

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL WORKSHOP**  
**FEBRUARY 10, 2009 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Final Plat of Subdivision of 5300 Belmont Road	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A resolution for the Final Plat of Subdivision has been prepared to consolidate three existing lots into one for the property located at 5300 Belmont Road.

**STRATEGIC PLAN ALIGNMENT**

The Goals 2013 identified *Vibrant Major Corridors*. Supporting this goal is the objective *More Contribution from Corridors to Local Economy and More Reliable Revenues to the Village*. Staff believes the proposed development complies with the Strategic Plan.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval on the February 17, 2009 active agenda per the Plan Commission's recommendation.

**BACKGROUND**

The property is located in Ellsworth Industrial Park on the west side of Belmont Road between Wisconsin and Inverness Avenues. The 9.32 acre site is zoned M-1 Light Manufacturing and consists of three lots. The property is improved with a 64,000 square foot industrial building home to Magnetrol International, manufacturer of level and flow control instruments. The petitioner is requesting approval of the Final Plat of Subdivision to consolidate the three existing lots on the property into one new lot to allow future expansions of the facility.

The petitioner has not requested any exceptions from the Subdivision Ordinance. The property has access to Wisconsin Avenue and Belmont Road. All required infrastructure currently exists and no new public improvements are required. The proposed lot includes existing ten foot utility easements along the west and south property lines which meet the requirement for public utility easements. The proposed new lot will meet all minimum lot dimension requirements for manufacturing lots as specified in the table below:

<b>5300 Belmont Road Magnetrol International Subdivision</b>	<b>Required</b>	<b>Proposed</b>
Frontage	100 feet	651 feet (Belmont Road) 667 feet (Wisconsin Avenue) 635 (Inverness Avenue)
Lot Area	20,000 sq. ft.	450,979 sq. ft. (9.32 acres)

The proposed consolidation of the three lots into one will make the property more conducive for commercial and manufacturing uses in the future. The petitioner is not proposing any new construction at this time. Increasing the size of the property will allow additional space for adequate setbacks and landscape screening from surrounding properties for any future building addition or parking lot expansion. Staff believes the proposed lot consolidation is consistent with the Future Land Use Plan and Village Planning documents.

The Plan Commission considered the petition at their January 5, 2009 meeting and found the proposal meets the standards for approval. Based on their findings, the Commission recommended unanimous approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

**ATTACHMENTS**

Aerial Map

Ordinance

Staff Report with attachments dated December 1, 2008

Minutes of the Plan Commission Hearing dated December 1, 2008





0 30 60 120 Feet

N

5300 Belmont Road



**RESOLUTION \_\_\_\_\_**

**A RESOLUTION APPROVING THE FINAL  
PLAT OF SUBDIVISION FOR 5300 BELMONT ROAD**

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 Subdivision for 5300 Belmont Road, located at the Northwest corner of Belmont Road and Inverness Avenue, Downers Grove, Illinois, legally described as follows:

Parcel 1: Lots 15 and 16 in Ellsworth Park Unit #3, a subdivision of part of the South Half of Section 12, Township 38 North, and in Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 26, 1958 as Document 907360 and corrected by two Certificates of Correction recorded January 21, 1959 as Document 909866 and recorded August 7, 1959 as Document 934617, respectively, in DuPage County, Illinois

and

Parcel 2: Lot 1 in the First Addition to Lot 16 in Ellsworth Park Unit #3, of part of the Southeast Quarter of Section 12, Township 38 North, and in Range 10 East of the Third Principal Meridian, according to the plat thereof recorded August 7, 1959 as Document 934616, in DuPage County, Illinois

Commonly known as 5300 Belmont Avenue, Downers Grove, IL (PIN's 08-12-409-004,-005,-006)

WHEREAS, notice has been given and hearing held on January 5, 2009 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 for 5300 Belmont Road 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 5300 Belmont Road, be and is hereby approved subject to the following condition:

1. The final Plat of Subdivision shall substantially conform to the final plat of subdivision plan prepared by Manhard Consulting Ltd. dated November 24, 2008 and the plat of survey prepared by Joseph A. Schudt & Associates dated August 13, 2003 except as such plans may be modified to conform to the 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  
REPORT FOR THE PLAN COMMISSION  
JANUARY 5, 2009 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-03-09 5300 Belmont Road	Final Plat of Subdivision	Damir Latinovic, AICP Planner

**REQUEST**

The petitioner is requesting approval of the Final Plat of Subdivision to consolidate three existing lots into one new lot.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

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**OWNER/APPLICANT:** Jeffery K. Swallow  
Magnetrol International  
5300 Belmont Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** M-1 Light Manufacturing  
**EXISTING LAND USE:** Manufacturing  
**PROPERTY SIZE:** 9.32 acres  
**PINS:** 08-12-409-004, -005, 006

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	M-1, Light Manufacturing & ORM, Office Research Manufacturing	Commercial and Office Research and Manufacturing
<b>SOUTH:</b>	B-2 General Retail Business & R-4 Single Family Residence (DuPage County)	Residential 6-11 DU/Acre
<b>EAST:</b>	R-4 Single Family Residence District R-3 Single Family Residence District	Residential 6-11 DU/Acre
<b>WEST:</b>	M-1, Light Manufacturing	Office Research and Manufacturing

## **ANALYSIS**

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### **SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Final Plat of Subdivision

### **PROJECT DESCRIPTION**

The petitioner is requesting approval of the final plat of subdivision to consolidate three existing lots into one.

The property is located in Ellsworth Industrial Park on the west side of Belmont Road between Wisconsin and Inverness Avenues. The 9.32 acre site is zoned M-1 Light Manufacturing and consists of three lots. The property is improved with a 64,000 square foot industrial building home to Magnetrol International, manufacturer of level and flow control instruments. The petitioner is proposing to consolidate the three lots into one new lot to allow future expansions of the facility.

### **COMPLIANCE WITH FUTURE LAND USE PLAN**

According to the Future Land Use Plan, the subject property is designated for commercial use. The property is being used for a manufacturing use and no changes in use are proposed. The proposed consolidation of the three lots into one will make the property more conducive for commercial and manufacturing uses in the future. Increasing the size of the property will allow additional space for adequate setbacks and landscape screening from surrounding properties for any future building addition or parking lot expansion. Staff believes the proposed lot consolidation is consistent with the Future Land Use Plan and Village Planning documents.

### **COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned M-1 Light Manufacturing. Existing manufacturing use is a permitted use in the district. The petitioner is not proposing any new construction at this time. Future building expansion will have to meet all Zoning Ordinance requirements.

### **COMPLIANCE WITH THE SUBDIVISION ORDINANCE**

The proposed new lot will meet all minimum lot dimension requirements for manufacturing lots. The petitioner has not requested any exceptions from the Subdivision Ordinance. The lot dimensions are specified in the table below:

<b>5300 Belmont Road</b>	<b>Required</b>	<b>Proposed</b>
Frontage	100 feet	651 feet (Belmont Road) 667 feet (Wisconsin Avenue) 635 (Inverness Avenue)
Lot Area	20,000 sq. ft.	450,979 sq. ft. (9.32 acres)

### **ENGINEERING/PUBLIC IMPROVEMENTS**

The 9.32-acre site is improved with a 64,000-square foot manufacturing building with parking lots north, west and east of the building. The property has access to Wisconsin Avenue and Belmont Road. All required infrastructure currently exists, and no new public improvements are required. The proposed lot

includes existing ten foot utility easements along the west and south property lines which meets the requirement for public utility easements.

**NEIGHBORHOOD COMMENT**

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

**FINDINGS OF FACT**

Staff believes the proposed Final Plat of Subdivision to consolidate the three existing lots into one new lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village. The proposed consolidation will allow additional space for adequate setbacks and landscape screening from surrounding properties for any future building addition or parking lot expansion.

**RECOMMENDATIONS**

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The proposed Final Plat of Subdivision to consolidate the three existing lots into one new lot is compatible with surrounding zoning and land use classifications. Staff recommends Plan Commission make a *positive* recommendation for the Final Plat of Subdivision associated with PC# 03-09 to the Village Council subject to the following conditions:

1. The final Plat of Subdivision shall substantially conform to the final plat of subdivision plan prepared by Manhard Consulting Ltd. dated November 24, 2008 and the plat of survey prepared by Joseph A. Schudt & Associates dated August 13, 2003 except as such plans may be modified to conform to the Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be revised to include certificates for the DuPage County Clerk and the Illinois Department of Transportation Engineer.
3. The Village Drainage certificate and the certificate for the Village Engineer shall be removed from the Final Plat of Subdivision.
4. A Mylar copy of the Final Plat of Subdivision shall be submitted prior to Village Council consideration.

Staff Report Approved By:

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Tom Dabareiner, AICP  
Director of Community Development

TD:dl  
-att





WISCONSIN AVE

BELMONT RD

ELMORE AVE

INVERNESS AVE

2325

2232 2230  
2236 2234

5280

5249

5253

5303

5300

2109

2105

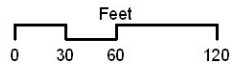
2103

2101

2099

2097

5416



5300 Belmont Road





**KRUSINSKI**  
CONSTRUCTION  
COMPANY

*General Contractors*

2107 Swift Drive  
Oak Brook, Illinois 60523-1581  
www.krusinski.com

TEL 630-573-7700  
FAX 630-573-7780



Citadel group

December 10, 2008

Plan Commission  
**VILLAGE OF DOWNERS GROVE**  
801 Burlington Avenue  
Downers Grove, IL 60515

**Re: Magnetrol Final Plat of Subdivision**  
**Project Number: 08-604**

To whom it may concern:

We are submitting the application packet on behalf of Magnetrol International including the complete Petition for Plan Commission form with the \$750 fee, Certification of Public Notice Information with the list of property owners within the required 250 feet and the Final Plat of Subdivision.

It is Magnetrol's intent to expand their existing facility 100 feet to the West. This expansion will cross an existing lot line on Magnetrol's property making the resubdivision or Final Plat of Subdivision necessary.

We hope you find the attached information complete and to your satisfaction. If you have any questions, please contact me at your convenience.

Sincerely,

Joseph R. Krusinski III  
Project Manager  
joek3@krusinski.com

Enclosures

cc: Mr. Jay A. Bosserman, Magnetrol International

ALTA/ACSM  
LAND TITLE SURVEY

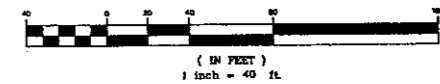
PARCEL 1:  
LOTS 15 AND 16 IN ELLSWORTH PARK UNIT #3, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 12, TOWNSHIP 38 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1958 AS DOCUMENT 907360 AND CORRECTED BY TWO CERTIFICATES OF CORRECTION RECORDED JANUARY 21, 1959 AS DOCUMENT 909865 AND RECORDED AUGUST 7, 1959 AS DOCUMENT 934617, RESPECTIVELY, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
LOTS 1 IN THE FIRST ADDITION TO LOT 16 IN ELLSWORTH PARK UNIT #3, OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1959 AS DOCUMENT 934616, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY CONTAINS:  
PARCEL 1 = 374,463 SQ. FT. (8.60 ACRES), MORE OR LESS.  
PARCEL 2 = 27,402 SQ. FT. (0.63 ACRES), MORE OR LESS.  
TOTAL = 401,865 SQ. FT. (9.23 ACRES), MORE OR LESS.



GRAPHIC SCALE



NOTES:

- Dimensions on the plat are expressed in feet and decimal parts thereof. Bearings are referenced to recorded plats of subdivision referenced in legal descriptions for parcel 1 and parcel 2.
- Information on survey based on Chicago Title Insurance Company Title Commitment No. 1410 002311439 UL with an effective date of April 4, 2003.
- P.I.N. 08-12-409-004  
P.I.N. 08-12-409-005  
P.I.N. 08-12-409-006

STATE OF ILLINOIS }  
COUNTY OF WILL }SS.

To: Magnetrol International, Incorporated;  
Chicago Title Insurance Company;  
Lesalle Bank; National Association

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dated: August 13 A.D. 2003

JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

By: Michael G. Shackelford  
Illinois Professional Land Surveyor No. 3146 (exp. 11-30-04)



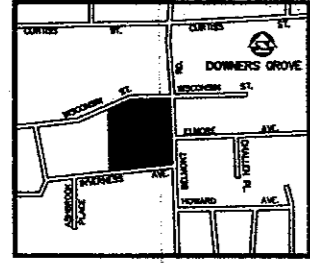
Joseph A. Schudt & Associates



19350 S. HARLEM AVENUE FRANKFORT, IL 60423  
PHONE: 708-720-1000 FAX: 708-720-1065  
e-mail: jas@jasseng.com http://www.jasseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Sheet 1 of 1  
0307-025



VICINITY MAP  
(NOT TO SCALE)  
INDICATES SITE LOCATION

LEGEND

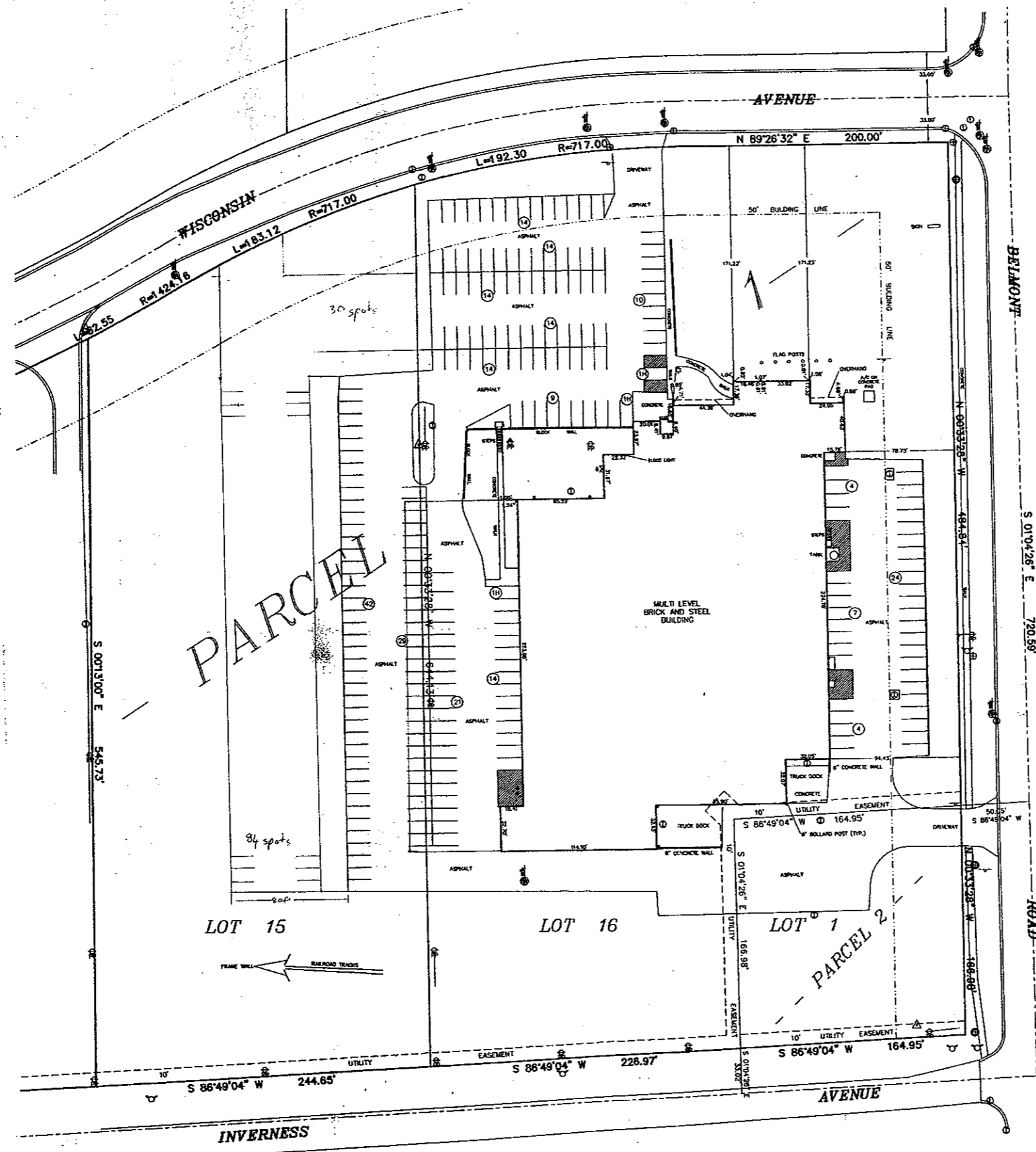
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE (Flow)
	WATER VALVE IN VAULT
	WATER VALVE
	WATER LINE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE (Flow)
	POWER POLE
	TRANSFORMER BOX/PAD
	LIGHT
	SOIL BORING
	TRAFFIC SIGNAL
	HAND HOLE
	TELEPHONE (SBC)
	GAS METER
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND ELECTRIC CABLE
	GAS - UNDERGROUND GAS LINE
	UNDERGROUND LIGHT CABLE
	UNDERGROUND FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	DECIDUOUS TREE
	EVERGREEN
	BUSH/HEDGE
	PINE TREES
	REGULAR PARKING SPACE
	HANDICAP PARKING SPACE
	EXISTING GROUND ELEVATION
	EXISTING GROUND ELEVATION
	MEASURED DISTANCE
	NOTES CORRESPONDING TO SCHEDULE B



UTILITY LOCATIONS:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VERIFIED FIELD INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES TO THE AREA SHOWN OR SERVICE OR MAINTENANCE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN ALTHOUGH THE DATA CORREY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE WITH INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CURRENT UTILITY SERVICE DROPS OR CONNECTIONS ARE NOT LOCATED OR SHOWN ON SURVEY.

FLOOD NOTE:  
By graphic plotting only, this property is in Zone "C" (No shading) of the Flood Insurance Rate Map, Community Panel No. 170240003 B which bears an effective date of April 10, 1991 which is area of minimal flooding.  
No field surveys were performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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ALL RIGHTS RESERVED  
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**PC-03-09** A petition seeking approval of a Final Plat of Subdivision to consolidate three existing lots into one new lot for the property located at the Northwest corner of Belmont Road and Inverness Avenue, commonly known as 5300 Belmont Road, Downers Grove, IL (PIN's 08-12-409-004,-005,-006); Jeffery K. Swallow, Magnetrol International Petitioner/Owner.

Chairman Jirik swore in those individuals who would be speaking on File PC-03-09.

Mr. Latinovic, Village Planner, presented the petition. The petitioner, Magnetrol International, is requesting approval of the Final Plat of Subdivision to consolidate three existing lots on the property into one lot. The consolidation will prevent any future building expansion to cross existing boundary lines, which is not allowed by the Zoning Ordinance.

The 9.3-acre property is located on the west side of Belmont Road between Wisconsin and Inverness Avenues with access to Wisconsin Avenue and Belmont Road. The property is currently occupied by a manufacturing use, Magnetrol International, manufacturer of level and flow control instruments.

Mr. Latinovic noted staff believes the proposal to consolidate the lots into one large lot is consistent with the Future Land Use Plan. According to the Future Land Use Plan, the property is designated for commercial use. The property is currently used for manufacturing use, and no changes to the use are proposed. The consolidation of the lots will make the property more conducive for future commercial uses and will allow for more space for additional setbacks and screening from surrounding uses.

Mr. Latinovic noted no changes to the existing building are proposed. Any future building expansion will have to meet Zoning and Stormwater Ordinance requirements.

The proposed consolidation also complies with the Subdivision Ordinance. The 9.3 acre lot with over 600 feet of frontage along Belmont Road and Wisconsin and Inverness Avenues each far exceed the minimum requirements for frontage (100 feet) and minimum lot area (20,000 sq. ft.). The existing public utility easement along west property line satisfies the requirement for utility easements. Additionally, all required infrastructure on the property already exists, and no new public improvements are required.

In closing, Mr. Latinovic stated staff believes the proposed Final Plat of Subdivision is consistent with existing and future land uses in the area and recommends that the Plan Commission make a positive recommendation to the Village Council subject to staff's conditions within the staff report.

Chairman Jirik asked if any of the staff's conditions have been addressed. Mr. Latinovic noted the petitioner has already submitted a revised Plat of Subdivision, and Conditions two and three, which have already been addressed, will not be part of the final Resolution voted on by the Council if they are part of the Plan Commission's motion.

Chairman Jirik asked that the petitioner's representative come forward to speak.

Mr. Joseph Krusinski, representing the petitioner, thanked the Commission for their consideration and felt the requested Plat of Subdivision to consolidate the lots was properly described by Mr.

Latinovic. Upon a question from Mrs. Hamernik, he explained that Magnetrol produced valves and control switches for manufacturing use. Per Mr. Waechtler's question, Mr. Krusinski identified the three separate parcels on the PowerPoint graphic.

Chairman Jirik opened up the meeting to Public Participation. No comments were received. Public Participation was closed.

Mr. Krusinski closed by thanking the Commissioners for their time.

Mr. Matejczyk noted his surprise that the petitioner had not been before the Commission previously to consolidate the parcels. He believes it is an excellent proposal.

**WITH RESPECT TO FILE PC-03-09, MRS. HAMERNIK MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL APPROVING THE PLAT OF SUBDIVISION, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PLAN PREPARED BY MANHARD CONSULTING LTD. DATED NOVEMBER 24, 2008 AND THE PLAT OF SURVEY PREPARED BY JOSEPH A. SCHUDT & ASSOCIATES DATED AUGUST 13, 2003 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE FINAL PLAT OF SUBDIVISION SHALL BE REVISED TO INCLUDE CERTIFICATES FOR THE DUPAGE COUNTY CLERK AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION ENGINEER.**
- 3. THE VILLAGE DRAINAGE CERTIFICATE AND THE CERTIFICATE FOR THE VILLAGE ENGINEER SHALL BE REMOVED FROM THE FINAL PLAT OF SUBDIVISION.**
- 4. A MYLAR COPY OF THE FINAL PLAT OF SUBDIVISION SHALL BE SUBMITTED PRIOR TO VILLAGE COUNCIL CONSIDERATION.**

**SECONDED BY MRS. RABATAH**

**ROLL CALL:**

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

**NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**







# FINAL PLAT OF SUBDIVISION OF MAGNETROL INTERNATIONAL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38  
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

### VILLAGE OF DOWNERS GROVE CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_

BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE

MAYOR

VILLAGE CLERK

### VILLAGE OF DOWNERS GROVE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )  
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CHAIRMAN OF PLAN COMMISSION

### COUNTY-HIGHWAY CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )  
THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH  
RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS COMMERCE STATUTES, CH. 240, SEC.  
205/2; HOWEVER, A HIGHWAY PERMIT IS REQUIRED OF THE OWNER OF THE PROPERTY.

COUNTY HIGHWAY ENGINEER

PRINTED NAME

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO  
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT GENERAL  
THE LAND INCLUDED IN THE PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE  
PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY CLERK

### OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )  
COMPANY NAME: \_\_\_\_\_

BY: \_\_\_\_\_

HEREBY CERTIFY THAT THEY ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY  
DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND  
SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS IS TO ALSO CERTIFY THAT \_\_\_\_\_ AS OWNER OF THE PROPERTY  
DESCRIBED AS MAGNETROL INTERNATIONAL SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT  
HEREON, HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE  
DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) \_\_\_\_\_

ALL  
GRADE SCHOOL: DISTRICT NO. 58  
JUNIOR COLLEGE: COLLEGE OF DUPAGE

ALL DEDICATIONS LISTED ON THIS PLAT AS "HEREBY DEDICATED & DONATED TO THE PUBLIC"  
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DO SIGN AND  
DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES  
HEREIN SET FORTH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

NOTARY PUBLIC

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_ A NOTARY  
PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_ AND  
\_\_\_\_\_ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE  
SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEAR AND  
DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES  
HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC

### DOWNERS GROVE SANITARY DISTRICT COLLECTOR

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY THE DOWNERS GROVE SANITARY COLLECTOR

COLLECTOR

### VILLAGE OF DOWNERS GROVE COLLECTOR CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY THE VILLAGE OF DOWNERS GROVE COLLECTOR

VILLAGE COLLECTOR

### 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:

(G) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED  
ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY  
SEPARATELY FROM THE SUBDIVISION. SUCH STRUCTURES SHALL BE LOCATED  
POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED  
BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO  
CONSTRUCTION.

(H) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY  
WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER  
SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM,  
ELECTRICITY, GAS, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES,  
TIME FACILITY AND FUTURE MAINTENANCE AND REMOVE FROM THE TIME  
TO THE TIME OF THE SUBDIVISION, SHALL BE GRANTED TO THE VILLAGE OF  
APPOINTMENTS, EITHER ON OTHER PUBLIC UTILITY OR THROUGH THE GROUND  
SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY  
AND/OR DRAINAGE EASEMENT," OR SIMILAR LANGUAGE DESIGNATING A  
PUBLIC UTILITY EASEMENT. SUCH EASEMENT SHALL BE CONVEYED TO THE VILLAGE OF  
PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CULL, TRIM OR  
REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED  
FOR THE PROPER OPERATION AND MAINTENANCE OF SUCH UTILITIES. THE  
SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT  
BE PLACED OVER GRANITE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY  
OF GRANITE'S. GRANITE'S FACILITIES SHALL NOT BE ALTERED IN A MANNER  
CONSENT OF GRANITE'S AFTER INSTALLATION OF ANY SUCH FACILITIES. THE  
GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER  
THEORETICALLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE  
THEREOF.

(I) THE FOLLOWING DECLARATIONS, OR OTHERS SIMILAR THERETO, SHALL  
BE PART OF THE PLAT OF SUBDIVISION AND SHALL BE BOUND UPON THE  
PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION  
HEREIN, 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 BE PURCHASED BY THE PURCHASER OR HIS HEIRS,  
THEIR ESTATE, OR THEIR RESPECTIVE HEIRS AND ASSIGNS, AND FROM THE DATE  
HEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND FROM THE DATE  
IS HEREBY, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT  
DOWNERS GROVE, ILLINOIS, AND THE CORPORATE LIMITS OF THE VILLAGE OF  
AGREES. ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS,  
AND Covenants shall inure to the benefit of, and shall bind, the heirs,  
successors, assigns, administrators, executors, and assigns of the owners  
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  
AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND  
ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING  
ANY INTEREST IN THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS  
PERSON, FIRM OR CORPORATION, SHALL BE BOUND UPON THE RESTRICTIONS  
LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY  
SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER  
EASEMENT INCLUDING DETENTION OR RETENTION AREAS, DRIVEWAYS AND  
LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE  
INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS FOR  
MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION  
AREAS, AS PROVIDED IN THE SEPARATELY RECORDED DECLARATION, AND  
UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF  
THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES  
OF DOWNERS GROVE, ILLINOIS.

2. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY  
MAINTAIN THE STORMWATER 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, SUCH MAINTENANCE WORK TO INSURE ADEQUATE STORM WATER  
STORAGE AND FLOW THROUGH THE STORMWATER EASEMENT, INCLUDING  
REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND  
FLOW THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR  
RETENTION AREAS.

3. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE  
REQUIRED TO PERFORM MAINTENANCE WORK TO OR UPON THE STORMWATER  
EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL  
DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL  
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.

4. THE ADDRESS RESTRICTIONS AND COVENANTS, AND EACH AND  
EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF  
THE OBLIGATION IN RESPECT TO THE LAND PREMISES AND THE PARTIES HERIN  
DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS,  
AND SHALL BE BINDING UPON THE PARTIES HERIN DESIGNATED UPON THE  
ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: OWNER

BY: NOTARY PUBLIC

### RECORDER'S CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DU PAGE )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN  
THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER

SEND TAX BILLS TO:  
MAGNETROL INTERNATIONAL,  
INCORPORATED  
5300 BELMONT ROAD  
DOWNERS GROVE, IL 60515

### SURFACE WATER STATEMENT

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

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE  
CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH  
CONSTRUCTION IS COMPLETED, THE DRAINAGE OF SURFACE WATERS WILL BE MAINTAINED AS  
COLLECTED AND DRAINAGE OF SURFACE WATERS WILL BE MAINTAINED AS COLLECTED AND  
SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN  
ACCORDANCE WITH THE FEDERAL REGISTERED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF  
DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_

OWNER OR ATTORNEY FOR OWNER

### PERMISSION TO RECORD

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT  
PERMISSION TO \_\_\_\_\_ TO RECORD THIS PLAT, THE  
REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699  
LICENSE EXPIRES NOVEMBER 30, 2010



## FINAL PLAT OF MAGNETROL INTERNATIONAL SUBDIVISION DOWNERS GROVE, ILLINOIS FINAL PLAT OF SUBDIVISION

DATE: 11/22/08  
SHEET: 1-40  
SCALE: 1"=40'

### FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699  
LICENSE EXPIRES: NOVEMBER 30, 2010

DESIGN FIRM LICENSE NO. 184003390  
LICENSE EXPIRES: APRIL 30, 2009

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT  
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



2 of 2  
KCCDCG 080419

DATE	REVISION	REVISION BY	DATE
12/31/08	REVISED PER VILLAGE COMMENTS	SJP	SJP



Manhard Consulting Ltd. logo and contact information, including address, phone, fax, and website. Also includes a table for revisions and a sheet number indicator (2 of 2).