

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
SEPTEMBER 16, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use with Zoning Variation, Final Plat of Consolidation for 2501 Ogden Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared for the parking lot expansion of an existing automobile dealership with zoning variation for the transitional yard setback for the property at 2501 Ogden Avenue. An ordinance has been prepared restricting right turns from the subject property to Cross Street. A resolution has been prepared authorizing the final plat of subdivision to consolidate three existing parcels into one.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Corridors*. Supporting this goal are the objectives *More Attractive Commercial Corridors and Easy Access and Traffic Functionality*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the September 9, 2008 Workshop. Staff recommends approval on the September 16, 2008 active agenda.

BACKGROUND

The petitioner, owner of Premier AutoHaus automobile dealership located at the southeast corner of Cross Street and Ogden Avenue at 2501 Ogden Avenue has acquired the property at 2449 Ogden Avenue. The property is located immediately east of the existing automobile dealership. The 19,822 square foot property is zoned B-3 General Services and Highway Business and consists of two lots. The property is improved with a vacant single family residence and was previously used as a beauty salon.

The petitioner is proposing to expand the existing automobile dealership by demolishing the single family house and constructing a new parking lot for additional vehicle parking and display. The petitioner is requesting approval of the Special Use for parking lot expansion with a Zoning Variation for a transitional yard setback to construct the parking lot five feet from the east property line where a ten-foot setback is required. The proposed setback will match the existing conditions. The petitioner is also requesting approval of the Final Plat of Consolidation to consolidate the three existing lots into one.

The petitioner would eliminate three existing curb cuts currently located at 2449 Ogden Avenue to accommodate the parking lot expansion. The new parking lot would be interconnected with the existing parking and utilize the existing Ogden Avenue access driveway where a traffic light currently exists.

The petitioner is also proposing a new access driveway on Cross Street to be located 45 feet north of the south property line. To minimize impact on the residential neighborhood south of the property, the Cross Street access driveway will have full inbound access but will have limited outbound access for right-turn only northbound traffic towards Ogden Avenue. A “no-left turn” traffic sign will be installed on the

property at the driveway to discourage southbound travel.

The petitioner is proposing an underground detention facility under the new parking lot to maintain the allowable stormwater runoff rate. At this time, the petitioner is not required to complete any street improvements along Cross Street. The petitioner will pay a fee-in-lieu of the street improvements for pavement widening, storm sewer, curb and gutter installation along the east side of Cross Street adjacent to the west property line. The street improvements will be completed at the time the property west of Cross Street is redeveloped when the funds for complete street improvements are collected.

The petitioner will install approximately 1,850 square feet of new landscaped green space along the Ogden Avenue corridor adjacent to the new parking lot. A new landscape hedge will also be installed along Cross Street to screen the existing parking lot. With the new landscaped area, the property will exceed the requirement for landscaped green space for the entire site. The petitioner will install a new sidewalk along the Ogden Avenue right-of-way adjacent to the new parking lot. The new portion will connect to the existing sidewalk already in place along the existing parking lot. The bulk characteristics of the development are summarized in the table below:

Premier AutoHaus Parking Lot Expansion	Required	Proposed
Front Setback (North-Ogden Avenue)	50 feet from center line of Ogden Avenue right-of-way	64 feet from center line of Ogden Avenue right-of-way
Transitional yard (East)	10 feet	5 feet
Landscaped green space (total)	7,722 sq. ft. (10%)	10,679 sq. ft. (13.8%)
Landscape green space (front yard)	3,862 sq. ft. (50% of total)	4,007 sq. ft. (51.8% of required total)
Parking Spaces	N/A	52

The proposed plan complies with the Ogden Avenue Master Plan as shown in the table below:

Ogden Avenue Master Plan	Proposal – 2501 Ogden Avenue
Improve the parkway with new trees, plantings, signage, and sidewalks.	The petitioner will install new landscaping along the Ogden Avenue right-of-way adjacent to the new parking lot.
Reduce curb cuts along Ogden Avenue.	The petitioner will remove three existing curb cuts on Ogden Avenue previously utilized by the commercial use at 2449 Ogden Avenue.
Improve landscaping in and around parking lots.	The petitioner will install new landscaping along the Ogden Avenue right-of-way adjacent to the new parking lot. A new landscape hedge will also be installed along Cross Street to screen the existing parking lot.
Encourage redevelopment of sites with buildings in poor physical condition or whose size/layout makes them inefficient or unusable.	The petitioner will demolish the existing vacant building currently located at 2449 Ogden Avenue, remove existing curb cuts, and construct a new parking lot for additional vehicle display for the Premier AutoHaus car dealership.
Provide interconnected sidewalks along the entire length of the corridor.	The petitioner will install a new sidewalk along the entire length of the Ogden Avenue right-of-way adjacent to the new parking lot.

The Plan Commission considered the petition at its August 4, 2008 meeting and found the project met the standards for approval. Based on its findings, the Commission recommended unanimous approval of the Special Use with Zoning Variation and the Final Plat of Consolidation. Staff concurs with the Plan Commission recommendation.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: _____ Applicant _____ **DATE:** _____ September 16, 2008 _____
(Name)

RECOMMENDATION FROM: _____ Plan Commission _____ **FILE REF:** _____ PC-19-08 _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- ___ Ordinance
- X Resolution
- ___ Motion
- ___ Other

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF CONSOLIDATION FOR 2501 OGDEN AVENUE", as presented.

SUMMARY OF ITEM:

At their meeting of August 4, 2008, the Plan Commission recommended approval of the Final Plat of Consolidation for the property located at 2501 Ogden Avenue.

RECORD OF ACTION TAKEN:

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL
PLAT OF CONSOLIDATION FOR 2501 OGDEN AVENUE**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the final Plat of Consolidation for 2501 Ogden Avenue, located at the Southeast corner of Ogden Avenue and Cross Street, Downers Grove, Illinois, legally described as follows:

Lots 1 through 6 in Block 1 in Arthur T. McIntosh and Company's Belmont Golf Addition, being a subdivision in the Southwest Quarter of Section 1 and the Northwest Quarter of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 14, 1925 as Document 199614, in DuPage County, Illinois.

Commonly known as 2501 Ogden Avenue, Downers Grove, IL (PIN 08-01-306-023) and 2449 Ogden Avenue, Downers Grove IL (PIN 08-01-306-004,-005)

WHEREAS, notice has been given and hearing held on August 4, 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 Consolidation for 2501 Ogden Avenue 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 Consolidation for 2501 Ogden Avenue, be and is hereby approved subject to the following conditions:

1. The proposed Lot Consolidation, Special Use and Zoning Variation for the transitional yard setback shall substantially conform to the Boundary and Topographic Survey, Plat of Consolidation and engineering plans and specifications prepared by Siebert Engineers Inc. attached to staff report dated August 4, 2008, except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. A separate engineer's cost estimate shall be provided for the installation of complete pavement widening, storm sewer, curb and gutter along the east side of Cross Street adjacent to the west property line. Upon staff's approval of the cost estimate, a fee-in-lieu of the improvements shall be required prior to issuance of the building permit.
3. The proposed six-foot solid fence along the east property line shall tie into the existing six foot fence.
4. The proposed lighting plan shall indicate a 0.1 foot candle or less along the entire length of the east property line adjacent to the new parking lot and shall include a table with foot candle average, minimum, and average to minimum ratio in compliance with the Section 28.1406 of the Zoning Ordinance.
5. The plans for the proposed light poles shall be prepared, signed and ink stamped by an Architect or an Engineer licensed in the State of Illinois.
6. A Plat of Easement shall be submitted to the Village with stormwater easements provided over all storm sewer, associated manhole structures as well as overland flow routes prior to issuance of the building permit.

7. All necessary construction permits shall be obtained by the petitioner prior to any site development activities.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat of consolidation.

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

SUBMITTED BY/RETURN TO:
VILLAGE OF DOWNERS GROVE
801 Burlington, Downers Grove, Illinois. 60515
(630) 434-5500

PLAT OF CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 1, 2, 3, 4, 5, AND 6 IN THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

LEGEND

—— BOUNDARY
- - - - EASEMENT

NOTES AREA SURVEYED:
Lot 1 77,227 Sq. Ft. 1.77 Acres

OWNERS CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS IS ALSO TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPERTY HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SCHOOL DISTRICT # 58 HIGH SCHOOL DISTRICT # 99 DUPAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 2008.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 2008.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VILLAGE COUNCIL

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, A.D. 2008. BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

MAYOR _____

VILLAGE CLERK _____

DOWNERS GROVE SANITARY DISTRICT

I, _____, COLLECTOR OF THE 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.

COLLECTOR _____ 2008.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (OR THE RELEVANT LOCAL HIGHWAY AUTHORITY) WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS COMPILLED STATUTES ch. 765, sec. 205/2; HOWEVER, A HIGHWAY PERMIT IS REQUIRED OF THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS (OR THE SPECIFICATIONS OF THE RELEVANT LOCAL HIGHWAY AUTHORITY), WILL BE REQUIRED.

APPROVED THIS _____ DAY OF _____, A.D. 2008.

DIANE M. O'KEEFE, P.E.
DEPUTY DIRECTOR OF HIGHWAYS

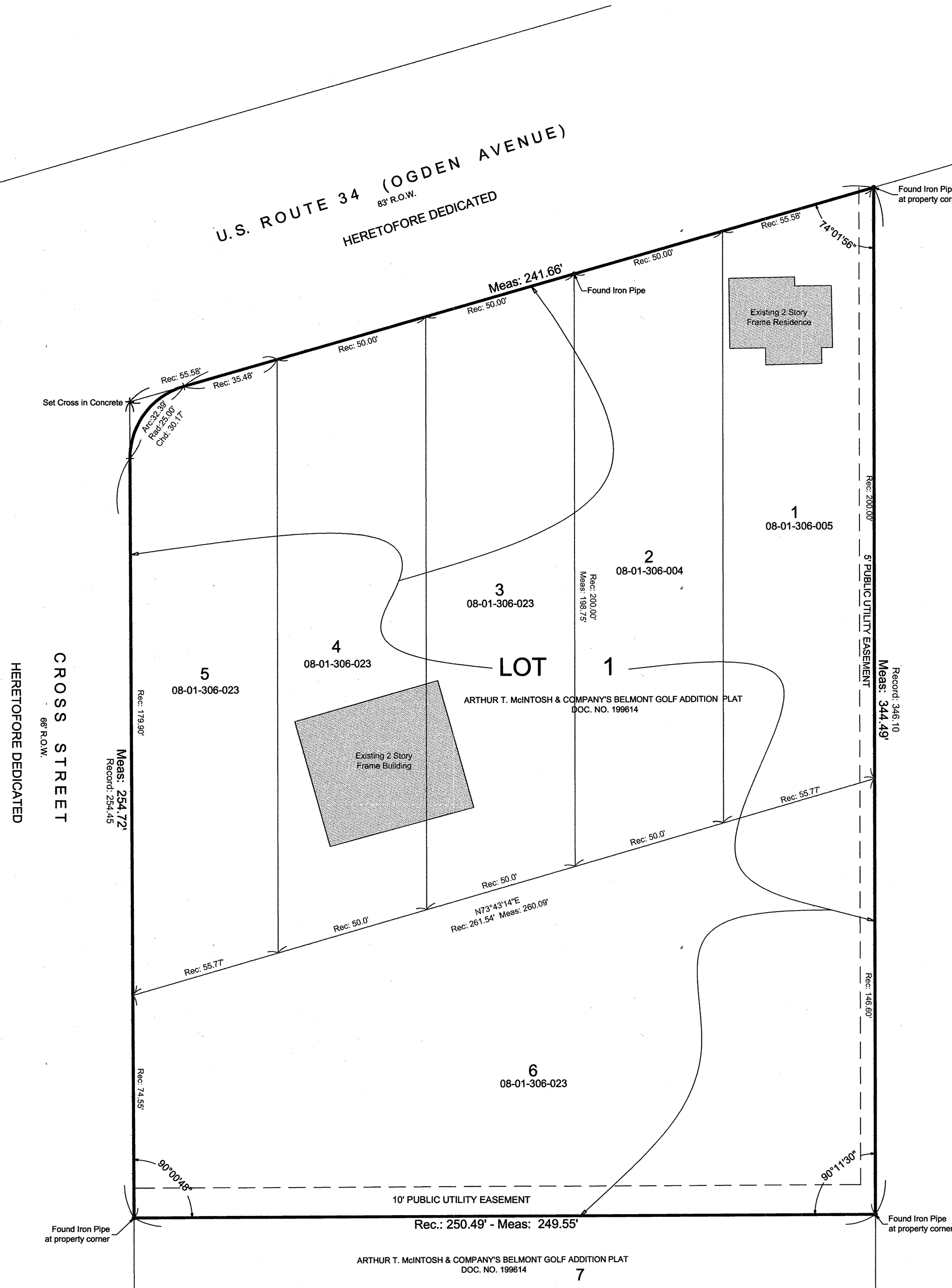
COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE 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 DUPAGE COUNTY, ILLINOIS

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS _____ DAY OF _____, A.D. _____, 2008.

COUNTY CLERK _____



COLLECTOR FOR THE VILLAGE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

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.

COLLECTOR _____ 2008.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 2008 AT _____ O'CLOCK _____ M.

BY: _____ COUNTY RECORDER

PLAN COMMISSION

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____, A.D. 2008.

CHAIRMAN _____

AUTHORIZATION TO RECORD

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, ROBERT A. WINIARSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002834, DO HEREBY AUTHORIZE _____ TO RECORD THIS PLAT OF CONSOLIDATION WITH THE DUPAGE COUNTY RECORDER.

ROBERT A. WINIARSKI
PROFESSIONAL LAND SURVEYOR #035.002834
MY LICENSE EXPIRES 11-30-08
SIEBERT ENGINEERS INC. ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-001134

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

Commonwealth Edison Company
SBC - Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees and

their respective successors and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove from time to time, poles, guys, anchor, wires, cables, conduits, manholes, transformers, pedestals, 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 a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, 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, the right to cut, trim or remove trees, bushes and rocks as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. No structure shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of grantees. After installation of any such facilities, it is 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 Element" shall have the meaning set forth for such term in the "Condominium Property Act" Chapter 765 ILCS 695/ (g), 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 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 area", "common ground", "parking and common area". The terms "common area or areas" and "Common Element" 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, retention pond, or mechanical equipment. Reallocation of facilities will be done by Grantees at cost of Grantor/Owner, upon written request.

DECLARATION OF RESTRICTIVE COVENANTS

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

(A) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT", OR SIMILAR LANGUAGE DESIGNATING A STORM WATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIVE SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORM WATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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.

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 SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE FORESAID 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 SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LANDS COMPRISSED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS HOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY NY WHOMSOEVER OWNED, TO WIT:

- NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES, AND DRIVEWAYS.
- EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS' PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
- IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

SURVEYORS CERTIFICATION

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, ROBERT A. WINIARSKI, ILLINOIS LAND SURVEYOR NUMBER 035.002834, HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

LOTS 1 THROUGH 6 IN BLOCK 1 IN ARTHUR T. McINTOSH AND COMPANY'S BELMONT GOLF ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1925 AS DOCUMENT 199614, IN DUPAGE COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. SCALE OF PLAT IS 30 FEET PER ONE INCH.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IN WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

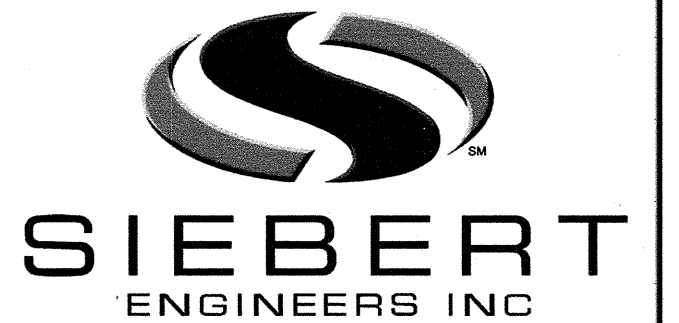
I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0901H, EFFECTIVE DATE DECEMBER 16 2004, FLOOD ZONE X.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS THIS 2nd DAY OF SEPTEMBER A.D. 2008.

ROBERT A. WINIARSKI
PROFESSIONAL LAND SURVEYOR #035.002834
MY LICENSE EXPIRES 11-30-08
SIEBERT ENGINEERS INC. ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-001134

PIN NOS:

Lot 1 08-01-306-005 Lot 4 08-01-306-023
Lot 2 08-01-306-004 Lot 5 08-01-306-023
Lot 3 08-01-306-023 Lot 6 08-01-306-023



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Illinois Professional Design Firm
Number 184-001134
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CAD File 8102-PlatofConsolidation.dwg

Start Date 03-20-2008

Drawn by daj

Designed by CGF

Checked was / RAW

Approved was/ RAW

Charge 8208

No.	Revision/Issue	Date
A	Issued for Review	3-20-08
B	Revised per Village Review	6-4-08
C	Revised per Village Review	9-1-08



SCALE 1" = 30'

Prepared for: PREMIER AUTO HAUS
Mr. Sonny Mehraban
2501 Ogden Avenue
Downers Grove, IL 60515
Location: PLAT OF CONSOLIDATION
2449 OGDEN AVENUE
DOWNERS GROVE, IL 60515

Project	8290	Revision	C
Date	3-20-09	Sheet	1 OF 1
Scale	1" = 30'		