

SCHOOL DISTRICT NO. 103
BOARD OF EDUCATION MEETING
August 1, 2024
5:00 PM

SPECIAL MEETING

CONSISTENT WITH THE REQUIREMENTS OF THE ILLINOIS REVISED STATUTES CHAPTER 102, PARAGRAPH 42.02 (OPEN MEETINGS ACT), NOTICES OF THIS MEETING HAVE BEEN POSTED. LOCATION OF THE MEETING IS GEORGE WASHINGTON MIDDLE SCHOOL, 8101 OGDEN AVE., LYONS, ILLINOIS 60534, AT 5:00 PM.

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

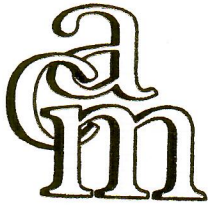
IV. Public Comment

V. Action Items

A. Approval to Accept the Proposal of ACM Engineering & Environmental Services for Asbestos Project Management Oversight and Air Sampling Services 2

B. Approval of Resolution Accepting the Proposal for Demolition of 4032, 4034 and 4112 Joliet Ave., Lyons, IL, 60534 and Authorizing Execution of a Demolition Contract Between Lyons School District 103 and Twin Eng., LLC, Subject to Attorney Approval 6

VI. Adjournment



ENGINEERING &
ENVIRONMENTAL
SERVICES

ACM ENGINEERING & ENVIRONMENTAL SERVICES

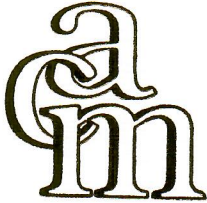
SOUTH BEND, INDIANA • FORT WAYNE, INDIANA • ELMHURST, ILLINOIS
TAMPA, FLORIDA • FORT LAUDERDALE, FLORIDA

FEE SCHEDULE

The fee schedule for ACM's asbestos project management oversight and air sampling services for the removal of ACBM within the two (2) apartment buildings located at 4032 and 4034 Joliet Avenue in Lyons, Illinois is as follows:

ITEM	FEE RATE	COMPLETION TIME PERIOD	TOTAL ESTIMATED FEE
Technician – 8 hours on-site with PCM air sampling daily – Monday through Friday	\$1,350.00 per day	15 days	\$20,250.00
PLM bulk sample analysis for asbestos content	N/A	N/A	N/A
Final PCM air clearance sampling and writing final air clearance certification	\$690.00 per PCM clearance sampling	4 clearances	\$2,760.00
Final report development of all removal activities and PCM air sampling	2 reports	\$1,920.00	\$3,840.00
Total estimated fee for this project			\$26,850.00

All other additional work activities not stated in the above fee schedule will utilize the attached ACM Engineering & Environmental Services (ACM) Exhibit "A" Technical & Analytical Fee Schedule dated May 2024.



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SOUTH BEND, INDIANA • FORT WAYNE, INDIANA • ELMHURST, ILLINOIS
TAMPA, FLORIDA • FORT LAUDERDALE, FLORIDA

ASBESTOS PROJECT MANAGEMENT & AIR SAMPLING SERVICES

FOR:

**LYONS SCHOOL DISTRICT 103
4100 JOLIET AVENUE
LYONS, ILLINOIS 60534**

LOCATION:

**TWO (2) APARTMENT BUILDINGS
4032 & 4034 JOLIET AVENUE
LYONS, ILLINOIS 60534**

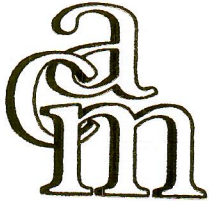
DATE:

JULY 23, 2024

ACM Engineering & Environmental Services (ACM) asbestos project management oversight and air sampling services for removal of asbestos containing building materials (ACBM) within the two (2) apartment buildings located at 4032 and 4034 Joliet Avenue in Lyons, Illinois for the Lyons School District 103 is as follows:

- ❖ Perform background Phase Contrast Microscopy (PCM) air sampling prior to abatement occurring to establish baseline fiber levels in the asbestos removal area locations.
- ❖ Enforcement of the US Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), State of Illinois and other regulatory agencies' rules and regulations and asbestos removal contract specification requirements.
- ❖ Attend meetings with the abatement contractor and building owner.
- ❖ Perform on-site project management oversight during the removal of asbestos material.
- ❖ Perform PCM air sampling during the removal of asbestos materials within the abatement area and adjacent locations.
- ❖ All PCM air sampling analysis to be performed on-site.
- ❖ Conduct air sampling in accordance with the National Institute of Occupational Safety and Health (NIOSH) standard analytical method for asbestos in air (Method 7400).
- ❖ Microscopists are certified by the NIOSH 582 Course, "Fiber Counting".
- ❖ Perform final visual inspection of completed work areas to verify that all specified asbestos containing material has been removed prior to final clearance air sampling.
- ❖ Perform final PCM clearance air samples in the asbestos removal areas.
- ❖ Written results of all air samples taken for the duration of the asbestos abatement project will be submitted to the owner upon completion of the asbestos project.
- ❖ Submit a final report documenting the completion of the ACBM removal project with final air clearance certification.

ACM's project management oversight and air sampling protocols are comprehensive and complete. Each Project Manager will document all pre-abatement, in process abatement and post-abatement activities of the contractor. ACM's detailed project work logs ensure that the abatement project is supervised properly.



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ACM ENGINEERING & ENVIRONMENTAL SERVICES

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TAMPA, FLORIDA • FORT LAUDERDALE, FLORIDA*

AUTHORIZATION TO PERFORM SERVICES

Lyons School District 103, herein referred to as “Client”, authorizes ACM Engineering & Environmental Services to perform the asbestos project management oversight and air sampling services during the asbestos removal activities within the two (2) apartment buildings located at 4032 and 4034 Joliet Avenue in Lyons, Illinois in accordance with the fee schedule listed in this proposal.

It is fully understood that the Client is responsible for any and all expenses and costs for the asbestos project management oversight and air sampling services during the asbestos removal work activities. Any and all costs for the asbestos project management oversight and air sampling services during the asbestos removal services are the responsibility of the Client and are to be paid within thirty (30) days of receipt of the invoice.

Authorization

Date

Thank you for considering ACM Engineering & Environmental Services for the asbestos project management oversight and air sampling services. We look forward to serving you and addressing your environmental needs.

Patrick T. Griffin

Patrick T. Griffin, P.E.
President/CEO

ACM Engineering & Environmental Service



Exhibit "A"

ACM Engineering & Environmental Services (ACM)

Technical & Analytical Fee Schedule

May 2024

1. Professional Engineer, Certified Industrial Hygienist & Certified Safety Professional	\$120.00 per hour
2. Engineers, Industrial Hygienists & Technicians – Mold	\$95.00 per hour
3. Indiana Asbestos and Lead Based Paint Inspector	\$95.00 per hour
4. Project Manager – Asbestos/Mold/Lead Paint	\$95.00 per hour
5. Expert Witness Services	\$260.00 per hour
6. Administrative Support Services	\$68.00 per hour
7. Laboratory Analysis Fees	Per Project Basis
8. Support Equipment & Materials	Cost + 15%
9. ACM Automobile Usage	\$0.58 per mile
10. Travel Expenses Including Meals, Lodging & Car Rental	Cost + 10%
11. Photographic Documentation	\$5.00 per photo
12. PCM Air Sample Analysis	\$15.00 per sample
13. PLM Bulk Sample Analysis	\$25.00 per sample
14. Point Counting for PLM Asbestos Samples	\$85.00 per sample
15. Optical Air Samples: Identification & Fungal Structure Count	\$75.00 per sample
16. Optical Tape Lift-Fungal Structure Identification Only	\$75.00 per sample
17. Lead Paint Analysis	\$40.00 per sample
18. Lead Air Sample Analysis	\$40.00 per sample
19. XRF Instrument Usage	\$325.00 per day
20. Additional Protocol/Specification Development	Time & Material
21. All hourly fees apply to all services provided, including phone conversations, travel time, document generation and consultation. Weekend, holiday and excess hours over forty (40) hours per week will be charged on an overtime rate of 1.5 x normal hourly rate.	

TWIN ENG., LLC					Proposal / Bid
3808 Gladstone Ave					# 71924
Riverside, IL 60546					Date: 22-Jul-24
(708) 691-1091					

Submit to:		Job Locations:	
Martin Duffy		4032, 4034, and 4112 S Joliet Ave	
c/o Scale Construction		Lyons, IL 60534	
Chicago, IL			

P.O. NUMBER	CONTACT PERSON	PHONE NUMBER	TERMS
	Martin	312-491-9500	

DESCRIPTION	TOTAL
COMPLETE DEMOLITION & RETURN TO GRADE	
Demo 4 structures, remove debris & foundations leaving garage slab @ 4032, 4034, and 4112 S Joliet Ave, Lyons, IL	
Price includes tree protection, fencing with screens for dust control, backfill and CA7	
Bid total:	\$179,990.00
<i>Contract price does include permit fees, inspections, and utility shutoffs</i>	

Please remit deposit to:
TWIN ENGINES, LLC
3808 Gladstone
Riverside, IL 60546
THANK YOU FOR YOUR BUSINESS!



RESOLUTION ACCEPTING THE PROPOSAL FOR DEMOLITION OF 4032, 4034, AND 4112 JOLIET AVE., LYONS, IL, 60534 AND AUTHORIZING EXECUTION OF A DEMOLITION CONTRACT BETWEEN LYONS SCHOOL DISTRICT 103 AND TWIN ENG., LLC, SUBJECT TO ATTORNEY APPROVAL

WHEREAS, the Board of Education of Lyons School District 103 (“Board”), in accordance with 105 ILCS 5/10-20.21, xiv, *et seq.*, seeks to enter a no-bid contract necessary to safeguard the safety and welfare of its students and others.

WHEREAS, two apartment buildings located at 4032 and 4034 Joliet Ave. and one Legion building located at 4112 Joliet Ave. Lyons, IL 60534 (“three buildings”) were found to have asbestos and/or other structural deficiencies requiring immediate demolition due to safety concerns of students and others on site of School District 103 (“District”); and

WHEREAS, the first day of the 2024-2025 school year is August 20, 2024, and students and others will be on site near the buildings requiring demolition; and

WHEREAS, demolishing these buildings before the start of the 2024-2025 school year is necessary to prevent a hazardous environment for students; and

WHEREAS, it is the duty and responsibility of the Board to ensure the safety of all students by enacting necessary measures to prevent harm.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Lyons School District No. 103, Cook County, Illinois, as follows:

SECTION 1: The Board finds that the three buildings in their current condition represent an attractive nuisance to the students and others of the District.

SECTION 2: The Board finds the immediate demolition of the three buildings necessary, in time for the start of the 2024-2025 school year, to eliminate the attractive nuisance and maintain the safety and well-being of students and others on site.

SECTION 3: The Board finds that Twin Eng., LLC is willing and able to immediately begin the process of demolition in accordance with rules and guidelines set by the Village of Lyons and the laws of the state of Illinois.

SECTION 4: The Board approves the proposal submitted by Twin Engineering, LLC, as recommended by the Village consultant, Scale Construction Inc., as detailed in Exhibit A and attached hereto, in the amount of \$206,988.00, and authorizes the president and Superintendent to execute any documents and enter into any contracts required to implement this Resolution, subject to attorney approval.

SECTION 5: All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 6: This Resolution shall be in full force and effect upon its adoption.

ADOPTED this 1st day of August, 2024, by the following roll-call vote:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

Jorge Torres, Board President

Attest:

By: _____
Sara Andreas, Board Secretary

EXHIBIT A:
PROPOSAL FROM TWIN ENG., LLC



Mr. Kristopher Rivera
Superintendent of Schools
4100 Joliet Ave.
Lyons, IL 60534

July 25, 2024

Re: Lyons School District #103
Building Demolition Contractor Recommendation and Contract Language Proposal

Mr. Riviera:

We have reviewed proposals from two demolition contractors for the demolishing of two former apartment buildings, 4032 and 4034 Joliet Ave., and the Legion building at 4112 Joliet Ave., in accordance with the attached proposed contract documents.

We reviewed the work scope for both contractors and found them complete as described in the attached documents. TWIN ENG., LLC is significantly lower in cost than National Wrecking Co. We therefore recommend TWIN ENG., LLC for the demolition work.

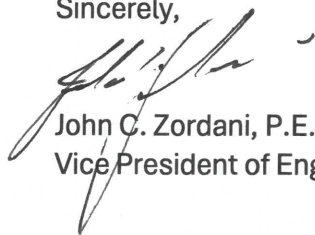
Given the nature of possible unforeseen conditions with demolition work we recommend a contingency of 10 to 15 percent.

The breakdown is as follows:

Base contract work:	\$179,990.00
Contingency of 15 percent:	<u>\$ 26,998.00</u>
Total cost:	\$206,988.00 (This is under the original engineering budget)

Please let me know if you have any questions.

Sincerely,



John C. Zordani, P.E.
Vice President of Engineering & Construction

Attached: Proposed Contract Documents: Description of Work, Specifications, Attached A, B & C.

Cc: D. Trapp, J.Torres, M.Dada, K.Dada, S.Zarzour/OMFM

1. GENERAL

1.1 WORK INCLUDES

A. Base Bid:

1. General Contractor to provide the following:
 - a. Clearing and protection of vegetation.
 - b. Removal of existing debris.

1.2 RELATED WORK

- A. Section 02 41 16 – Structural Demolition

1.3 QUALITY ASSURANCE

- A. Clearing Firm: Company specializing in the type of work required.
1. Minimum of 5 years of documented experience.

2. PRODUCTS

2.1 MATERIALS

- A. Fill Material: As specified in Section 02 41 16 – Structure Demolition

3. EXECUTION

3.1 SITE CLEARING

- A. Minimize production of dust due to clearing operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

3.2 EXISTING UTILITIES AND BUILT ELEMENTS

- A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
- B. Protect existing utilities to remain from damage.
- C. Do not disrupt public utilities without permit from authority having jurisdiction.
- D. Protect existing structures and other elements that are not removed.

3.3 VEGETATION

- A. Scope: Remove trees, shrubs, brush, and stumps in areas to be covered by building structure, paving, playing fields, lawns, and planting beds.
- B. Install substantial, highly visible fences at least 3 feet high to prevent inadvertent damage to vegetation to remain:
- C. Vegetation Removed: Do not burn, bury, landfill, or leave on site, except as indicated.
 - 1. Chip, grind, crush, or shred vegetation for mulching, composting, or other purposes; preference should be given to on-site uses.
 - 2. Trees: Sell if marketable; if not, treat as specified for other vegetation removed; remove stumps and roots to depth of 18 inches.
- D. Restoration: If vegetation outside removal limits or within specified protective fences is damaged or destroyed due to subsequent construction operations, replace at no cost to Lyons School District 103.

3.4 DEBRIS

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

END 31 10 00

DIVISION 02 – EXISTING CONDITIONS
Section 02 41 16 – Structure Demolition

1. GENERAL

1.1 WORK INCLUDES

A. Base Bid: General Contractor to provide:

1. Demolition and removal of buildings and site elements.
2. Removal below-grade construction.
3. Disconnecting, capping / sealing, and removal of all site utilities.

1.2 RELATED WORK

A. Specified Elsewhere:

1. Section 31 10 00 "Site Clearing."

1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged.

1.4 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of demolition Contractor.

1.5 PREINSTALLATION MEETINGS

A. Pre-demolition Conference: Conduct conference at Project site.

1. Inspect and discuss condition of buildings and site elements to be demolished.
2. Review and finalize demolition schedule and verify availability of demolition personnel, equipment, and facilities needed to make progress and avoid delays.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For refrigerant recovery technician.

- B. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.7 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.

1.8 FIELD CONDITIONS

- A. Buildings to be demolished will be vacated and their use discontinued before start of the Work.
- B. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Scale Construction and Lyons School District 103. Any discovered hazardous materials will be removed by Lyons School District 103 under a separate contract.
- C. On-site storage or on-site sale of removed items or materials is not permitted.

2. PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing IEPA and Cook County notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

3. EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting demolition operations.
- B. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during building demolition operations.

3.2 PREPARATION

- A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Utilities to Be Disconnected: Locate, identify, disconnect, and seal or cap off utilities serving buildings and structures to be demolished.
 - 1. Arrange to shut off utilities with utility companies.
 - 2. Cut off pipe or conduit a minimum of 24 inches below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.
 - 3. Do not start demolition work until utility disconnecting and sealing have been completed and verified in writing.
 - 4. Provide as-built plan of underground utility terminations for future connection coordination.

3.4 DEMOLITION, GENERAL

- A. General: Demolish indicated buildings and site improvements completely. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Do not use cutting torches until work area is cleared of flammable materials.
 - 2. Maintain portable fire-suppression devices during flame-cutting operations.
 - 3. Maintain fire watch during and for at least two hours after flame-cutting operations.
 - 4. Maintain adequate ventilation when using cutting torches.
 - 5. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- B. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Lyon School District 103 and authorities having jurisdiction. Provide alternate routes around closed or obstructed trafficways if required by authorities having jurisdiction.
 - 2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- C. Explosives: Use of explosives is not permitted.

3.5 DEMOLITION BY MECHANICAL MEANS

- A. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.
- B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
 - 1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.
- C. Below-Grade Construction: Demolish foundation walls and other below-grade construction.
 - 1. Remove below-grade construction, including basements, foundation walls, and footings completely.
- D. Existing Utilities: Demolish and remove existing utilities and below-grade utility structures.

3.6 SITE RESTORATION

- A. Below-Grade Areas: Completely fill below-grade areas and voids resulting from building demolition operations with CA-7 up to 6" below finish grade.
- B. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

3.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove demolition waste materials from Project sites and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Do not burn demolished materials on site.

3.8 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.
 - 1. Clean roadways of debris caused by debris transport.

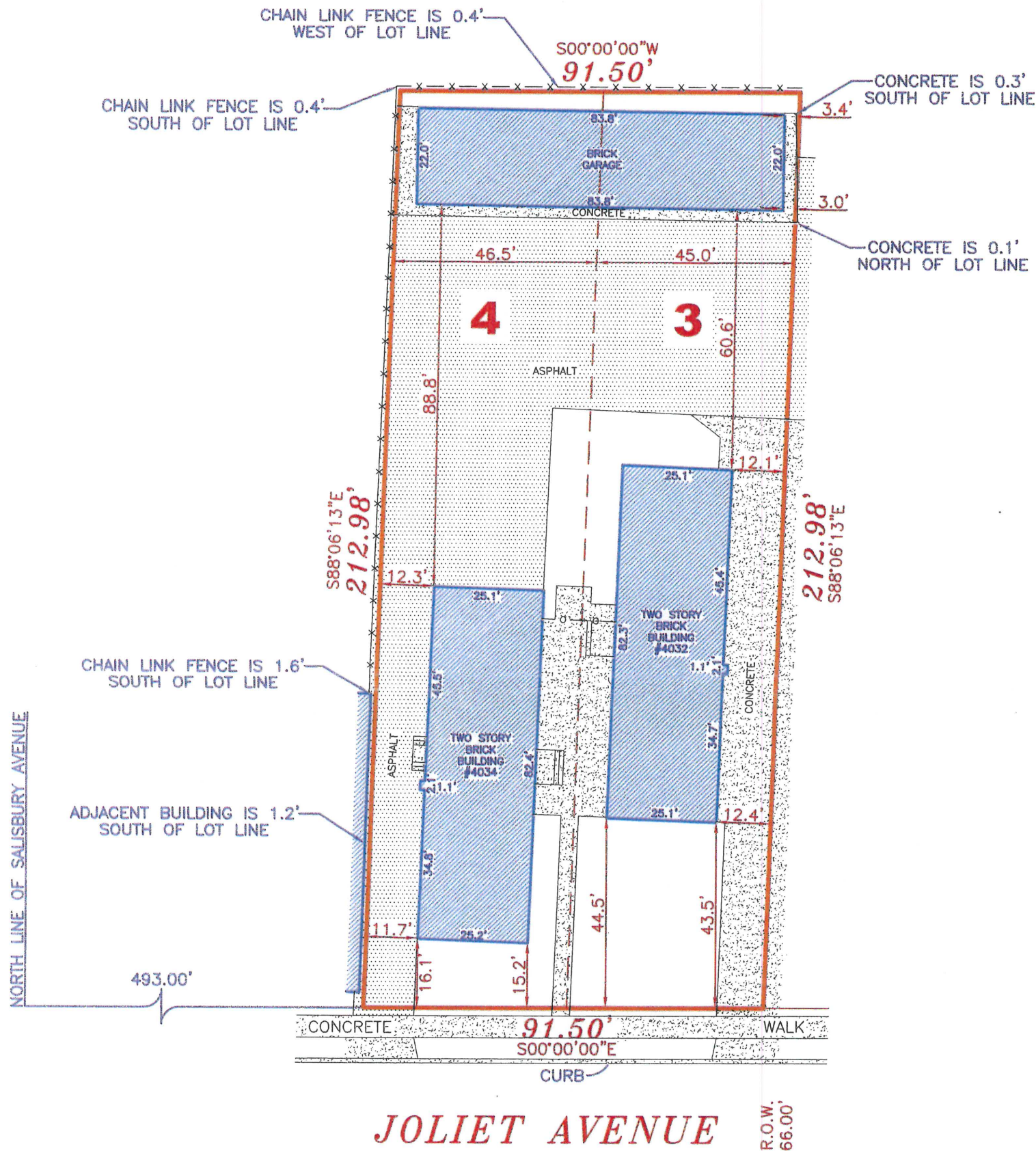
END 02 41 16

PLAT OF SURVEY

OF

LOTS 3 AND 4 IN SIMON TERRACE, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, WHICH IS 1025.64 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 2, THENCE NORTHWESTERLY 246 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF LUNN'S SUBDIVISION, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 2, 181.50 FEET THENCE SOUTHEASTERLY 246 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF LUNN'S SUBDIVISION TO A POINT ON THE EAST LINE OF SAID SECTION 2, THENCE NORTH ALONG THE SAID EAST LINE 181.50 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1963 AS DOCUMENT NO. 18691278, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4032-4034 SOUTH JOLIET AVENUE



CLIENT: LAW OFFICE OF JOHN P. SUGRUE

AREA OF SURVEY = 19477 SQ.FT.
BASIS OF BEARINGS: ASSUMED



1" = 30'
SCALE

STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 20th DAY OF DECEMBER, 2022.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 27th Day of DECEMBER, 2022.

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.005560
EXPIRES 4/30/23

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/24

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

IPLS No. 3354



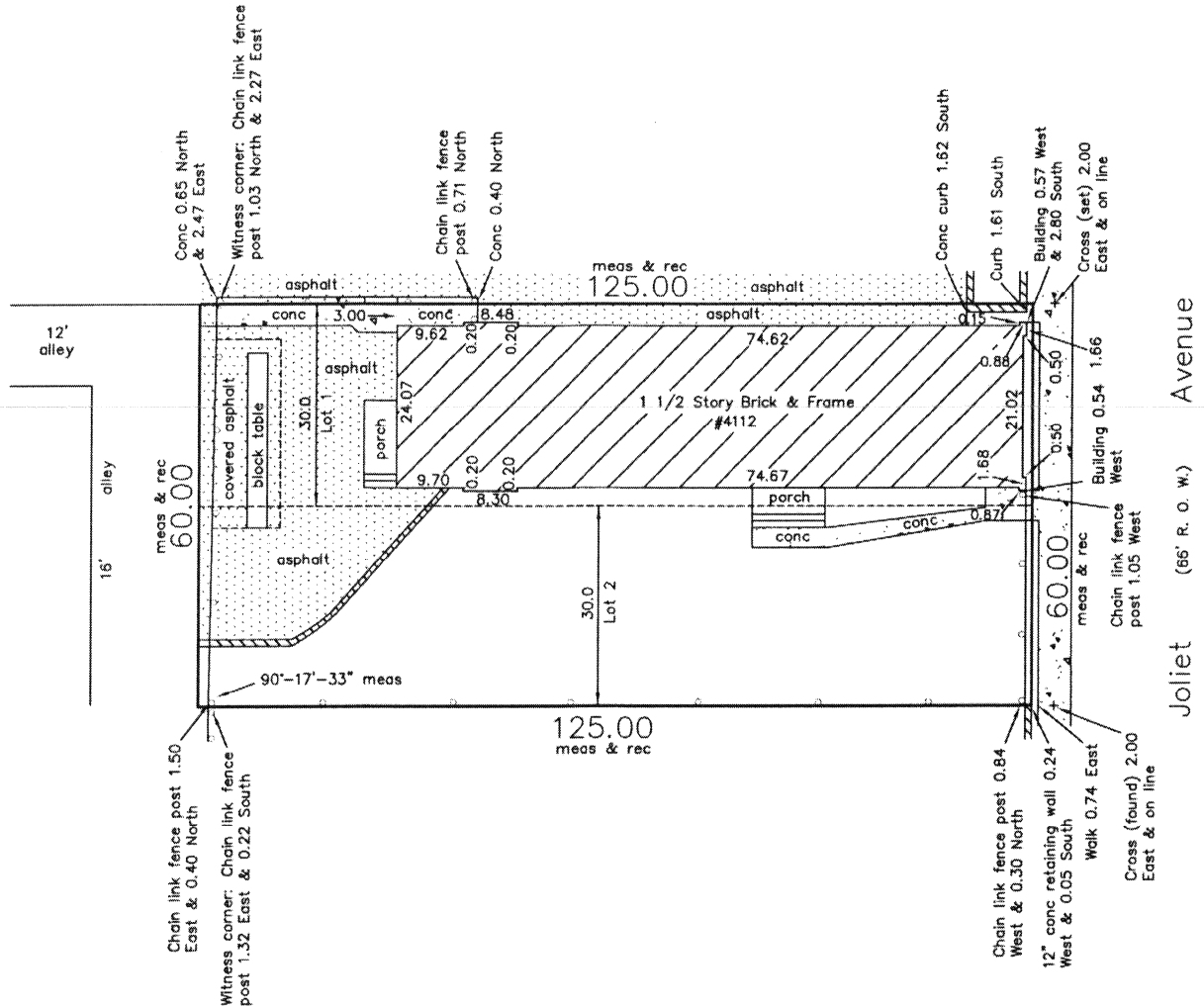
KABAL SURVEYING COMPANY
Land Surveying Services

Plat of Survey

Lot 1 and Lot 2 in Martin Potokar's Addition to Lyons, a Subdivision of part of the East half of the Northeast quarter of Section 2, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4112 Joliet Avenue, Lyons

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061



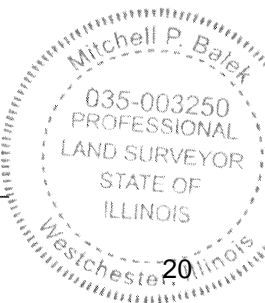
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 7,500 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed April 8, 2024

Scale: 1 inch = 20 ft.
Order No. 240595
Ordered By: Lyons School District 103



This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Bales

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

ORIGINAL SEAL IN RED