY FENCE. Owner
on Right would like to EXTEND HIS DECK.



Typical concrete patio & the privacy fence, next to deck. Both built by Builder.



← 11043
w
72m

11041 w 72m

HOME ON LEFT HAS ASSOCIATION APPROVED RATIO OF
PAVER BRICKS THAT CONFORMS TO THE FOOTPRINT OF THE
DECK ABOVE. HOME ON RIGHT HAS ASSOCIATION APPROVED
PRIVACY FENCE OF 6' HIGH WITH TOP OF LATTICE WORK.

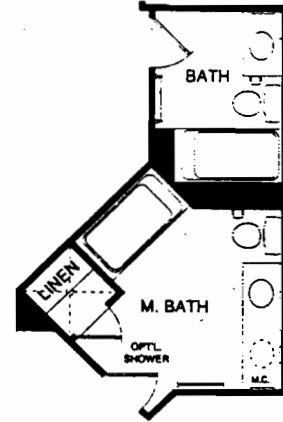


11020 W 79th

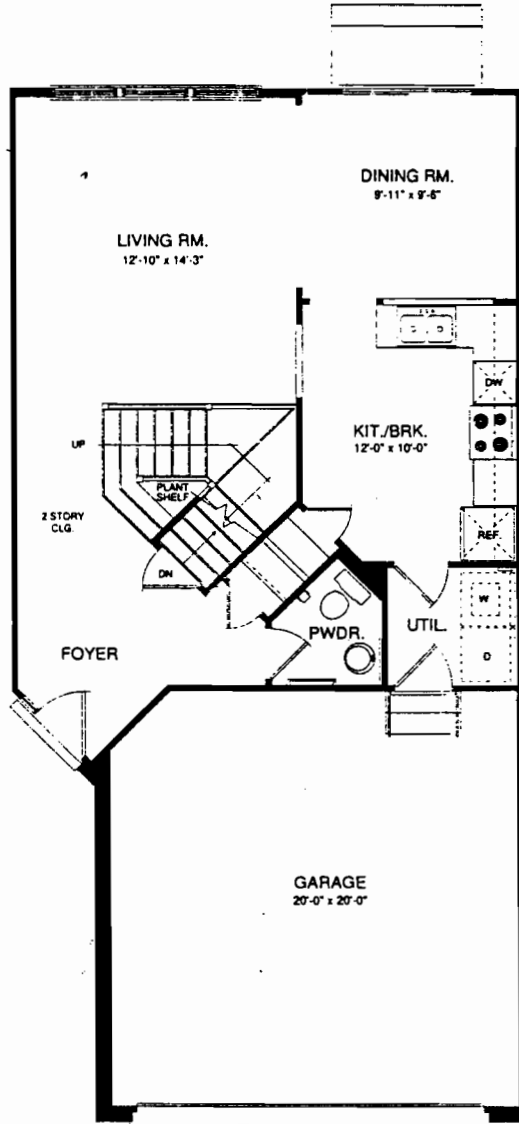
EXHIBIT G

the

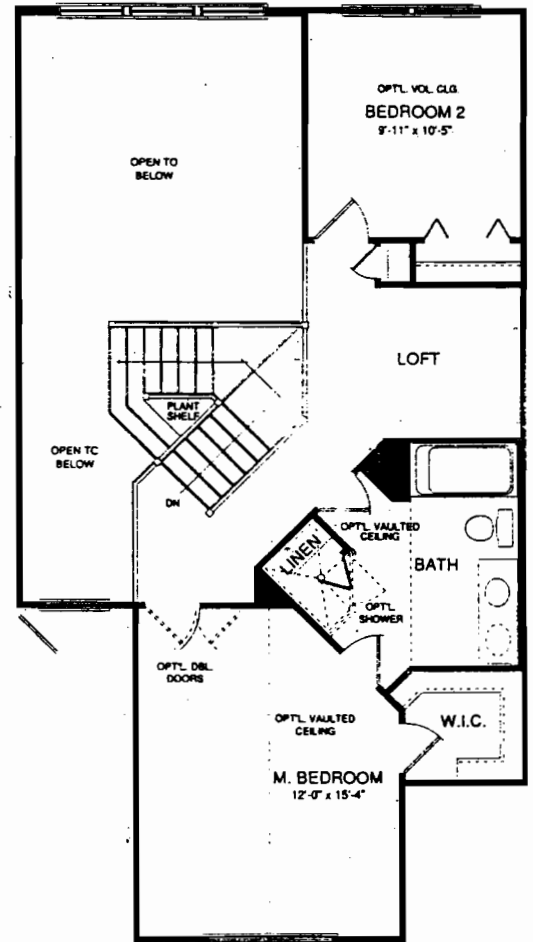
ALPINE



OPTIONAL HALL BATH



FIRST FLOOR PLAN



SECOND FLOOR PLAN

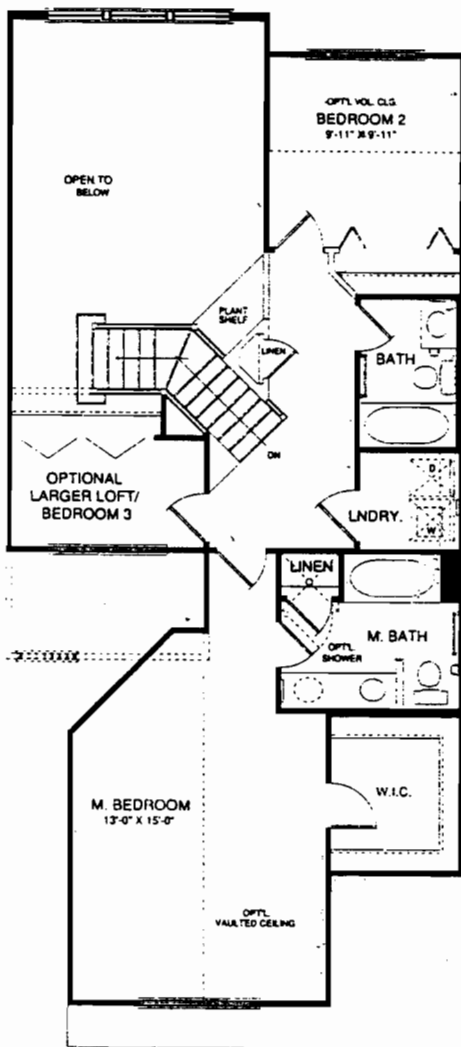
CHESTNUT on the GREEN

All dimensions are approximate. Specifications are subject to change without prior notice by Developer.

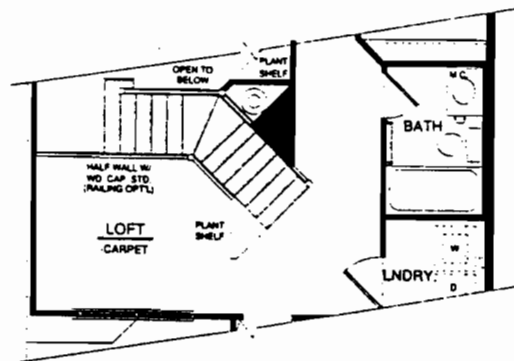


the BELLAIR

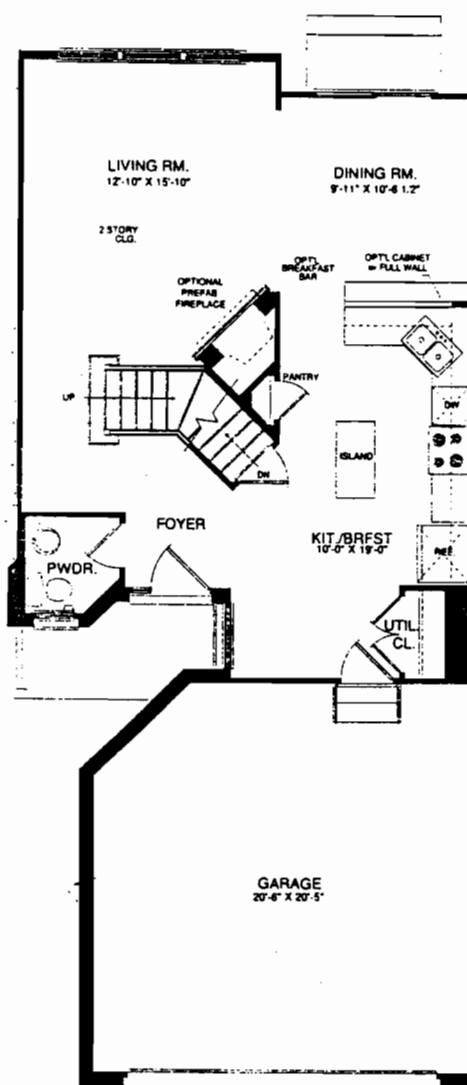
OPTIONAL END UNIT



FLOOR PLAN WITH OPTIONAL 3RD BEDROOM OR LARGER LOFT



STANDARD 2ND FLOOR PLAN WITH LOFT



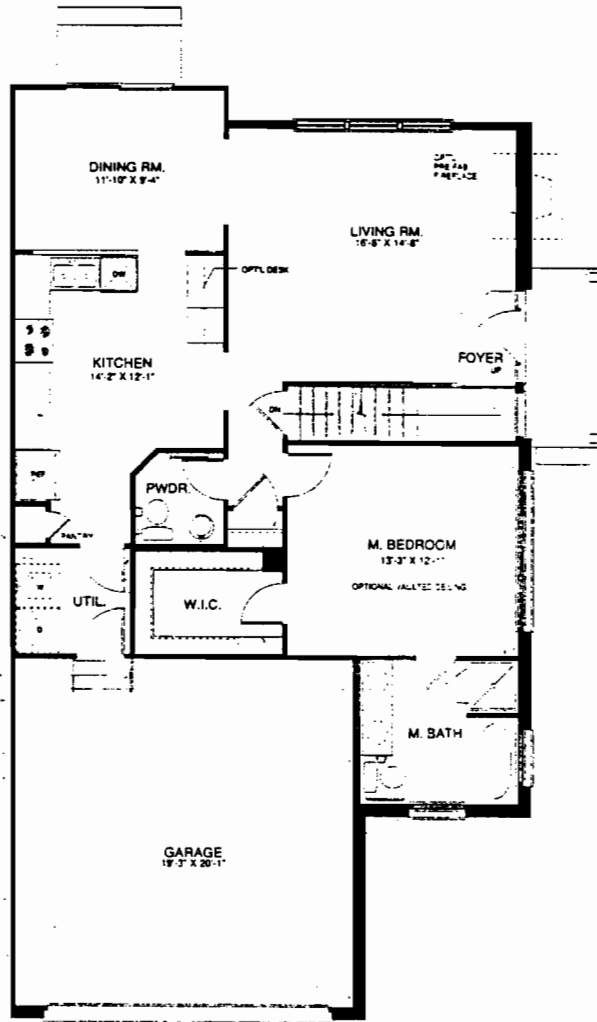
FIRST FLOOR PLAN

CHESTNUT
on the GREEN

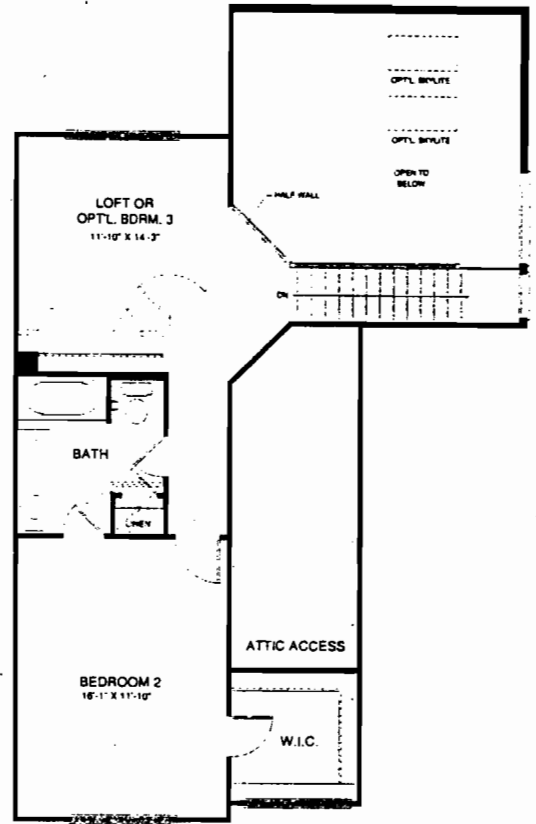
Dimensions are approximate. Specifications are subject to change without prior notice to Developer.



the
CORONADO



FIRST FLOOR PLAN 8' PLATE



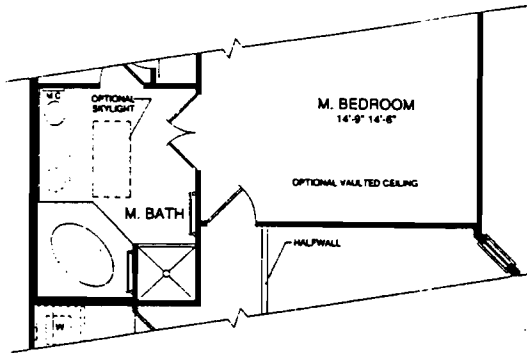
SECOND FLOOR PLAN

CHESTNUT
on the **GREEN**

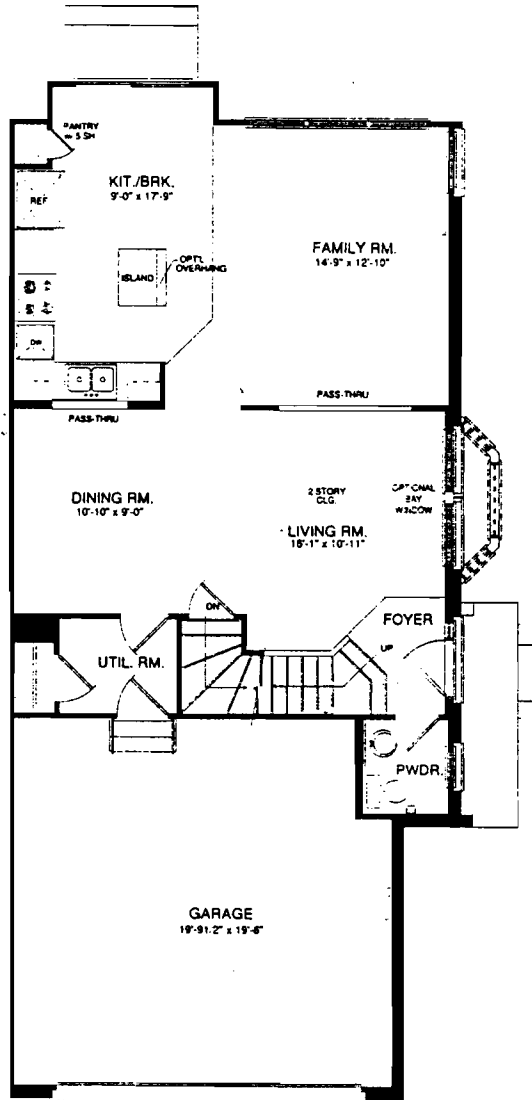
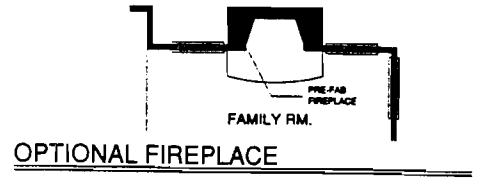
All dimensions are approximate; specifications are subject to change without prior notice by Developer.



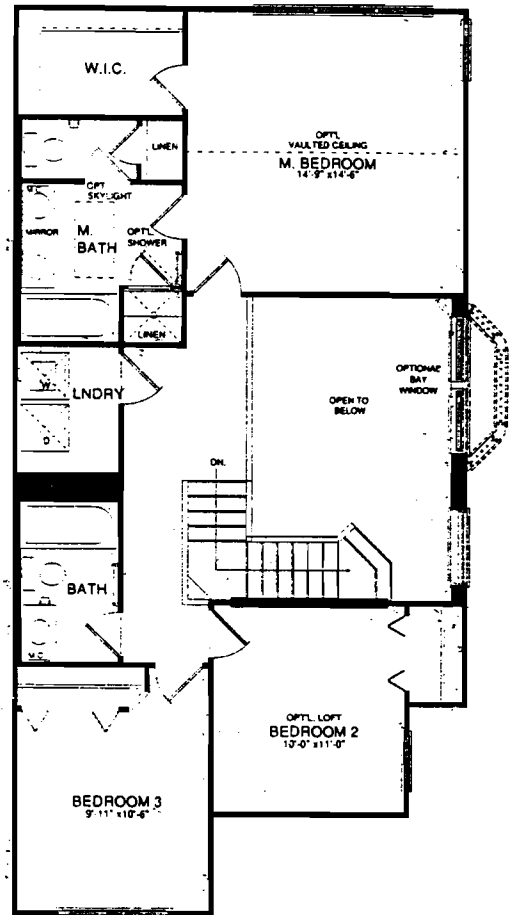
the D E L U X E M A S T E R B E D R O O M D E L I N E



OPTIONAL DELUXE MASTER BEDROOM



FIRST FLOOR PLAN



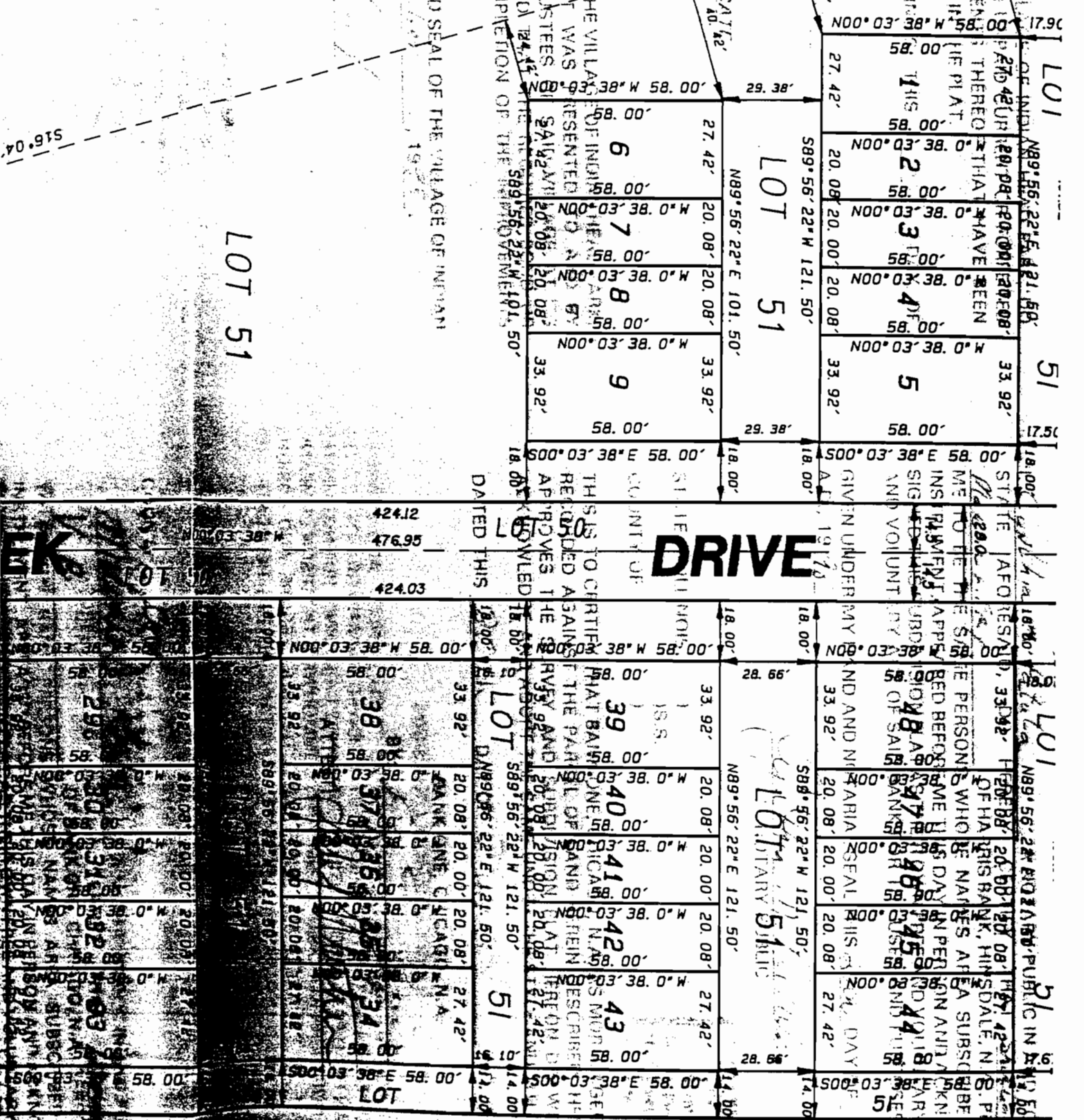
SECOND FLOOR PLAN

CHESTNUT
on the **GREEN**

All dimensions are approximate. Space is not to be construed as a contract. Subject to change without prior notice by the architect.



EXHIBIT H



LOT 51

LINK

424.12
476.95
424.03

DRIVE

LOT 51 DRIVE

1/4 of the East 1/4 of Sec 29-38-12
Country Club

THE COUNTRY CLUB
RESERVATION

AND SEAL OF THE VILLAGE OF INDIAN

THE VILLAGE OF INDIAN
PLAT WAS PRESENTED BY

LOT 51
51
17.50
17.90

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

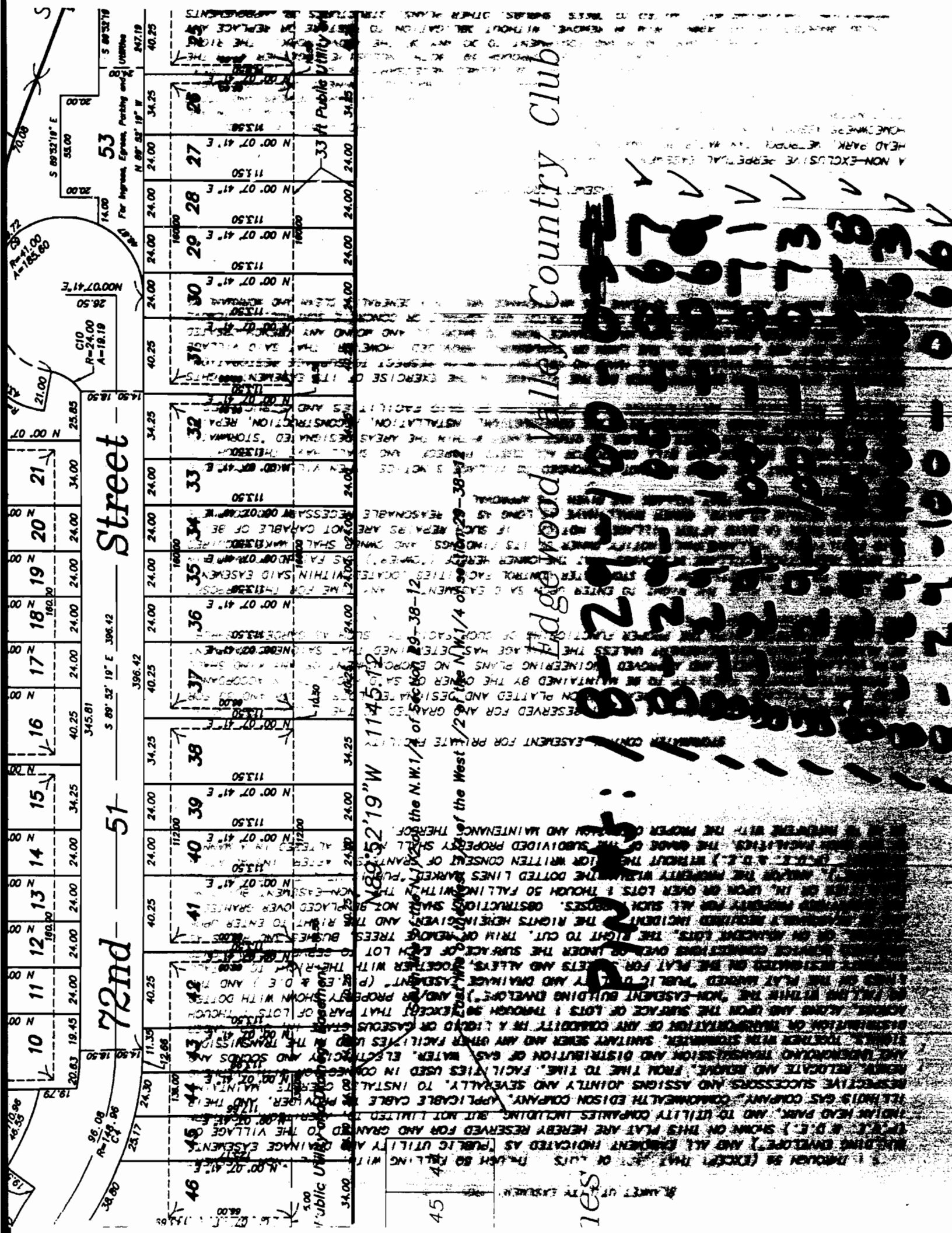
18.00'

18.00'

18.00'

18.00'

18.00'



Edge Wood Valley Country Club

Section 36, 37, 38, 39, 40, 41, 45

RESERVED FOR PRIVATE EASEMENT FOR THE PROPOSED CONSTRUCTION OF THE PROPOSED SUBDIVISION OF LOTS 1 THROUGH 46 (EXCEPT THAT LOT 45 IS RESERVED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS) AND ALL EASEMENTS INDICATED AS SUCH SO FALLING WITHIN THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

RESERVED FOR PRIVATE EASEMENT FOR THE PROPOSED CONSTRUCTION OF THE PROPOSED SUBDIVISION OF LOTS 1 THROUGH 46 (EXCEPT THAT LOT 45 IS RESERVED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS) AND ALL EASEMENTS INDICATED AS SUCH SO FALLING WITHIN THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC UTILITY AND DRAINAGE EASEMENTS.