

THE CITY OF
**NORTH
CHICAGO**

HISTORY. HARMONY. HOME.

**Request for Qualifications (RFQ):
“Sheridan Crossing” Development Site**

Responses Due By: September 18, 2026

July 2026

**City of North Chicago
1850 Lewis Avenue, North Chicago, Illinois 60064
www.northchicago.org**

• LETTER FROM THE MAYOR



City of North Chicago
Office of the Mayor
Leon Rockingham, Jr.

1850 Lewis Ave
North Chicago, IL 60064
847-596-8600
www.northchicago.org

Dear Development Partner:

On behalf of the City of North Chicago, I am pleased to invite your firm to submit qualifications for the redevelopment of Sheridan Crossing, one of the most significant economic development opportunities in Lake County and the Chicago metropolitan region.

Sheridan Crossing consists of approximately 40 acres strategically located at the intersection of Martin Luther King Jr. Drive and Sheridan Road, directly across from Naval Station Great Lakes, the largest military installation in the State of Illinois and the largest employer in Lake County. The site offers unparalleled access to a stable employment base, regional transportation networks, educational institutions, healthcare facilities, and the broader economic assets of northeastern Illinois.

For more than two decades, the City of North Chicago has envisioned transforming this property into a vibrant center of commerce, housing, hospitality, and community activity. Today, that vision is becoming reality. Through the collaborative efforts of the City of North Chicago, Lake County, the State of Illinois, and federal partners, environmental remediation activities are underway, positioning the property for redevelopment and long-term investment.

The City is seeking qualified master developers, development teams, investors, and strategic partners with the experience, financial capacity, and creativity necessary to help realize a transformational mixed-use destination. The City's vision includes, but is not limited to:

- Mixed-income residential development;
- Retail, restaurant, and entertainment uses;
- Hospitality and lodging opportunities;
- Office, innovation, and employment-generating uses;
- Public gathering spaces, plazas, and green infrastructure;
- Transit-supportive and pedestrian-oriented design elements;
- Development concepts that strengthen North Chicago's tax base and create employment opportunities for residents.

• LETTER FROM THE MAYOR



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The Sheridan Crossing site represents a unique opportunity to participate in the redevelopment of a highly visible gateway property serving residents, visitors, military personnel, students, healthcare professionals, and regional employers. The City is particularly interested in proposals that demonstrate innovation, market responsiveness, financial feasibility, sustainability, and a commitment to equitable economic growth.

North Chicago is experiencing unprecedented momentum. Recent public and private investments, strategic infrastructure improvements, ongoing community revitalization efforts, and significant grant funding have positioned our city for sustained growth and redevelopment. Sheridan Crossing is intended to serve as the centerpiece of that transformation and a catalyst for future investment throughout the community.

Through this Request for Qualifications process, the City seeks to identify development partners capable of advancing a project that reflects both market realities and community aspirations. Qualified respondents will be invited to participate in subsequent discussions regarding development concepts, implementation strategies, public-private partnership opportunities, and potential development agreements.

We encourage interested firms to review the enclosed materials and submit a statement of qualifications demonstrating their experience with large-scale mixed-use redevelopment projects, public-private partnerships, brownfield redevelopment, transit-oriented development, and other relevant projects.

Thank you for your interest in North Chicago and in helping us create a new chapter in the history of our community. We look forward to reviewing your qualifications and exploring the possibilities for this transformational site.

Sincerely,

Leon Rockingham, Jr.
Mayor
City of North Chicago, IL

• INTRODUCTION

Disclaimer

The information contained in this RFQ is intended solely to provide general information on selected topics concerning the site. It does not and cannot address every issue or concern that may be associated with the site. Furthermore, the information contained herein is intended only as a guide to developers and/or redevelopment groups and said information should not be relied upon as the sole source of information in preparing a proposal for submittal to the City of North Chicago. The City of North Chicago makes no representations or warranties about the accuracy, completeness, or suitability for any purpose of the information contained in the RFQ or the attachments thereto. All such information and related attachments are provided for the convenience of the developer and/or redevelopment group only and may contain technical inaccuracies or typographical errors. By submitting a response, the developer and/or development group expressly agrees to hold the City of North Chicago harmless for all such inaccuracies or errors that may be contained in the RFQ and from any subsequent damages that may result there from.

Purpose

The City of North Chicago (“City”) intends to obtain one or more qualified persons, firms, or corporations (“Developer(s)”), to be selected as master developer for a thirty-four acre development site located in North Chicago known as “Sheridan Crossing,” a vacant, corner site on the doorstep of Naval Station Great Lakes: the Navy’s only bootcamp in the nation. The City will utilize a two-step selection process consisting of this Request for Qualifications (“RFQ”) and a subsequent Request for Proposals (“RFP”). This RFQ focuses on evaluating Developer(s)’ qualifications, experience, and capacity. No formal development proposal is required to submit a response to the RFQ. Shortlisted Developers will subsequently be invited to submit detailed development proposals in response to the RFP. The development site is approximately thirty-four acres in size and is located at the northwest intersection of Martin Luther King Jr. Drive and Sheridan Road within the City of North Chicago’s Sheridan Crossing Tax Increment Financing (TIF) district.

• INTRODUCTION

The 2024 North Chicago Comprehensive Plan supports a vision for mixed-use development with one or more commercial “anchor” uses supported by other mixed-use, retail, or limited residential uses. Connecting the site with existing multimodal and pedestrian facilities, including the Robert McClory Bike Trail, is also supported and encouraged by the Comprehensive Plan.

Figure 1. Sheridan Crossing Development Site Map



• INTRODUCTION

The City's preferred development would support connectivity to other amenities and key locations in the vicinity including Foss Park, Naval Station Great Lakes, downtown North Chicago, and the North Chicago Metra Station.

The development site is located within four hundred feet of Naval Station Great Lakes. Each week, approximately 1,000 cadets graduate from the bootcamp. These graduation ceremonies attract nearly 5,000 visitors to the area each week. Regrettably, there are few dining, entertainment, hotel, or retail options for these visitors within North Chicago. The City seeks to attract these industries and fill market voids. The site represents a non-traditional market due to the site's close proximity to Lake Michigan; the transient nature of Naval Station Great Lakes employees, contractors, and visitors; and the lack of public data on federally owned property. A market study completed by Development Planning Partners in July 2026 has been included as an exhibit to this document to provide additional information on the market landscape for this particular development site.

Register Interest

Participating parties must register with the City to receive any Addenda to this RFQ. It is the responsibility of all parties submitting a response to the RFQ to inquire as to the Addenda issued and to ascertain prior to submitting a response that all Addenda have been received. All such Addenda shall become part of the RFQ documents and all respondents shall be bound by such Addenda, whether or not received by the respondent. Contact information is included below.

To register interest or inquire about this opportunity, please direct all correspondence to:

Attn: Taylor Wegrzyn
Economic and Community Development Director
City of North Chicago
1850 Lewis Avenue
North Chicago, IL 60064
(847) 596-8671
tayweg@northchicago.org

• EXECUTIVE SUMMARY

History in Brief

The development site is an assemblage of parcels, all now owned by the City, creating a contiguous area at the northwest corner of Sheridan Road and Martin Luther King Jr. Drive. Approximately 25 acres of the site was previously developed and used as a refining and processing facility for various ores for the Fansteel company and metal processing by the R. Levin and Sons company. Both facilities were closed by the 1990s. The balance of the site, mostly small parcels fronting Sheridan Road or Martin Luther King Jr. Drive, were historically used for commercial retail and service businesses. During its peak, this area catered to sailors and included a vibrant nightlife scene. By the 2010s most of these businesses had closed and the City began purchasing the properties. Over several years, the structures were all demolished to enable the redevelopment of the site we now known as Sheridan Crossing.

Zoning Entitlement / Building Regulations

The entire property is currently zoned B2 - General Business, a district which permits numerous commercial uses by right including office, retail, hotel, restaurant, and entertainment uses. While the zoning regulations permit a broad range of viable uses for the site and are not expected to directly impede development of the site, a Planned Unit Development (PUD) is recommended to accommodate mixed-use or unique features within the site. The City has adopted the following codes by reference: 2021 IBC, 2021 IRC, 2021 IFC, current edition Illinois Plumbing Code, current edition Illinois Energy Conservation Code, and 2020 NEC. For a full list of adopted codes, see North Chicago City Code Title 12, Section 1.

Environmental

Past industrial and commercial land uses on the properties have resulted in recognized environmental conditions. These conditions are currently being addressed by various cleanup activities. A summary document, attached to this document and prepared by the City's environmental engineering consultants, provides a detailed overview of the environmental conditions of the properties, the status of the ongoing cleanup, and the regulatory status of the properties.

• EXECUTIVE SUMMARY

Market Study

A market study was recently completed in July 2026 by Development Planning Partners and is included as an exhibit to this document. The report provides a current and comprehensive analysis of the development site's capacity to support the uses envisioned by the City. Interested parties are advised to utilize the report to best inform their submittal packages.

Traffic Counts

Traffic counts for the surrounding roadways are as follows:

- Martin Luther King Jr. Drive – 8,300 AADT (2023)
- Sheridan Road – 9,500 AADT (2025)

Utilities

The developer will be required to provide all on-site and off-site utilities necessary to facilitate the development including water, sanitary sewer, electric, and stormwater. Water and sanitary sewer mains are accessible from both the Martin Luther King Jr. Drive and Sheridan Road frontages.

Figure 2. Abbott House



• SITE EXPECTATIONS

Financial

The City does not have a minimum purchase price for the property. Public assistance is contemplated but only on an as-needed basis and as supported by financial projections. This may take the form of one or multiple methods such as reduced property cost, tax increment financing district reimbursements, sales tax reimbursements, local property tax abatements, or enterprise zone building material sales tax exemptions. Public financial assistance is not guaranteed and will be dependent on a variety of factors including community benefit, financial projections, and fulfillment of project milestones.

The property is located within the City's Sheridan Crossing Tax Increment Financing (TIF) District which expires in 2030. The City intends to petition the Illinois General Assembly for a 13-year extension of the TIF. The census tract in which the site is located has also been submitted to the Governor's office for inclusion under the Opportunity Zone 2.0 program, and a letter of interest has preemptively been submitted to the State of Illinois by the City for the designation of a STAR Bond District that includes the Sheridan Crossing site. The City owns the property outright with no outstanding debt.

Any proposal whereby public incentives may be necessary must include detailed rationale for such requests. Such basis for any incentive may require additional submittals to show a gap justification, a 10-20 year pro forma, a summary of sources and uses, or an identification of extraordinary costs associated with the proposed development. The City reserves the right to request additional items to provide a basis for an inducement.

Use of the Property

First and foremost, the City desires a redevelopment project that expands the community employment and tax base, provides needed services to the community and Naval Station Great Lakes, and anchors the redevelopment of the surrounding area. The City's preferred development is one which is heavier on commercial uses (retail, restaurant, hotel, entertainment) with the potential for complementary residential uses such as corporate housing, townhomes, upper story residential, or luxury residential apartments.

• SITE EXPECTATIONS

The ultimate use of the property will be determined through further discussion and required City approvals with the final Developer. While a Planned Unit Development (PUD) may be appropriate given the unique characteristics of the site, it is not mandatory. All proposed uses must comply with the City's zoning ordinance unless otherwise approved by the North Chicago City Council. The City envisions the site as a mixed-use destination featuring a range of commercial uses, including retail, restaurant, hospitality, service, and entertainment. Residential uses may be incorporated to complement and enhance commercial activity.

Site Layout

Commercial buildings are expected to front the street, with parking located to the rear. Larger structures should be located towards the center or rear of the site to maximize visibility to the whole development. The development should also include public amenities designed to attract visitors, encourage longer stays, and strengthen connections to nearby community assets such as the Robert McClory Path, downtown North Chicago, Naval Station Great Lakes, and Foss Park. Internal pedestrian and bicycle circulation will be required. Traffic circulation shall not be the primary visual of the site. Drive-throughs and large parking lots are permitted but shall be oriented so as to be away from the primary roadways and screened by buildings or generous landscaping.

Figure 3. Foss Park Autumn Foliage



• INFORMATIONAL SESSION

To learn more about this RFQ, a virtual informational session will be offered via **Microsoft Teams on August 20, 2026, at 3:00 PM Central Time**. Interested parties are strongly encouraged to attend the webinar to hear more information about the site and ask questions; however, a transcript of the meeting will be provided to all parties having registered interest with the City prior to the meeting.

Figure 4. Clock Tower at Naval Station Great Lakes



• SUBMITTAL REQUIREMENTS

For a statement of qualifications to be accepted, the following conditions must be met:

- Developer must be in a State of Good Standing with the State of Illinois.
- Responses may be submitted from any type of developer or development team, including a sole master developer, co-master developer team, phased development interest, vertical developer, or joint venture.
- Responses may be jointly submitted by a team of cooperating firms. In such case, a lead firm shall be designated to submit on behalf of the team and shall disclose all the firms participating and their expected involvement within the development.
- Alternative development team structures or innovative approaches may be submitted, provided that a clear outline of the responsibilities, financing approach, and goals is included in the response.

For a statement of qualifications to be accepted, it shall include the following, at a minimum:

1. A cover letter stating the name, physical address, email address, and telephone number of the Developer(s) and the person to whom all correspondence should be sent regarding the RFQ.
2. An overview of the development team's structure and qualifications, including:
 - a. Preferred development role
 - b. Description of the team (applying solo, intend to assemble a team later, what roles would be outsourced, etc.)
 - c. Qualifications of key development staff and their relevant past project experience
 - d. A description of the development team's structure delineating reporting structure and typical project roles
3. A brief narrative vision for the site that utilizes the development team's experience, resources, and assets to capitalize on this opportunity site and help fulfill the Aspirations of the 2024 North Chicago Comprehensive Plan.

• SUBMITTAL REQUIREMENTS

4. Summaries of past projects done by the Developer(s) that demonstrate their ability to deliver regionally significant complex commercial or mixed-use developments of similar scope to the Sheridan Crossing Development Site, including:
 - a. Name and address of the project
 - b. Development team members and their roles
 - c. Development scope, including land area, residential unit mix (if applicable), construction type, and parking layout and orientation
 - d. Site plan, photographs, and project renderings indicating urban planning and design characteristics
 - e. Total project development costs and details of any public financial assistance provided for the project
 - f. Project outcomes or performance measures (if applicable)
5. A list of any current or anticipated projects to be taken on by the Developer(s) in the future.
6. A description of the Developer(s) financial capacity to undertake a project of this scope and magnitude.
7. References from financial institutions with which the developer has dealt in the past.
8. At least three references associated with development projects completed within the last ten years.

Please provide one (1) printed copy and one (1) electronic (USB flash drive) copy of the response. Submittal of a response shall be taken as prima facie evidence that the Developer(s) has full knowledge of the scope, nature, quality, and quantity of work to be performed and the detailed requirements and conditions under which the work is to be performed.

All proposals must be submitted on or before Friday, September 18, 2026, in a sealed envelope labeled “RESPONSE – SHERIDAN CROSSING RFQ.” Responses must be mailed or hand-delivered to:

Attn: Taylor Wegrzyn
Economic and Community Development Director
City of North Chicago
1850 Lewis Avenue
North Chicago, IL 60064

• EVALUATION FACTORS

The City of North Chicago established a review committee comprised of City staff to evaluate all responses and provide to the North Chicago City Council a list of recommended Developers to further engage on the future RFP for the Sheridan Crossing Development Site.

Responses shall be evaluated based on the following criteria:

1. Experience implementing projects similar in scope and type to the City's desired development.
2. Capacity, knowledge, experience, and qualifications of team members.
3. Capacity and financial qualifications, including the financing of comparably scaled projects and the use of alternative and creative financing mechanisms suitable to achieving the desired development outcomes.
4. Commitment to community-centered development, including any experience implementing similar principles and aspirations to those articulated in the 2024 North Chicago Comprehensive Plan.

Figure 5. North Chicago Metra Station



Figure 6. Queen of Peace Catholic Church



• EVALUATION FACTORS

The following schedule will be utilized during the selection process:

Critical Dates	Description
August 20, 2026, at 3:00 PM CT	Virtual Information Session
September 18, 2026 at 5:00 PM CT	RFQ Response Deadline
Late September/Early October, 2026	Selection Committee conducts interviews as needed
October 2026	Shortlist of Qualified Developer/ Development Teams is announced
October 2026*	RFP Released to Shortlist
November 2026*	Individual Site Tours/Virtual Meetings by appointment with shortlist
December 2026*	Selection of Preferred Development Team
December 2026*	Negotiation of Development Agreement

*exact timeline subject to change

Development Roadmap

Phase II of the developer selection process will be a Request for Proposals from the finalists selected by the City after the Request for Qualifications. The review committee will evaluate all responses based on the criteria outlined on page 14 of this document, in addition to the respondent's demonstrated ability to develop the property in accordance with the City's near- and long-term vision and planning objectives.

Once a developer or development team is selected by City Council, the parties will prepare a redevelopment agreement (RDA) for the site encompassing the responsibilities and rights of all parties. The RDA may be accompanied by additional agreements or contracts, including but not limited to a real estate sales contract or economic incentive agreement. The developer or development team will be responsible for obtaining any additional zoning entitlements or approvals.

• **ADDITIONAL EXHIBITS**

Links

- [2024 North Chicago Comprehensive Plan](#)
- [North Chicago Zoning Map](#)
- [North Chicago Zoning Ordinance](#)
- [2026 Sheridan Crossing Market Study by Development Planning Partners](#)

Attachments

- North Chicago Location and Business Community Overview
- Environmental Conditions Summary by Deigan & Associates
- Development Site Plat of Survey

Location and Business Community

Prime Location

The City of North Chicago is a diverse lakeshore community with a population of 30,643 located within an hour drive of both the City of Chicago and key communities in southern Wisconsin. Nearby access to Interstate 94, U.S. Route 41, State Routes 131 and 137, and two Metra train stations provide great connectivity with the Lake County area and beyond.



North Chicago is home to Naval Station Great Lakes, the U.S. Navy's only bootcamp site. Each week, approximately 1,000 cadets graduate from bootcamp in North Chicago, attracting nearly 5,000 visitors to the City.

North Chicago was ranked first in Illinois in WalletHub's 2026 Best Small Cities to Start a Business list, reflecting strong local support for small businesses.

Biomedical Hub

The City also hosts a notable biomedical cluster, combining education with established industry leaders. Rosalind Franklin University of Medicine and Science currently enrolls over 2,000 students. Abbvie, Inc., a world-leading pharmaceutical company, is headquartered in North Chicago and the global corporate headquarters of Abbott Laboratories is adjacent to the City in Lake County, Illinois.

Sheridan Crossing Development Site Environmental Conditions Summary

This document provides a briefing of *recognized environmental conditions*¹ (RECs) at the Sheridan Crossing Development Site property and a summary of current and on-going work activities and/or controls that address the RECs.

1. Property Assemblage

The City of North Chicago acquired and assembled the approximate 35-acre Sheridan Crossing Development Site from a number of private land owners. For purposes of simplifying the discussion of environmental conditions at the property, the property assemblage previously consisted of:

Table A

Property (Proposed for Development)	Former Historic Land Uses (now all vacant and owned/maintained by City of North Chicago)
Eastern Area	Frontage Property along Sheridan Rd. and 22 nd St.—Past commercial/retail uses including hobby shop, taverns, liquor stores, drycleaner/tailor shop, offices, restaurants, scrap recycler.
North/Central Area	R. Lavin & Sons/North Chicago Refiners —Past heavy industrial use including metals refining, smelting and conversion of ores to raw materials and products.
Central/Western Area	Fansteel/V.R. Wesson —Past heavy industrial use including processing of specialty metals and production of a variety of metals products for industry, aerospace, and defense.
Western Area	Vacant Lot —Undeveloped lot that adjoins Pettibone Creek, a tributary to Lake Michigan.

Figure 1 shows the Sheridan Crossing Development Area on these former property areas.

¹ According to ASTM Standard E-1527-05, the term *recognized environmental conditions* means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of such substances into structures on the property, or into the ground, groundwater, or surface water on the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk to public health or the environment and that generally would not be subject to enforcement action if brought to the attention of government agencies.

2. Demolition Completed

During the period 2005 to 2007, the City of North Chicago issued several contracts to qualified demolition contractors to remove all surface structures from the properties. This work included abatement of all asbestos containing materials, removal and off-site disposal of hazardous substances, universal waste, process residues, and debris. Foundations, footings, walls and basements that were present below-grade at Frontage buildings in 2005 to 2007 were completely removed. On the remaining properties, foundation and slab demolition were largely completed were backfilled with processed concrete as structural fill. Storm and sanitary sewers may still be present. All utilities to the property were disconnected.

3. Summary of Recognized Environmental Conditions

Past industrial and commercial land uses on the properties have resulted in recognized environmental conditions. These RECs have been or are currently being addressed by various cleanup activities along with the engineering and institutional controls described in Section 4 (**Table C**) of this summary document. The RECs and the manner in which they are being addressed for property redevelopment are summarized below in **Table B**.

Table B

Property Area	RECs	Action(s) to Address REC
Frontage	1. PCE (solvent) release to soil from drycleaner 2. Petroleum release to soil from scrap yard 3. Heavy metals release to soil from adjoining smelter site	Soil excavation and off-site disposal completed. Small area requires surface barrier . IEPA NFR Letter.
Former Lavin	1. Heavy metals (primarily lead) release to soil, sediment and groundwater. 2. PCBs release to soil. 3. Past heavy industrial use.	RCRA clean closure with all waste removal to off-site landfills will achieve industrial/commercial standards. Estimated completion October 2026.* Groundwater use restriction.
Former Fansteel	1. TCE (solvent) release to soil and groundwater. 2. Heavy metals (primarily lead) release to soil. 3. PCBs release to soil.	USEPA cleanup action for soil completed. Surface barriers, vapor intrusion barrier, and soil management plan (+). Groundwater use restriction.
Vacant Lot	1. TCE (solvent) release to soil and groundwater. 2. Heavy metals (primarily lead) release to soil.	USEPA cleanup action for soil completed. Surface barriers, vapor intrusion barrier, and soil management plan. Groundwater use restriction. Site has been developed as bicycle trail and storm water detention for Sheridan Crossing.

(*) *work in progress*

(+) *Item that will be put in place via site development*

4. *Environmental Regulatory Status of Properties to Promote Safe Redevelopment*

To ensure that the properties of Sheridan Crossing will be safely redeveloped and reused, the properties will remain subject to certain Illinois EPA and USEPA regulatory agreements, based on environmental conditions from their past land use. The following matrix summarizes the property regulatory agreements that run with the land. Currently, the City of North Chicago as property owner maintains compliance under these regulatory programs.

Table C

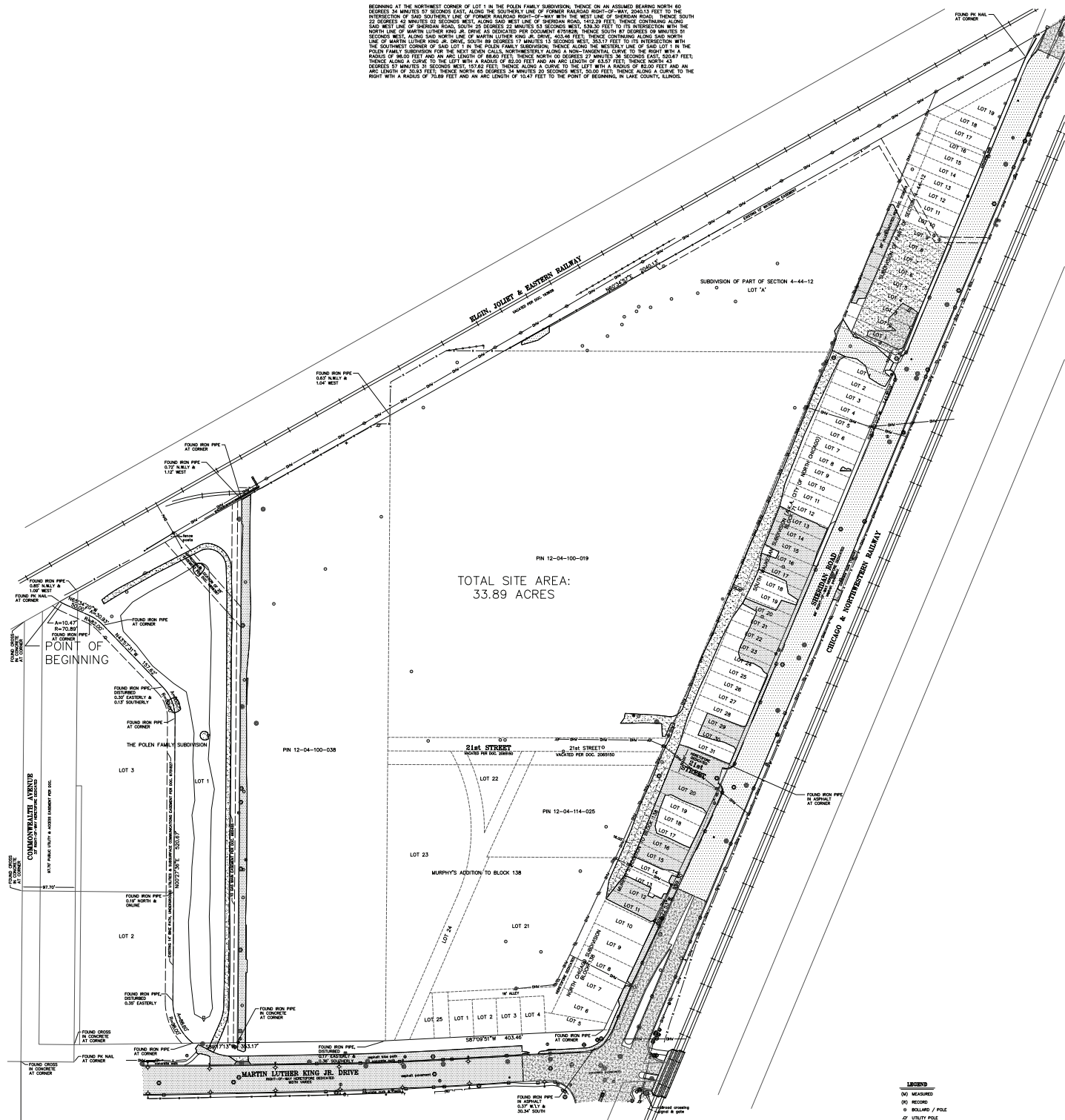
Property Area	Environmental Regulatory Program to Promote Redevelopment
All properties within Sheridan Crossing Towne Center	Located within City of North Chicago's Groundwater Use Restriction Ordinance Area which prohibits the withdrawal and use of groundwater from the property as a potable water source.
Frontage Properties Area	Enlisted in the Illinois EPA Voluntary Site Remediation Program (SRP). The City has obtained a "No Further Remediation" (NFR) letter . Future owners and/or tenants will be subject to conditions of the NFR letter, including a construction worker safety plan, and a limited area requiring a surface barrier (parking lot or building foundation).
Former Lavin & Sons Area	Current RCRA Clean Closure work contracted by the City will remove the regulatory restrictions on this property once completed in October 2026. Industrial/commercial or restricted residential land uses may result.
Former Fansteel Area	Subject to a post-cleanup settlement agreement with USEPA that requires a review of proposed site development plans, a construction worker safety plan, a soil management plan, limited groundwater monitoring, vapor intrusion barriers for buildings, and a surface barrier (parking lot or building foundation). Once reviewed USEPA will issue a "comfort letter".
Vacant Lot Area	Subject to the same USEPA post-cleanup settlement agreement as described above for Former Fansteel Property Area.



Date 6/17/2026		Environmental Status of Sheridan Crossing Property Parcels		 the deigan group environmental managers/consultants	REVISIONS				
25-033					No.	Date	Description	By	
1	Plans Prepared For: City of North Chicago 2028 Sheridan Rd. North Chicago, IL 60064		509 East Park Ave Ste 101 Libertyville, IL 60048						
		Approved By: GD		Designed By: CB	Drawn By: CB				

PLAT OF SURVEY

OF
PART OF THE NORTH WEST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE POLEN FAMILY SUBDIVISION, THENCE ON AN ASSUMED BEARING NORTH 40
DEGREES 34 MINUTES 07 SECONDS EAST, ALONG THE SOUTHERLY LINE OF FORMER RAILROAD RIGHT-OF-WAY, 2041.13 FEET TO THE
INTERSECTION OF SAID SOUTHERLY LINE OF FORMER RAILROAD RIGHT-OF-WAY WITH THE WEST LINE OF SHERIDAN ROAD, THENCE SOUTH
22 DEGREES 42 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE OF SHERIDAN ROAD, 1412.29 FEET, THENCE CONTINUING ALONG
SAID WEST LINE OF SHERIDAN ROAD, SOUTH 25 DEGREES 22 MINUTES 51 SECONDS WEST, 239.29 FEET TO ITS INTERSECTION WITH THE
NORTH LINE OF MARTIN LUTHER KING JR. DRIVE, AS DEDICATED PER DOCUMENT #787888, THENCE SOUTH 87 DEGREES 05 MINUTES 51
SECONDS WEST, ALONG SAID NORTH LINE OF MARTIN LUTHER KING JR. DRIVE, 454.48 FEET, THENCE CONTINUING ALONG SAID NORTH
LINE OF MARTIN LUTHER KING JR. DRIVE, SOUTH 88 DEGREES 17 MINUTES 13 SECONDS WEST, 301.17 FEET TO ITS INTERSECTION WITH
THE SOUTHWEST CORNER OF SAID LOT 1 IN THE POLEN FAMILY SUBDIVISION, THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 IN THE
POLEN FAMILY SUBDIVISION FOR THE WEST 350 FEET CALLS NORTH 88 DEGREES 17 MINUTES 13 SECONDS WEST, 350 FEET TO THE RIGHT WITH A
RADIUS OF 86.04 FEET AND AN ARC LENGTH OF 68.60 FEET, THENCE NORTH 00 DEGREES 27 MINUTES 38 SECONDS EAST, 504.87 FEET;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 86.04 FEET AND AN ARC LENGTH OF 68.60 FEET, THENCE NORTH 43
DEGREES 11 MINUTES 31 SECONDS WEST, 157.62 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 86.04 FEET AND AN
ARC LENGTH OF 30.63 FEET, THENCE NORTH 40 DEGREES 34 MINUTES 07 SECONDS WEST, 304.09 FEET, THENCE ALONG A CURVE TO THE
RIGHT WITH A RADIUS OF 70.89 FEET AND AN ARC LENGTH OF 10.47 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



- LEGEND**
- W MARKED
 - W RECORD
 - W BOLLARD / POLE
 - W UTILITY POLE
 - W LIGHT POLE
 - W LIGHT POLE, MAST ARM
 - W TRAFFIC SIGNAL POLE
 - W TRAFFIC SIGNAL BOX
 - W TRAFFIC SIGNAL MANHOLE
 - W TELEPHONE pedestal
 - W TELEPHONE MANHOLE
 - W GAS VALVE / SHUTOFF
 - W MANHOLE
 - W WHOLE
 - W CATCH BASIN
 - W CATCH BASIN, REDUCE
 - W INLET
 - W FLARED END SECTION
 - W VALVE VAULT
 - W FIRE HYDRANT
 - W BUFFALO BOX
 - W VALVE BOX
 - W UNGRADED WARE
 - W RAILROAD TRACK
 - W FENCE, ALUMINUM
 - W FENCE, CHAIN-LINK
 - W IRON RAIL
 - W CONCRETE
 - W ASPHALT
 - W GRAVEL

GRAPHIC SCALE



PLAT OF SURVEY
SHERIDAN CROSSING
SHERIDAN RD. & MARTIN LUTHER KING JR DRIVE
NORTH CHICAGO, ILLINOIS

INFRACON & GEOTECH
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MAGNIFICENT DRIVE, WHEELING, ILLINOIS 60090 PH (847) 215-1131 FAX (847) 215-1177
PREPARED FOR: WESTON SOLUTIONS, INC. SCALE: 1" = 40'
FIELD CREW: D.J./J.L. FIELD WORK: 02/2012 DRAFTED BY: J.H. CHECKED BY:

STATE OF ILLINOIS
COUNTY OF COOK
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
WHEELING, IL. A.D. 2012
BY: ILLINOIS PROFESSIONAL LAND SURVEYOR #381
LICENSE EXPIRES NOVEMBER 30, 2012

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF,
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH
THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES
WHICH YOU MAY FIND.
ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS
SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN
HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE
SURVEYED CONTAINS A PROPER DESCRIPTION OF THE
REQUIRED BUILDING LINES OR EASEMENTS.

PSW NO. 184-001330