

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MAY 27, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision for 4718 and 4722 Washington Street	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Motion <input type="checkbox"/> Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution has been prepared for the final plat of subdivision to consolidate three existing lots into two new lots for the properties located at 4718 and 4722 Washington Street.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Preservation of the Residential and Neighborhood Character*. Supporting this goal are the objectives *Tolerance of Neighborhood Private Redevelopment* and *Continuing Reinvestment in the Neighborhoods*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the June 3, 2008, active agenda.

BACKGROUND

The three existing lots of record are located on the west side of Washington Street at the intersection with Birch Avenue and are zoned R-4 Single Family Residence District. The petitioner owns a 66-foot by 113-foot land-locked parcel located west of his property at 4722 Washington Street and the adjacent property commonly known as 4718 Washington Street. The petitioner is requesting approval of the final plat of subdivision to consolidate the three existing lots into two by dividing the land-locked parcel and attaching the two halves to the two existing lots fronting on Washington Street.

The properties are located in an established neighborhood where a typical lot width ranges between 50 feet and 60 feet. The land-locked parcel is not a buildable lot because it does not have a frontage on any public right-of-way. The two existing lots fronting on Washington Street improved with single family homes exceed the 50-foot minimum lot dimension requirement for the R-4 district, but they do not meet the 7,500 square foot minimum lot area requirement. By consolidating the three existing lots into two, the two lots fronting on Washington Street would become deeper and exceed all minimum lot dimension requirements for the R-4 Single Family District.

The characteristics of the two proposed lots are summarized in the table below.

4718 & 4722 Washington Street Subdivision	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1 4722 Washington Street	50 feet	56 feet	140 feet	165 feet	7,500 sq. ft.	9,241sq. ft.
Lot 2 4718 Washington Street	50 feet	57.12 feet	140 feet	165 feet	7,500 sq. ft.	9,398 sq. ft.

The Future Land Use Plan designates the site as Residential at a density of 0-6 dwelling units per acre. The proposed lot consolidation would increase the size of the existing two lots fronting on Washington Street and complement the existing uses in the vicinity. As a result of the consolidation, the two existing single family homes will remain, and no additional single family homes will be created. As such, the School and Park District donations are not required. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The Plan Commission considered petition at its April 7, 2008, meeting. The Plan Commission found the petition is consistent with the Future Land Use Plan to maintain the property for residential use and recommended approval of the petition. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Resolution

Staff Report with attachments dated April 7, 2008

Minutes of the Plan Commission Hearing dated April 7, 2008

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR HISCOX-JORDAN'S SUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Subdivision for the Hiscox-Jordan's Subdivision, located on the West side of Washington Street, at the intersection of Washington Street and Birch Avenue, Downers Grove, Illinois, legally described as follows:

The East 66 feet of the South 100 feet of the North 265 feet of the West 198 feet of the East 297 feet (except the North 57 feet) and the North 56 feet of the South 316 feet of the East 99 feet of Block 5 in Richmond and Whitney's Addition to Downers Grove, being a subdivision in the Southwest Quarter of Section 5 and the Northwest Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1868 as Document Number R-192178, in DuPage County, Illinois. Also the North 70 feet of the East 66 feet of Lot 12 in Winslow and Gibb's Subdivision of the West 495 feet of the South 330 feet of Block 5 of Richmond and Whitney's Addition to Downers Grove in Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of Winslow and Gibb's Subdivision recorded August 22, 1904 as Document Number R-82337, in DuPage County Illinois. Also the North 57.0 feet of the South 373.0 feet of the East 99.0 feet of Block 5 in Richmond and Whitney's Addition to Downers Grove, in the Southwest Quarter of Section 5 and the Northwest Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1868 as Document R-192178, in DuPage County, Illinois

Commonly known as 4722 Washington Street, Downers Grove, IL (PIN 09-97-104-029 & 09-08-104-039) and 4718 Washington Street, Downers Grove, IL (PIN 09-08-104-028).

WHEREAS, notice has been given and hearing held on April 7, 2008 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision of Hiscox-Jordan's Subdivision as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for the Hiscox-Jordan's Subdivision, be and is hereby approved subject to the following conditions:

1. The subdivision shall substantially conform to the Final Subdivision Plat of Hiscox-Jordan's Subdivision prepared by Intech Consultants, Inc. dated February 21, 2008, last revised March 6, 2008, except as such plan may be modified to conform to Village Codes and Ordinances.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the Final Plat of Subdivision.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: April 7, 2008

FROM: Department of Community
Development

PREPARED BY: Damir Latinovic
Planner

TITLE

PC 15-08; 4718-4722 Washington Street Subdivision; The petitioner is requesting approval of the Final Plat of Subdivision to consolidate three existing lots into two new lots for the properties located on the West side of Washington Street at the intersection of Washington Street and Birch Avenue.

Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

APPLICANT: Geoffrey E. Hiscox
4722 Washington Street
Downers Grove, IL 60515

OWNERS: Matthew and Lian Fei Jordan
4718 Washington Street
Downers Grove, IL 60515 &

Geoffrey and Patsy Hiscox
4722 Washington Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residence District.
EXISTING LAND USE: Single Family Residential.
PROPERTY SIZE: Approximately 18,639 square feet.
PIN: 09-08-104-028, -029, -039

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residence	Residential 0-6 DU/acre
SOUTH:	R-4 Single Family Residence	Residential 0-6 DU/acre
EAST:	R-4 Single Family Residence	Residential 0-6 DU/acre
WEST:	R-4 Single Family Residence	Residential 0-6 DU/acre

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Applications/Petitions for Public Hearing
2. Project Summary
3. Plat of Survey
4. Final Plat of Subdivision

DESCRIPTION

The three existing lots of record are located on the west side of Washington Street at the intersection with Birch Avenue and are zoned R-4 Single Family Residence District. The petitioner owns the 66-foot by 113-foot land-locked parcel located west of 4722 Washington Street and the adjacent 5,643 square foot lot commonly known as 4718 Washington Street. The petitioner is requesting approval of the final plat of subdivision to consolidate the three (3) existing lots into two (2) by dividing the land-locked parcel and attaching the two (2) halves to the two (2) existing lots fronting on Washington Street.

The properties are located in an established neighborhood where a typical lot width ranges between 50 feet and 60 feet. The land-locked parcel is not a buildable lot because it does not have a frontage on any public right-of-way. The two (2) existing lots fronting on Washington Street improved with single family homes exceed the 50-foot minimum lot dimension requirement for the R-4 district, but they do not meet the 7,500 square foot minimum lot area requirement. By consolidating the three (3) existing lots into two (2), the two (2) lots fronting on Washington Street would become deeper and exceed all minimum lot dimension requirements for the R-4 Single Family District. The characteristics of the two (2) proposed lots are summarized in the table below.

4718 & 4722 Washington Street Subdivision	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1 4722 Washington Street	50 feet	56 feet	140 feet	165 feet	7,500 sq. ft.	9,241sq. ft.
Lot 2 4718 Washington Street	50 feet	57.12 feet	140 feet	165 feet	7,500 sq. ft.	9,398 sq. ft.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

The subject properties are zoned R-4 Single Family Residence District. The Future Land Use Plan designates the site as Residential at a density of 0-6 dwelling units per acre. The proposed subdivision would increase the size of the existing two (2) lots fronting on Washington Street and compliment the existing uses in the vicinity. The proposal is consistent with the intent of the Future Land Use Plan to maintain the property for residential use and will not diminish the value of the surrounding properties.

COMPLIANCE WITH THE ZONING ORDINANCE

As outlined above, the proposed subdivision is consistent with the minimum lot dimension requirements listed for the R-4 Single Family Residence District. As a result of the lot consolidation, the properties will continue to have two (2) single family homes.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

As a result of the subdivision, the two (2) existing single family homes will remain, and no additional single family homes will be created. As such, the School and Park District donations are not required. At this time no public improvements are required. The petitioner has not requested any exceptions from the Subdivision Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to consolidate the three (3) existing lots of record into two (2) lots. At this time no modification to the two (2) existing homes currently located on the two (2) lots fronting on Washington Street is proposed. Because the proposed subdivision is less than three (3) acres in area, a stormwater detention facility is not required. The final plat of subdivision indicates both lots will meet all utility easement requirements.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has indicated the properties will continue to be adequately serviced by emergency vehicles.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

RECOMMENDATIONS

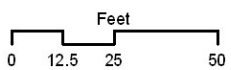
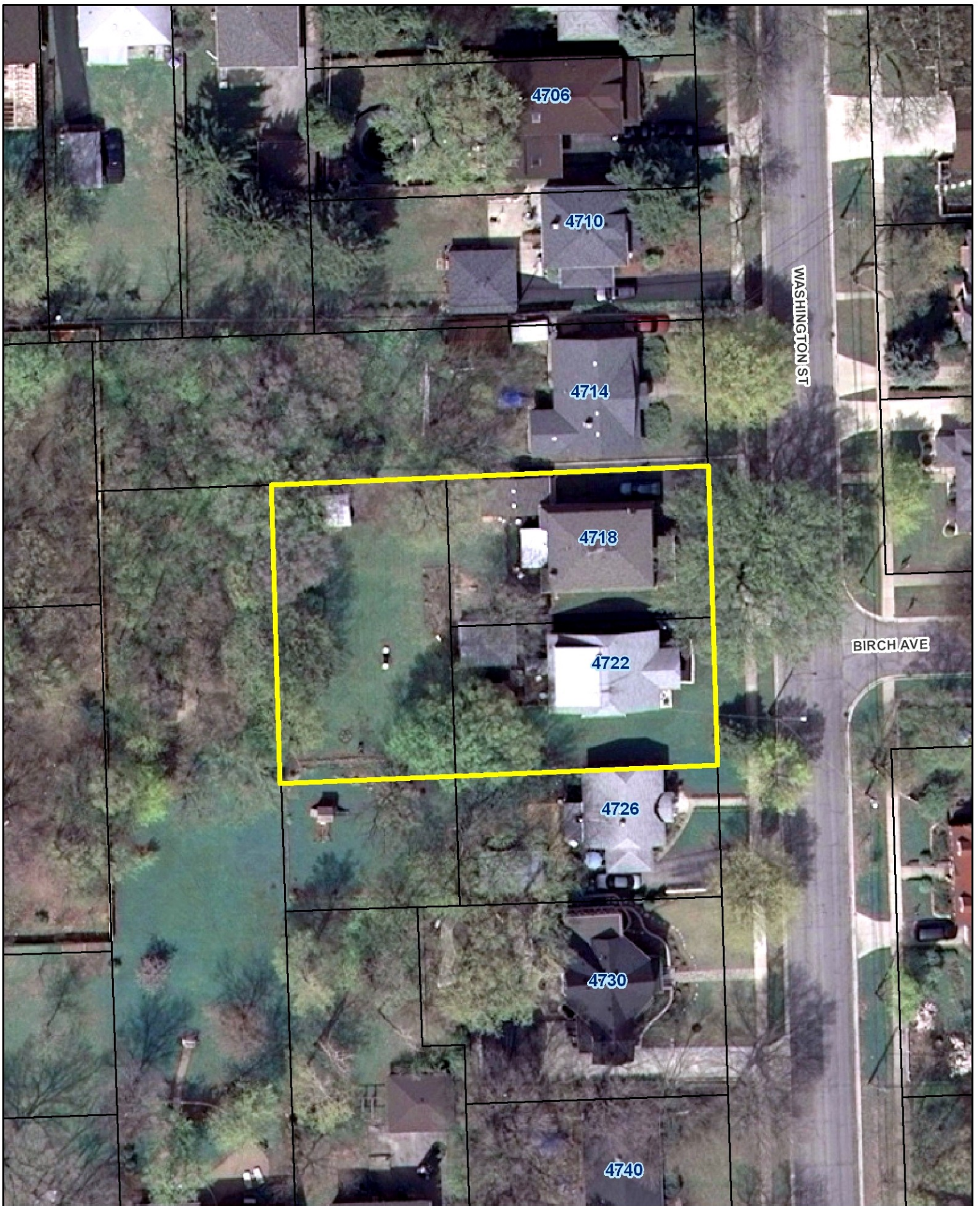
The proposed final plat of subdivision to consolidate the three (3) existing lots into two (2) is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a motion recommending approval of the Final Plat of Subdivision associated with the PC 15-08 petition to the Village Council subject to the following condition:

1. The subdivision shall substantially conform to the Final Subdivision Plat of Hiscox-Jordan's Subdivision prepared by Intech Consultants, Inc. dated February 21, 2008, last revised March 6, 2008, except as such plan may be modified to conform to Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att



4718 & 4722 Washington Street

March 28, 2008

Geoffrey Hiscox
4722 Washington Street
Downers Grove, IL. 60515
February 26, 2008


Department of Community Development
Plan Commission
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Il. 60515

Project Summary:

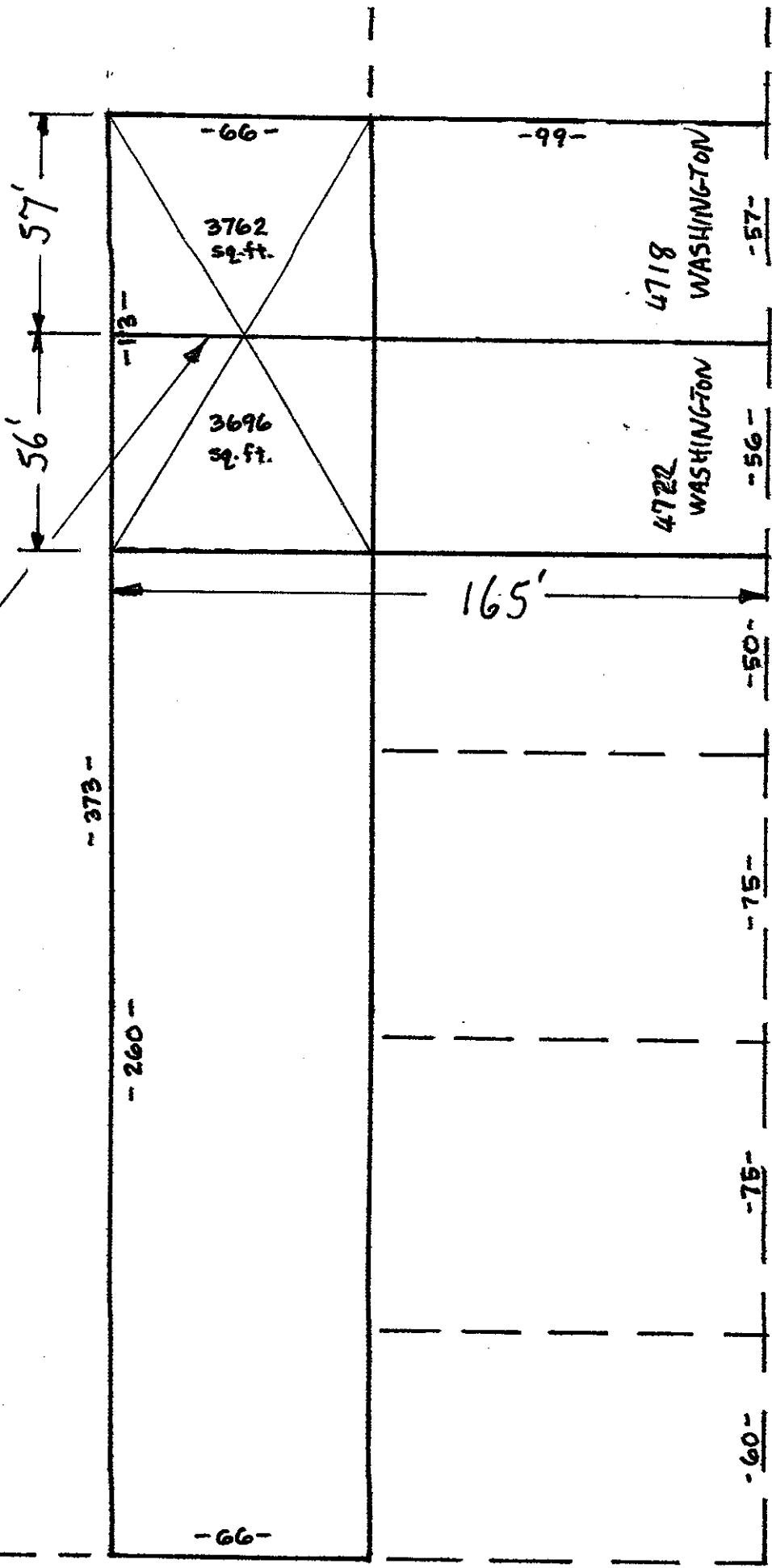
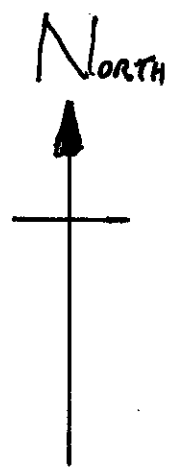
We are applying to the planning commission to divide a landlocked second plot of land we own 113' x 66' at the western border of our original property. This plot also extends to the N behind our neighbors. We bought this land 20 years ago. At this time our neighbors north of us did not want it, so we had to purchase it as it would have left a land locked plot.

We now have new neighbors who have express a wish to purchase the land behind their house. We have agreed to sell. This would give us a plot size of 165' x 56' and the neighbor to the north 165' x 57'. He has a very small yard at the rear of his house, so this suggested reconfiguration would be greatly appreciated by him. My wife and I have enjoyed the large garden for the last 20 years but we are getting older and its time to cut back a little.

Thanking you for your consideration,


Geoffrey Hiscox

PROPOSED DIVIDING LINE
OF SECOND PLOT
PIN # 09-08-104-039



PRAIRIE

WASHINGTON



Sally A. Reed
Attorney At Law

1261 BROOKSIDE LANE
DOWNERS GROVE, IL 60515

March 6th, 2008

Ph: (630) 969-0055
Fax: (630) 969-0063
Email: SReed1261@comcast.net

Damir Latinovic
Planning Department
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

RE: Property Addresses- 4718 Washington St., Downers Grove & 4722 Washington St.,
Downers Grove
Owners of 4722 Washington Street- Geoffrey and Patsy Hiscox
Owners of 4718 Washington Street- Matthew and Liang Fei Jordan

Dear Mr. Latinovic:

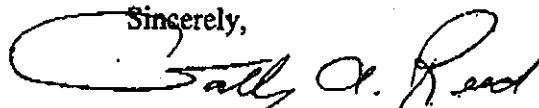
Please be advised that I have been retained by Mr. and Mrs. Jordan to represent them in their purchase of property owned by the Hiscox' and depicted as Lot 2 in the attached Plat of Survey.

Mr. and Mrs. Jordan are aware that the Village is requiring that their lot and the Hiscox property be resurveyed with new legal descriptions given for each parcel which will accurately reflect the addition of Lot 2 to the Jordan property and the elimination of Lot 2 from the Hiscox property.

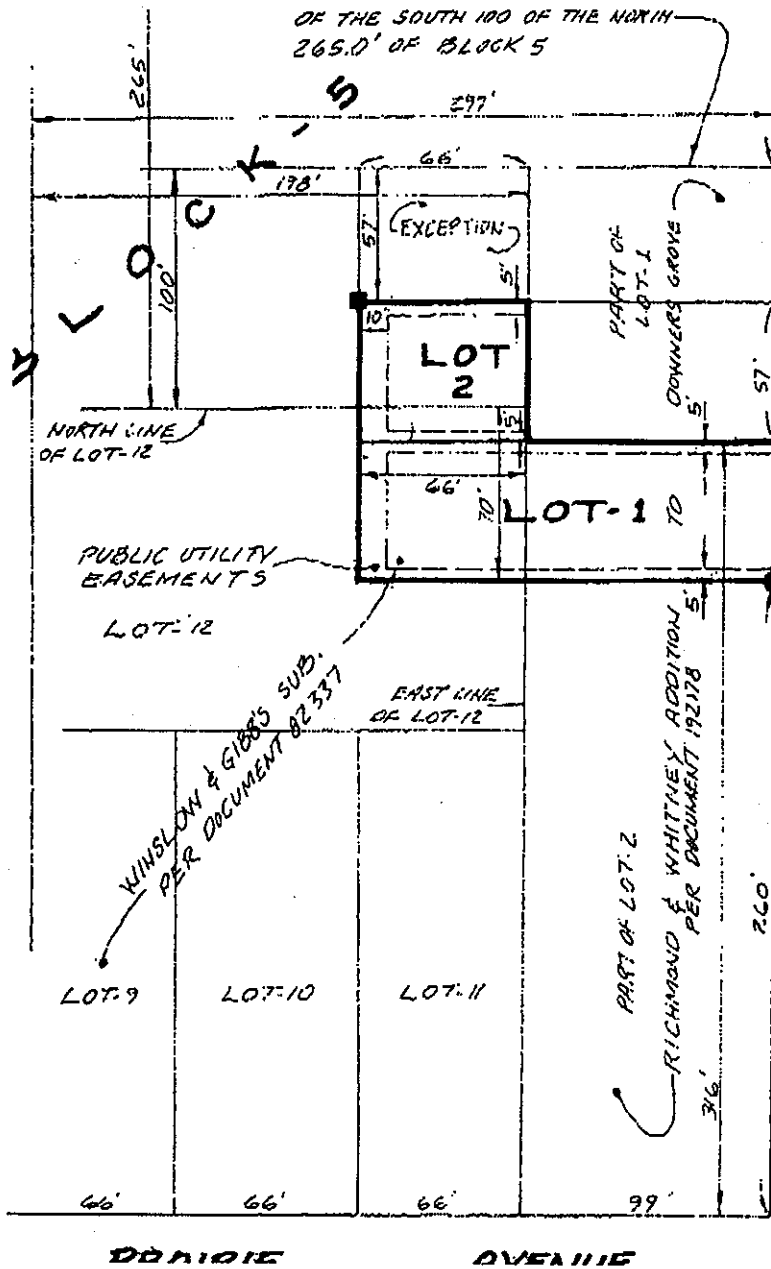
Mr. and Mrs. Jordan consent to this re-subdivision of the subject properties.

If you have any questions, please feel free to contact me.

Sincerely,


Sally A. Reed

SAR/dj
CC. Mr. and Mrs. Matthew Jordan
Deborah P. Lifka- Attorney at Law



STR.

(AS SHOWN ON DOCUMENT 192178)

WASHINGTON

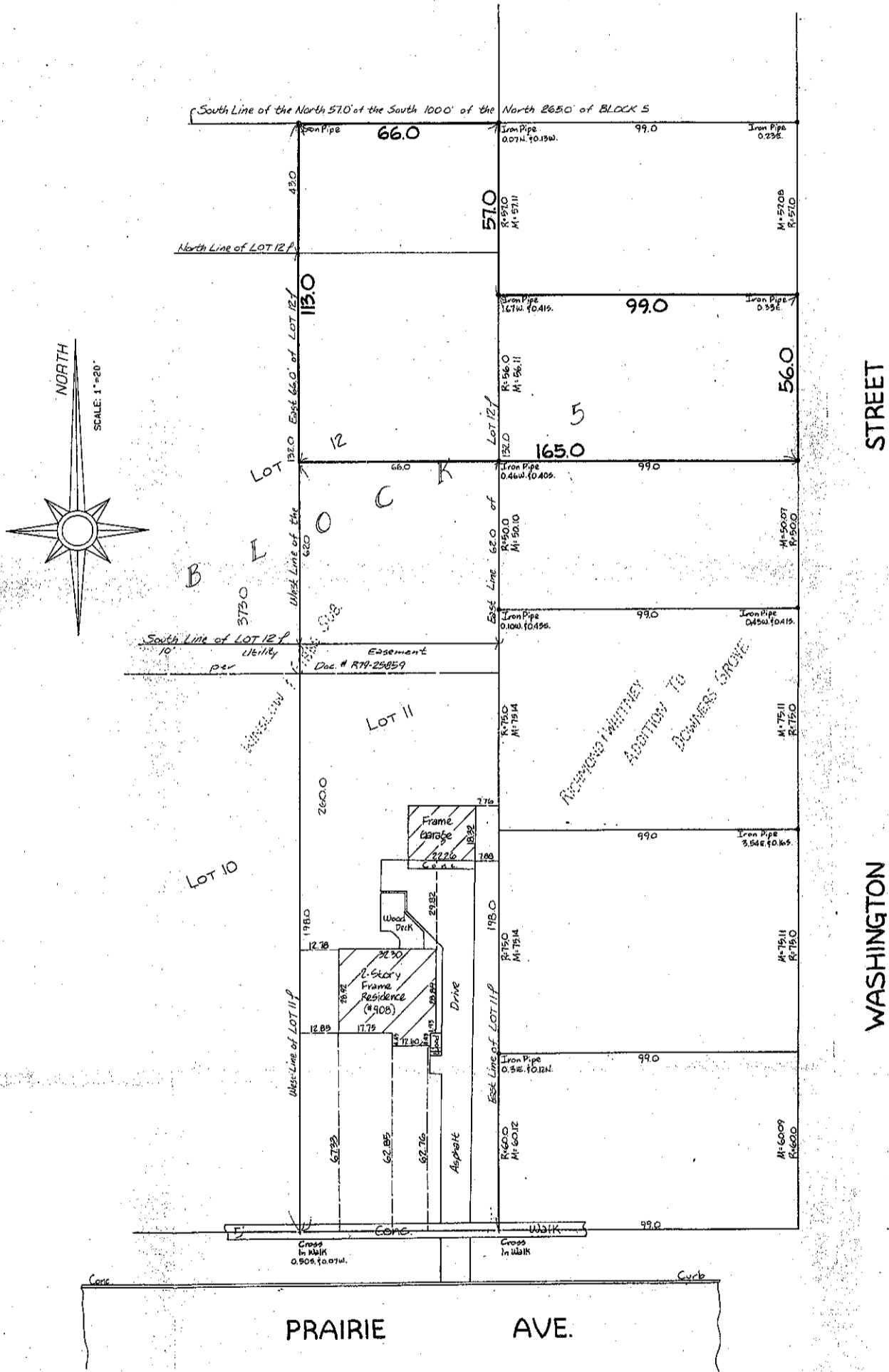
EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8-30-11

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THE EAST 66 FEET OF THE SOUTH 100 FEET OF THE NORTH 285 FEET OF THE WEST 198 FEET OF THE EAST 297 FEET (EXCEPT THE NORTH 57 FEET) AND THE NORTH 56 FEET OF THE SOUTH 316 FEET OF THE EAST 89 FEET OF BLOCK 5 IN RICHMOND AND WHITNEY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE S.W. 1/4 OF SEC. 5 AND THE N.W. QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1888 AS DOCUMENT 192178, IN DUPAGE COUNTY, ILLINOIS, ALSO THE NORTH 70 FEET OF THE EAST 66 FEET OF LOT 12 IN WINSLOW AND GIBB'S SUBDIVISION OF THE WEST 485 FEET OF THE SOUTH 330 FEET OF BLOCK 5 OF RICHMOND AND WHITNEY'S ADDITION TO DOWNERS GROVE IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WINSLOW AND GIBB'S SUBDIVISION RECORDED AUGUST 22, 1904 AS DOCUMENT NO. 82337, IN DUPAGE COUNTY ILLINOIS.



PREPARED BY: MUEHLING AND ASSOCIATES
25W030 MAIN STREET
WARRENVILLE, ILL. 60555
PHONE: (312) 393-7011

JOB NO. 87-18278 JULY 17, 1987

STATE OF ILLINOIS
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF AND CORRECTED TO THE TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL AT WARRENVILLE, ILLINOIS
THIS 22ND DAY OF JULY, A.D. 1987

Melvin A. Muehling
ILLINOIS LAND SURVEYOR NO. 1763

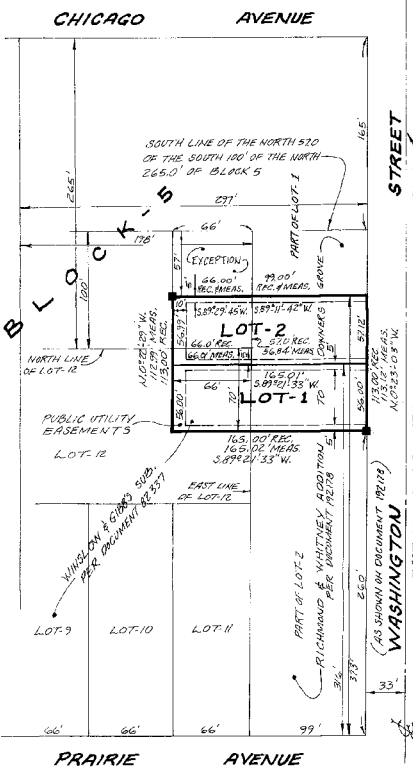


FINAL SUBDIVISION PLAT
OF

HISCOX-JORDAN'S SUBDIVISION

BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

TAX PARCEL NUMBERS 09-08-104-029
09-08-104-039
09-08-104-024



EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8 - 36'-11"

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT GEOFFREY HISCOX AND PATSY HISCOX ARE THE PART OWNERS OF THE PROPERTY DESCRIBED ABOVE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

DATED THIS _____ DAY OF _____, A.D. 20____

PART OWNERS

BY: _____
GEOFFREY HISCOX
BY: _____
PATSY HISCOX

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT GEOFFREY HISCOX AND PATSY HISCOX ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATED THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT MATTHEW JORDAN AND LIANG FEI JORDAN ARE THE PART OWNERS OF THE PROPERTY DESCRIBED ABOVE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

DATED THIS _____ DAY OF _____, A.D. 20____

PART OWNERS

BY: _____
MATTHEW JORDAN
BY: _____
LIANG FEI JORDAN

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT MATTHEW JORDAN AND LIANG FEI JORDAN ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATED THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATHS DEPOSES AND STATES AS FOLLOWS:
1. THAT GEOFFREY HISCOX AND PATSY HISCOX ARE THE PART OWNERS OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE VILLAGE OF DOWNERS GROVE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE KNOWLEDGE OF THE UNDERSIGNED REPRESENTATIVES OF THE OWNERS, THE SCHOOL DISTRICT IN WHICH THIS TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: _____ HIGH SCHOOL / _____ ELEMENTARY SCHOOL

PART OWNERS

BY: _____
GEOFFREY HISCOX
BY: _____
PATSY HISCOX

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATHS DEPOSES AND STATES AS FOLLOWS:
1. THAT MATTHEW JORDAN AND LIANG FEI JORDAN ARE THE PART OWNERS OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE VILLAGE OF DOWNERS GROVE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE KNOWLEDGE OF THE UNDERSIGNED REPRESENTATIVES OF THE OWNERS, THE SCHOOL DISTRICT IN WHICH THIS TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: _____ HIGH SCHOOL / _____ ELEMENTARY SCHOOL

2. TO THE BEST OF THE KNOWLEDGE OF THE UNDERSIGNED REPRESENTATIVES OF THE OWNERS, THE SCHOOL DISTRICT IN WHICH THIS TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: _____ HIGH SCHOOL / _____ ELEMENTARY SCHOOL

PART OWNERS

BY: _____
MATTHEW JORDAN
BY: _____
LIANG FEI JORDAN

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

MORTGAGEE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____) SS
WELLS FARGO BANK NA, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED THE _____ DAY OF _____, A.D. 20____ AND RECORDED IN THE RECORDERS OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE EASEMENTS DEPICTED HEREON.
DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____ ATTEST:
TITLE: _____ TITLE: _____

NOTARY
STATE OF ILLINOIS)
COUNTY OF _____) SS
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT _____ AND _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AS THE FREE AND VOLUNTARY ACT OF SAID MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.
DATED THIS _____ DAY OF _____, A.D. 20____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS IS TO STATE THAT I, THOMAS S. FAHRENBACH, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:
THE EAST 86 FEET OF THE SOUTH 100 FEET OF THE NORTH 265 FEET OF THE WEST 198 FEET OF THE EAST 287 FEET (EXCEPT THE NORTH 51 FEET) AND THE NORTH 56 FEET OF THE SOUTH 316 FEET OF THE EAST 96 FEET OF BLOCK 5 IN RICHMOND AND WHITNEY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1886 AS DOCUMENT NUMBER 192778, IN DU PAGE COUNTY, ILLINOIS. ALSO THE NORTH 70 FEET OF THE EAST 86 FEET OF LOT 12 IN WINSLOW AND GIBB'S SUBDIVISION OF THE WEST 495 FEET OF THE SOUTH 330 FEET OF BLOCK 5 OF RICHMOND AND WHITNEY'S ADDITION TO DOWNERS GROVE IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1886 AS DOCUMENT NUMBER 192778, IN DU PAGE COUNTY, ILLINOIS. ALSO THE NORTH 57.0 FEET OF THE SOUTH 373.0 FEET OF THE EAST 96.0 FEET OF BLOCK 5 IN RICHMOND AND WHITNEY'S ADDITION TO DOWNERS GROVE, IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1886 AS DOCUMENT 192778, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT ALL THE LAND INCLUDED IN THIS PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.
I FURTHER STATE THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS SITUATED IN ZONE 'X' AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DUPAGE COUNTY, ILLINOIS, PANEL NUMBER 17040205H, DATED DECEMBER 15, 2004. ZONE 'X' IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
DATED THIS _____ DAY OF _____, A.D. 20____
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126
LICENSE EXPIRATION/RENEWAL DATE: _____

ABBREVIATIONS

N - NORTH
S - SOUTH
E - EAST
W - WEST

LEGEND

CONCRETE MONUMENT
UNDERLYING LOT LINES
BOUNDARY
EASEMENTS

OWNERS:

GEOFFREY AND PATSY HISCOX
4722 WASHINGTON STREET
DOWNERS GROVE, ILLINOIS
(830) 971-2538
MATTHEW AND LIANG FEI JORDAN
4718 WASHINGTON STREET
DOWNERS GROVE, ILLINOIS
(630) 965-0865

AREA OF SITE

LOT 1 = 8241 SQ. FT. / 0.2121 ACRES
LOT 2 = 6369 SQ. FT. / 0.2157 ACRES
TOTAL = 14610 SQ. FT. / 0.4278 ACRES

NOTES:

IRON PIPES ARE AT ALL LOT CORNERS
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET & DECIMAL PARTS THEREOF.

IN ACCORDANCE WITH ILL. REV. STAT. 1991, CH. 109, PAR. 2, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:
NAME: _____
ADDRESS: _____

REVISED ON: 8-6-2006
PREPARED ON: 2-21-2008

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
5413 WALNUT AVENUE, DOWNERS GROVE, ILLINOIS
TEL.: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION NO. 184-001040

FINAL SUBDIVISION PLAT
OF
HISCOX-JORDAN'S SUBDIVISION

BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (NIGAS) TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NIGAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NIGAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605(2)(b) OF THE "CONDOMINIUM PROPERTY ACT," (ILLINOIS COMPILATED STATUTES, CH. 765, SEC. 605(2)(b)), AS AMENDED TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

DOWNERS GROVE PARK DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE DOWNERS GROVE PARK DISTRICT
THIS _____ DAY OF _____, A.D. 20____

PRESIDENT

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE

VILLAGE CLERK _____ MAYOR _____

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____

RECORDER OF DEEDS

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
COLLECTOR

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE
THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNERS HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS.

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. (13) THE FOLLOWING DECLARATIONS, OR OTHERS SIMILAR THERETO, SHALL BE SET FORTH ON THE FACE OF THE PLAT.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OF ANY OF THE LOTS OF LANDS COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS ADMINISTRATORS, SUCCESSORS AND ASSIGNS, NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMSOEVER OWNED, TO WIT:

1. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PART THEREOF HEREBY DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.
PART OWNERS

BY: _____
GEOFFREY HISCOX

BY: _____
PATSY HISCOX

NOTARY _____ DATED _____

PART OWNERS

BY: _____
MATTHEW JORDAN

BY: _____
LIANG FEI JORDAN

NOTARY _____ DATED _____

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND, GEOFFREY HISCOX AND PATSY HISCOX AND MATTHEW JORDAN AND LIANG FEI JORDAN, ARE THE PART OWNERS OF THE LAND DEPICTED HEREON OR THEIR DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATER AND PUBLIC AREAS, OR DRAINAGE WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION, SPECIFICALLY EXCLUDED FROM THIS STATEMENT ARE IMPROVEMENTS CONSTRUCTED PRIOR TO THIS DATE. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____, A.D. 20____

REGISTRATION EXPIRATION DATE _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER _____

PART OWNERS

BY: _____
GEOFFREY HISCOX

BY: _____
PATSY HISCOX

PART OWNERS

BY: _____
MATTHEW JORDAN

BY: _____
LIANG FEI JORDAN

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMUNICATIONS CORPORATION AND SEC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PESTESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES OR SIMILAR DESIGNATION ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THIS RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT," CHAPTER 795 ICS 6022, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

COLLECTOR

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK



FILE NO. PC-15-08 A petition seeking approval of a Final Plat of Subdivision. The properties are located on the West side of Washington Street at the intersection of Washington Street and Birch Avenue, commonly known as 4722 & 4718 Washington Street, Downers Grove, IL (PIN 09-08-104-029, 09-08-104-039, 09-08-104-024); Geoffrey E. Hiscox, Petitioner, Matthew & Liang Fei Jordan and Geoffrey E. Hiscox Owners

Chairman Jirik swore in those individuals who would be speaking on File No. PC-15-08.

Mr. Latinovic explained the petitioner owns two existing ‘L’ shaped lots of record located on the west side of Washington Street at the intersection with Birch Avenue. They are zoned R-4, Single Family Residential. The petitioner owns the 66-foot by 113-foot land-locked parcel located west of his primary residence at 4722 Washington Street and the adjacent 5,643 square foot lot commonly known as 4718 Washington Street. The petitioner is requesting approval of the final plat of subdivision to consolidate the three existing lots into two lots by dividing the land-locked parcel and attaching the two halves to the two existing lots fronting on Washington Street. Lot 1 (4722 Washington Street) will become 56 feet by 165 feet, and Lot 2 (4718 Washington Street) will become 57.12 feet by 165 feet.

Per staff, the Future Land Use Plan designates the property as Residential with six dwelling units per acre. The proposal would increase the size of the two lots, which is the intent of the Future Land Plan. The two existing homes will remain on the properties with no new construction proposed at this time. Therefore, no school or park district donations are being requested at this time. No written comments have been received by the neighbors. Staff recommended approval with one condition.

Mr. Waechtler asked why the subdivision was named the Hiscox Jordan, wherein Mr. Latinovic said it was based on the owner’s last name and it was a re-subdivision. A dialog followed on the accuracy of the plat of survey and the aerial photograph.

Petitioner, Mr. Geoff Hiscox, 4722 Washington, explained how he came about purchasing the unusual shaped parcel. Due to his large garden, he would like to sell off the parcel to his neighbor Matt Jordan. No questions followed.

Mr. Waechtler asked if any neighbouring residents had any objections. Mr. Hiscox stated that he did not hear from any neighbors with negative comments.

Chairman Jirik opened up the meeting to public comment; none followed. The Chairman closed the public comment portion of the meeting.

WITH RESPECT TO FILE NO. PC-15-08, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR APPROVAL OF THE FINAL PLAT OF SUBDIVISION, SUBJECT TO STAFF’S FOLLOWING CONDITION:

- 1. THE SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL SUBDIVISION PLAT OF HISCOX-JORDAN’S SUBDIVISION PREPARED BY**

**INTECH CONSULTANTS, INC. DATED FEBRUARY 21, 2008, LAST REVISED
MARCH 6, 2008, EXCEPT AS SUCH PLAN MAY BE MODIFIED TO
CONFORM TO VILLAGE CODES AND ORDINANCES.**

MR. WAECHTLER SECONDED THE MOTION.

ROLL CALL:

**AYE: MR. MATEJCZYK, MR. WAECHTLER, MR. BEGGS, MR. COZZO, MRS.
HAMERNIK, MRS. RABATAH, MR. WEBSTER, CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 8-0
