

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
OCTOBER 4, 2011 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 4532 Douglas Road	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing lots into one lot for the property located at 4532 Douglas Road.

STRATEGIC PLAN ALIGNMENT

The Goals 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the October 4, 2011 consent agenda

BACKGROUND

The 7,500 square foot property, commonly known as 4532 Douglas Road is zoned R-4 Single Family Residential and consists of a 44-foot wide by 150-foot deep lot and a six-foot wide by 150-foot deep lot. The lot is currently vacant. The petitioner is proposing to consolidate the two lots into one 50-foot wide by 150-foot deep lot to facilitate the construction of a new single family home in the future. The consolidation of the two lots into a single lot will permit the property owner to construct a new single family home.

All required infrastructure, including sidewalks, currently exist and no new public improvements are required. The proposed lot will include five-foot wide utility easements along the side property lines and a ten-foot wide utility easement along the rear property line which meet the requirements for public utility easements. The proposed lot will meet all minimum lot dimension requirements for the R-4 Single Family Residence district contained in Sections 28.1103(d) and 28.1104(d) of the Zoning Ordinance. The petitioner is not requesting any exceptions from Sections 20.101 and 20.301 of the Subdivision Control Ordinance. The dimensions for the new lot are outlined in the table below:

4532 Douglas Road	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	50 feet (no change)	140 feet	150 feet (no change)	7,500 sq. ft.	7,500 sq. ft. (no change)

The Plan Commission considered the petition at their September 12, 2011 meeting. No public comments were received at the hearing. The Commission found that the request met the standards of the Subdivision

Ordinance. Based on their findings, the Plan Commission unanimously recommended approval of the Final Plat of Subdivision. Staff concurs.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated September 12, 2011

Minutes of the Plan Commission Hearing dated September 12, 2011

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 4532 DOUGLAS 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 to consolidate two lots into one lot for the M&L Higgins Subdivision No. 2, located on the west side of Douglas Road approximately 70 feet south of the intersection of Douglas Road and Otis Avenue, commonly known as 4532 Douglas Road, Downers Grove, Illinois, legally described as follows:

Lot 1 (except the north 28 feet thereof) and the north 44 feet of Lot 2 in Shaffer's Subdivision, being a subdivision in the southeast ¼ of Section 5, Township 38 North, Range 11 east of the Third Principal Meridian, according to the plat thereof recorded March 6, 1928 as Document 253230, in DuPage County, Illinois.

Commonly known as 4532 Douglas Road, Downers Grove, IL (PIN 09-05-414-027).

WHEREAS, notice has been given and hearing held on September 12, 2011 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 the M&L Higgins Subdivision No. 2, located at 4532 Douglas 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 the M&L Higgins Subdivision No. 2, located at 4532 Douglas Road, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the M&L Higgins Subdivision No. 2 plat prepared by Ridgeline Consultants LLC., dated August 29, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

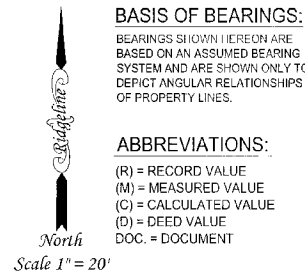
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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

**BASIS OF BEARINGS:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING SYSTEM AND ARE SHOWN ONLY TO DERIVE ANGULAR RELATIONSHIPS OF PROPERTY LINES.

ABBREVIATIONS:

(R) = RECORD VALUE
(M) = MEASURED VALUE
(C) = CALCULATED VALUE
(D) = DEED VALUE
DOC. = DOCUMENT

NOTES:

1. IRON PIPE MONUMENTS WILL BE PLACED AT ALL PROPERTY CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

LEGEND:

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIPE SET
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____
CITY MONTH

BY: _____
OWNER

BY: _____
OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20____
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

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

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

COUNTY CLERK AND SEAL

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 20____

AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____

RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, JIAN-GUANG LIN, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNERS OF THE LAND DEPICTED HEREON OR HIS 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 WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. 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. 2011.

JIANFENG HUA, P.E.
IL. PROFESSIONAL ENGINEER NO. 062-059506

LICENSE EXPIRES _____

OWNER OR DULY AUTHORIZED ATTORNEY FOR OWNER

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

MAYOR

VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF

DOWNERS GROVE, THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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 THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

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

SANITARY DISTRICT COLLECTOR

DOWNERS GROVE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

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

DOWNERS GROVE VILLAGE COLLECTOR

M&L Higgins Subdivision No. 2

BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, 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 "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS 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.

FLOOD STATEMENT

THE PROPERTY HEREON DESCRIBED IS NOT AFFECTED BY A FLOOD HAZARD AREA AS DEFINED BY THE DUPAGE REGULATORY FLOOD MAP, COMMUNITY PANEL NUMBER : 17043 C 0901 B, HAVING REVISION DATE OF OCTOBER 19, 2005.

ACREAGE SUMMARY:

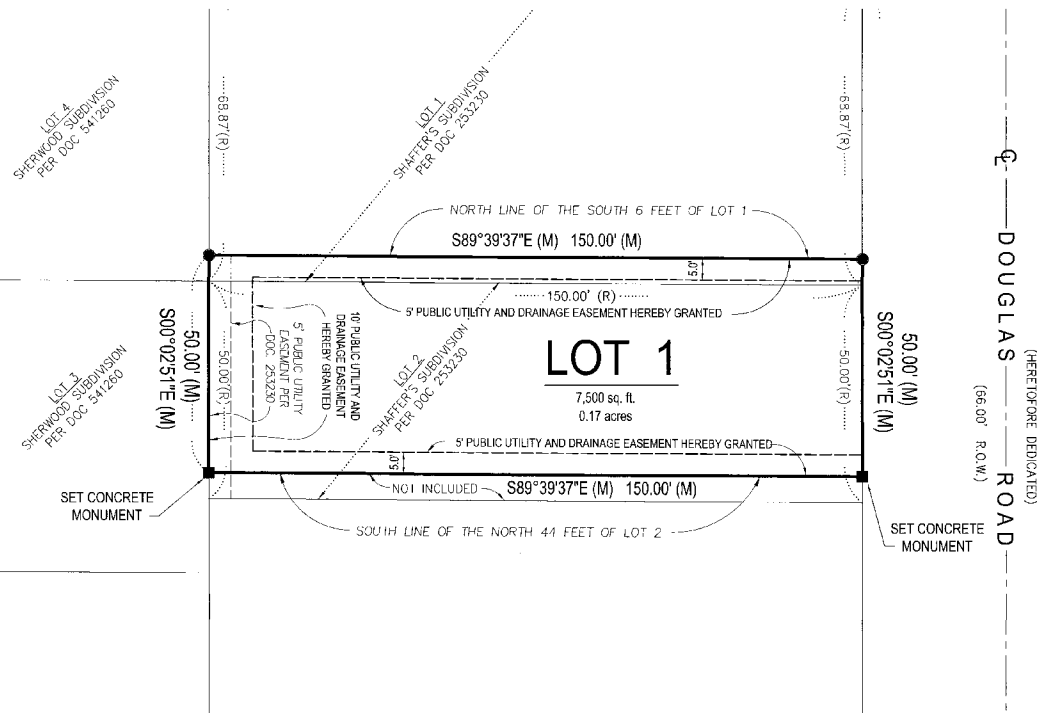
LOT 1 7,500 SQ. FT. OR 0.17 AC.
R.O.W. 0

TOTAL 7,500 SQ. FT. OR 0.17 AC.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, 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 TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SITUATED 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.

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

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, GEORGE H. SKULAVIK, ILLINOIS PROFESSIONAL LAND SURVEYOR #2580 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 AND DECIMALS THEREOF.

THE NORTH 44 FEET OF LOT 2, TOGETHER WITH THE SOUTH 6 FEET OF LOT 1 IN SHAFFER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1928 AS DOCUMENT 253230, IN DUPAGE COUNTY, ILLINOIS.

THE PROPERTY DESCRIBED HEREIN LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE.

DATED THIS _____ DAY OF _____, A.D., 2011.

GEORGE H. SKULAVIK
PROFESSIONAL LAND SURVEYOR NO. 2580.
MY LICENSE EXPIRES NOVEMBER 30, 2012.

**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) 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.

(B) 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 STORMWATER 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. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT 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.

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 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 OR OWNER OF ANY OF THE LOTS OF LAND 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 SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER 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.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORMWATER 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.
3. 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 ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
4. 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 STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECOVERY 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.
5. 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 PARTIES HEREIN 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 THERON.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____
CITY DATE MONTH

BY: _____
OWNER PRINT NAME

BY: _____
OWNER PRINT NAME

BY: _____
NOTARY PUBLIC SIGNATURE AND SEAL PRINT NAME

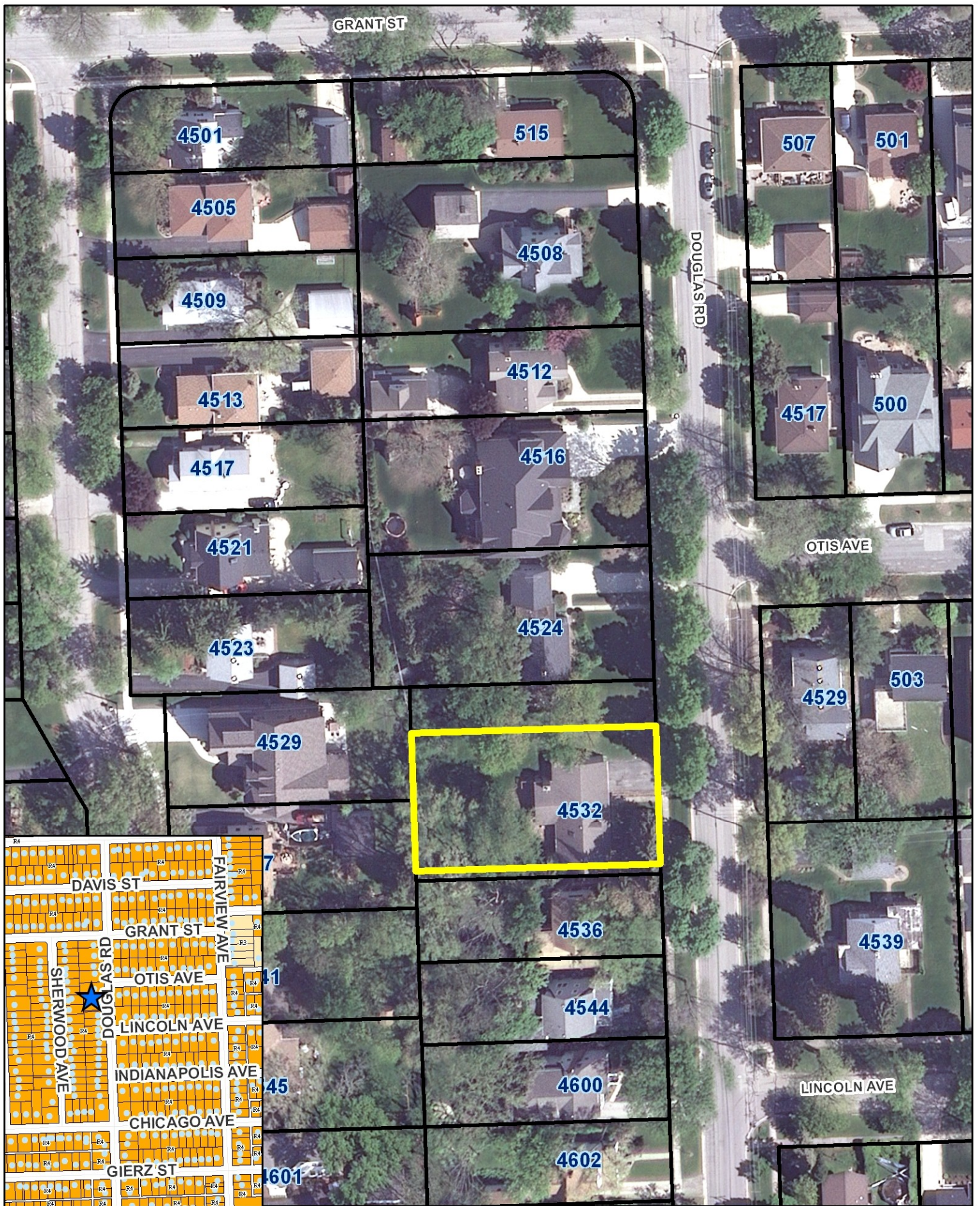
Ridgeline Consultants LLC
Illinois Professional Design Firm No. 18-0424786
PH: 630.561.7927 FAX: 630.701.1365
George H. Skulavik P.L.S. 2650 Expiration Date 11/30/2012
Shay L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

Ridgeline
CONSULTANTS
CONSULTING ENGINEERS, LAND SURVEYORS

Slature Custom Homes
4532 Douglas Ave.,
Downers Grove, Illinois

PREPARED FOR
PROPERTY ADDRESS

SHEET
1
OF
1



4532 Douglas Road Location Map



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 12, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-33-11 4532 Douglas Road	Final Plat of Subdivision	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a final plat of subdivision to consolidate two lots into one lot of record.

NOTICE

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

GENERAL INFORMATION

OWNER: Michael Higgins
4516 Douglas Road
Downers Grove, IL 60515

APPLICANT: Christopher Salman
Stature Custom Homes, LLC
943 Maple Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 7,500 square feet (0.17 acres)
PINS: 09-05-414-027

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residence District	Residential 0-6 DU/Acre
SOUTH:	R-4 Single Family Residence District	Residential 0-6 DU/Acre
EAST:	R-4 Single Family Residence District	Residential 0-6 DU/Acre
WEST:	R-4 Single Family Residence District	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. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Plat of Subdivision

PROJECT DESCRIPTION

The petitioners are requesting approval of a final plat of subdivision to consolidate two existing lots into a single lot. The property, commonly known as 4532 Douglas Road, is zoned R-4 Single Family Residential and is 50 feet wide by 150 feet deep. The property is made up of a 44-foot wide southern lot and a six-foot wide northern lot, both lots being 150 feet deep.

The lot is currently vacant. The petitioner intends to construct a new single family house on the property. Without the consolidation of the two lots, the petitioner would not be permitted to construct the new single family house.

COMPLIANCE WITH FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for residential use. By consolidating the two lots into one, the petitioner will be able to construct the new single family house. Staff believes the proposed final plat of subdivision is consistent with the Future Land Use Plan and Village planning documents.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-4 Single Family Residence District. The proposed single family residential use is a permitted use in the district. If the subdivision is approved, the petitioners will be able to construct a new single family house. The proposed addition will meet all Zoning Ordinance bulk and setback requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed lot will meet all minimum lot dimension requirements for residential lots in the R-4 single family zoning district. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

4532 Douglas Rd	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	50 feet (no change)	140 feet	150 feet (No change)	7,500 sq. ft.	7,500 sq. ft. (no change)

Per Sections 20.101 and 20.301(b), the petitioner is not requesting any exceptions from the Subdivision Ordinance and the proposed lot consolidation does not increase the net nonconformity of the property. The proposed lot will include new five-foot wide utility easements along the side (north and south) property lines and a new ten-foot wide utility easement along the rear (west) property line which will satisfy the requirements for public utility easements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice. Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into a single lot

is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village. The proposed plat complies with the lot standards in Section 20.301 of the Subdivision Ordinance.

RECOMMENDATIONS

The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of a final plat of subdivision associated with PC-33-11 to the Village Council subject to the conditions below:

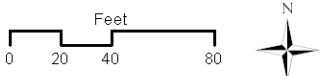
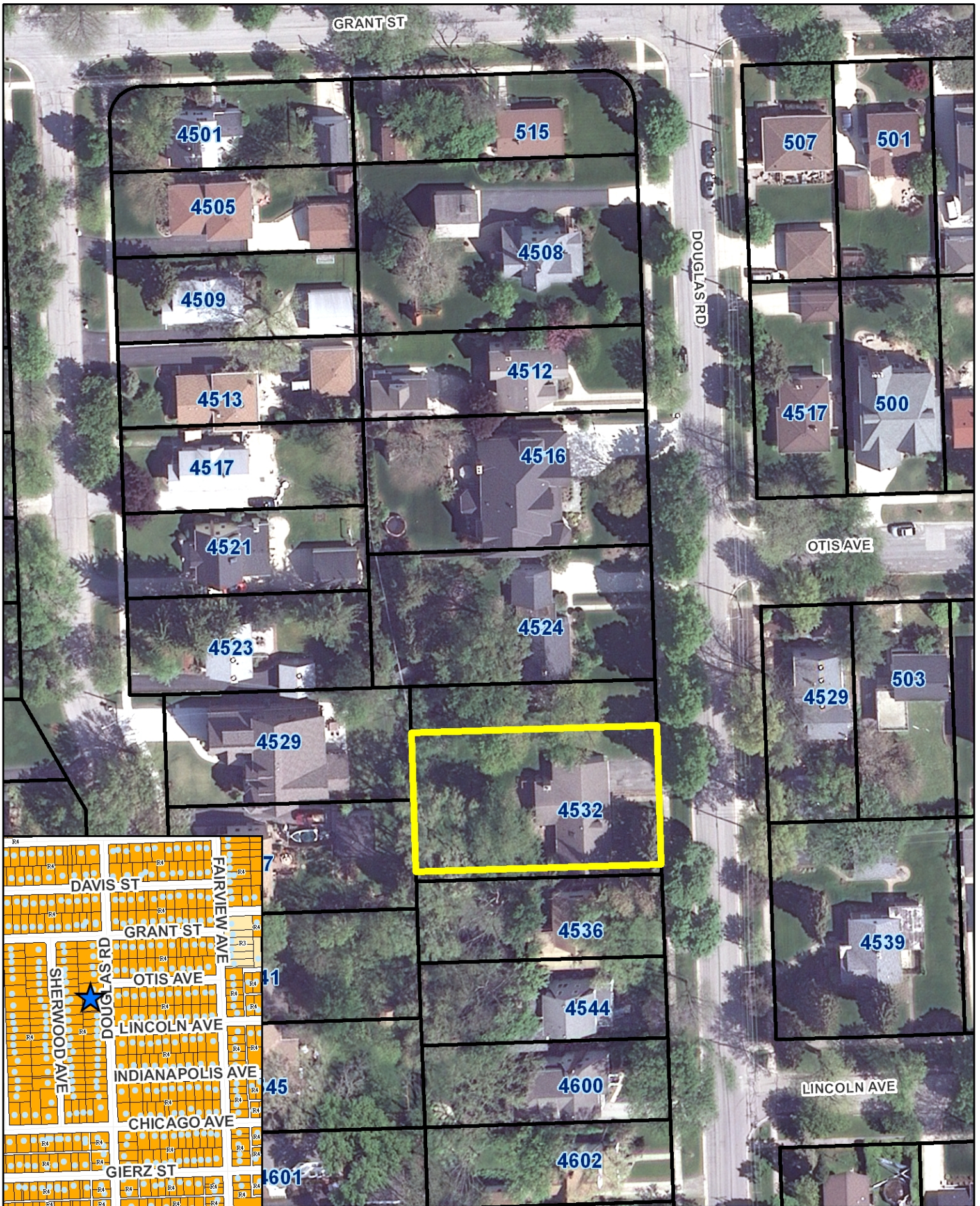
1. The final plat of subdivision shall substantially conform to the M&L Higgins Subdivision No. 2 plat prepared by Ridgeline Consultants LLC., dated August 29, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2011 PC Petition Files\PC-33-11 4532 Douglas - Lot Consolidation\Staff Report PC-33-11.doc



4532 Douglas Road Location Map

Stature Custom Homes, L.L.C.

943 MAPLE AVE
DOWNERS GROVE ILLINOIS

TELEPHONE 630-541-7632
CELL PHONE 630-514-4774
FAX 630-541-7633

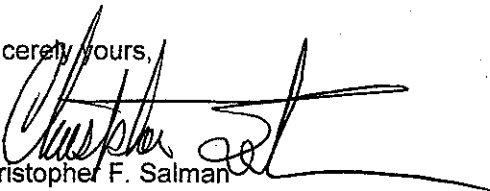
August 30, 2011

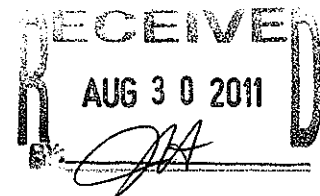
Mr. Stan Popovich
Community Development
Downers Grove Il. 60515

Dear Mr. Popovich,

I have submitted an application for lot reconfiguration at 4524 and 4532 Douglas Road. Our plans include redeveloping the south lot 3 50ft and middle lot 2 62.87 ft for future new construction. The existing structure at 4524 Douglas Rd. Lot 1 will remain but the deck and gazebo will be removed when construction starts on lot 2.

Sincerely yours,


Christopher F. Salman





CALL BEFORE YOU DIG
800-892-0123

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

LOT 1 (EXCEPT THE NORTH 28 FEET THEREOF) AND THE NORTH 44 FEET OF LOT 2 IN SHAFFER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1928 AS DOCUMENT 253230, IN DUPAGE COUNTY, ILLINOIS.

PARKWAY TREE PROTECTION REQUIREMENTS

When a tree is located within the proposed right-of-way for a highway, the owner of the land on which the tree is located shall be responsible for the protection of the tree. The owner shall be responsible for the protection of the tree from the time the tree is located within the proposed right-of-way until the tree is removed or the tree is protected by a protective tree fence. The owner shall be responsible for the protection of the tree from the time the tree is located within the proposed right-of-way until the tree is removed or the tree is protected by a protective tree fence.

The Critical Root Zone, or CRZ, is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For public parkway trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For private parkway trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For street trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For utility trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For landscape trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For ornamental trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For shade trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For windbreak trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For privacy trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

For screening trees, the CRZ shall be the area surrounding the tree that must be protected from any activity that would result in the removal of the tree. The CRZ is the area surrounding a tree that must be protected from any activity that would result in the removal of the tree.

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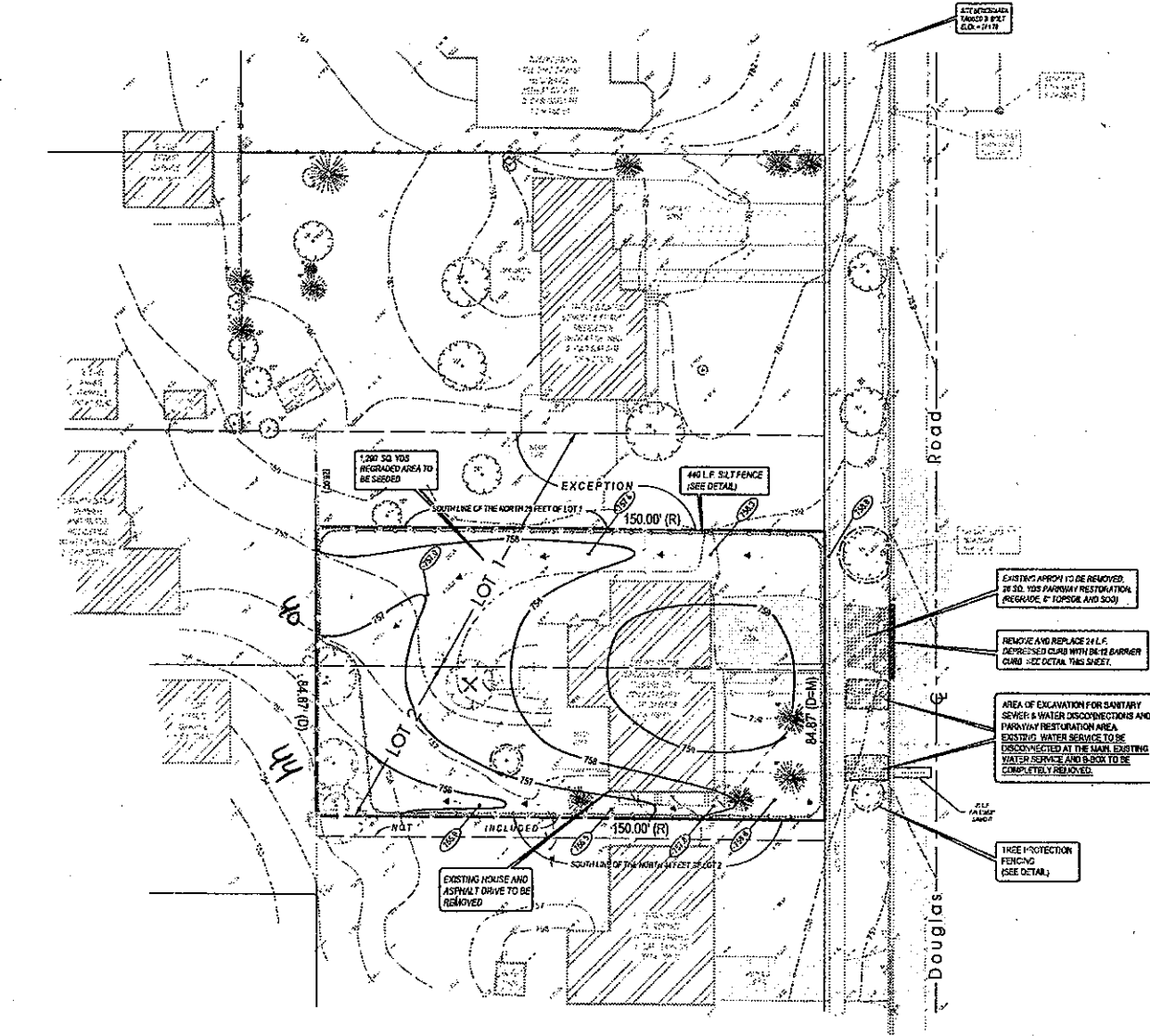
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24 HR. NOTICE REQUIRED FOR ALL INSPECTIONS

CONTACT:
PUBLIC WORKS DEPARTMENT
5101 WALNUT AVENUE
DOWNERS GROVE, IL 60515
GENERAL PHONE: 630-434-5460
FACSIMILE: 630-434-5495

INSPECTIONS

CURB & GUTTER

- 1) BASE INSPECTION PRIOR TO PLACEMENT OF CONCRETE
- 2) FINAL INSPECTION

PUBLIC SIDEWALK

- 1) BASE INSPECTION PRIOR TO PLACEMENT OF CONCRETE
- 2) FINAL INSPECTION

STREET CUT

- 1) BASE INSPECTION PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT
- 2) FINAL INSPECTION

PARKWAY

- 1) FINAL INSPECTION

IRRIGATION SYSTEM

- 1) FINAL INSPECTION

WATER SYSTEM

- 1) INSTALLATION INSPECTION PRIOR TO BACKFILL
- 2) FINAL INSPECTION

NOTES:

1) AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE PUBLIC WORKS DEPARTMENT AT (630) 434-5460 TO SCHEDULE THIS INSPECTION. THIS NOTIFICATION SHALL BE AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION. RIGHT-OF-WAY INSPECTIONS SHALL BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE.

2) ANY CHANGES MADE TO THE SITE DEVELOPMENT PLAN OR IN THE FIELD DURING THE CONSTRUCTION PROCESS MUST BE SUBMITTED IN WRITING TO THE VILLAGE OF DOWNERS GROVE.

3) A FINAL FINISHING SURVEY IS REQUIRED AT THE COMPLETION OF THIS PROJECT. IT SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:
A. STUMP PUMP DISCHARGE LOCATION, DISCHARGE PATH, AND THE LOCATION, SIZE, AND MATERIAL OF ANY ASSOCIATED PIPING (PUMPING TO THE VILLAGE OF DOWNERS GROVE MANHOLE, CODE STUMP PUMP DISCHARGE SHALL BE IN A LOCATION SUCH THAT THERE IS AT LEAST 5 FEET BETWEEN THE POINT OF DISCHARGE AND THE PROPERTY LINE)
B. DOWNSPOUT LOCATION, DISCHARGE PATH, AND THE LOCATION, SIZE, AND MATERIAL OF ANY ASSOCIATED PIPING
C. TOP OF FOUNDATION ELEVATIONS OF ALL NEW STRUCTURES
D. SPOT GRADES ADJACENT TO THE FOUNDATIONS OF ALL NEW STRUCTURES
E. ALL NEW SUPERVISORY AREAS INCLUDING THOSE MADE OF CONCRETE, ASPHALT AND BRICK
F. STOODS OF WINDOWS OF DOWNERS
G. BASEMENT WINDOW ELEVATIONS AND THEIR FINISH ELEVATIONS

4) ANY NEW STRUCTURE OR IMPROVEMENT AS SHOWN ON THE FINAL GRADING SURVEY THAT WAS NOT ON THE APPROVED SITE PLAN OR OTHERWISE APPROVED BY DEVELOPMENT ENGINEERING WILL BE SUBJECT TO ADDITIONAL REVIEW AND RAINFALL STORAGE FEES. UNAPPROVED WORK CONSTITUTES AS WORKING WITHOUT A PERMIT AND IS A VIOLATION OF THE DOWNERS GROVE STORMWATER AND FLOOD PLAN ORDINANCE.

5) IMPROVEMENT AREAS ARE DEFINED AS ANY AREAS COMPOSED OF MATERIAL WHICH IS GENERALLY INCAPABLE OF BEING PENETRATED BY STORMWATER, INCLUDING WITHOUT LIMITATIONS: ROOFTOPS, BUILDINGS, PARKING LOTS, DRIVEWAYS, ROADS, SIDEWALKS AND PATIOS

6) AS-BUILT SURVEY SHALL NOT BE COMPLETED UNTIL 500 HAS BEEN INSTALLED.

7) APPROVED AS-BUILT SURVEY SHALL BE REQUIRED PRIOR TO ALLOWING A COMMUNITY DEVELOPMENT FINAL OCCUPANCY INSPECTION. THE REVIEW PERIOD FOR ALL SUBMITTED AS-BUILT SURVEYS IS APPROXIMATELY 10 DAYS.

EROSION CONTROL NOTES:

AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE PUBLIC WORKS DEPARTMENT AT (630) 434-5460 TO SCHEDULE THIS INSPECTION. THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.

A) THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.

B) STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.

C) SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SOIL STOCKPILES IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS.

D) PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION BY THE VOLUME, VELOCITY, SEDIMENT LOAD OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.

E) STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPOUS OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

F) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNPROTECTED FOR MORE THAN FIFTEEN DAYS AFTER FINAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.

G) WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION OPERATIONS SHALL BE FILTERED.

H) A STAKE-DRIVEN CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL INTO PUBLIC OR PRIVATE DRIVEWAYS. ANY SOIL READING A PUBLIC OR PRIVATE DRIVEWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

I) ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF VILLAGE ORDINANCE 471 SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.

CERTIFICATION:

STATE OF ILLINOIS
COUNTY OF DU PAGE

I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE TOPOGRAPHICALLY SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF MAY 2010, IN PERVILLE, ILLINOIS.

CHARLES S. MARSHALL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00377
LICENSE EXPIRES NOVEMBER 30, 2010.

Ridgeline Consultants LLC
1887 Ashland Road, Downers Grove, IL 60515
PH: 630-807-7827 FAX: 630-701-0385

DATE	REVISION

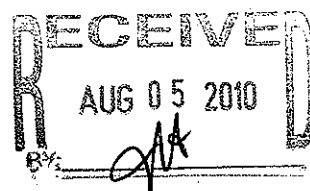


DATE	REVISION

Stature Custom Homes
4524 Douglas Road
Downers Grove, Illinois

PROJECT NO.
7048

SHEET 1
OF 2



**BASIS OF BEARINGS:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING SYSTEM AND ARE SHOWN ONLY TO DERIVE ANGULAR RELATIONSHIPS OF PROPERTY LINES.

ABBREVIATIONS:

(R) = RECORD VALUE
(M) = MEASURED VALUE
(C) = CALCULATED VALUE
(D) = DEED VALUE
DOC. = DOCUMENT

NOTES:

1. IRON PIPE MONUMENTS WILL BE PLACED AT ALL PROPERTY CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

LEGEND:

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIPE SET
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

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

BY: _____
OWNER

BY: _____
OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

NOTARY PUBLIC SIGNATURE

PRINT NAME

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

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

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

COUNTY CLERK AND SEAL

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 20____

AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____

RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, JIAN-GUANG LIN, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNERS OF THE LAND DEPICTED HEREON OR HIS 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 WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. 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. 2011.

JIANFENG HUA, P.E.
IL. PROFESSIONAL ENGINEER NO. 062-059506

LICENSE EXPIRES _____

OWNER OR DULY AUTHORIZED ATTORNEY FOR OWNER

FLOOD STATEMENT

THE PROPERTY HEREON DESCRIBED IS NOT AFFECTED BY A FLOOD HAZARD AREA AS DEFINED BY THE DUPAGE REGULATORY FLOOD MAP, COMMUNITY PANEL NUMBER : 17043 C 0901 B, HAVING REVISION DATE OF OCTOBER 19, 2005.

ACREAGE SUMMARY:

LOT 1 7,500 SQ. FT. OR 0.17 AC.
R.O.W. 0

TOTAL 7,500 SQ. FT. OR 0.17 AC.

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

MAYOR

VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF

DOWNERS GROVE, THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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 THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

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

SANITARY DISTRICT COLLECTOR

DOWNERS GROVE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

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

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

DOWNERS GROVE VILLAGE COLLECTOR

M&L Higgins Subdivision No. 2

BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

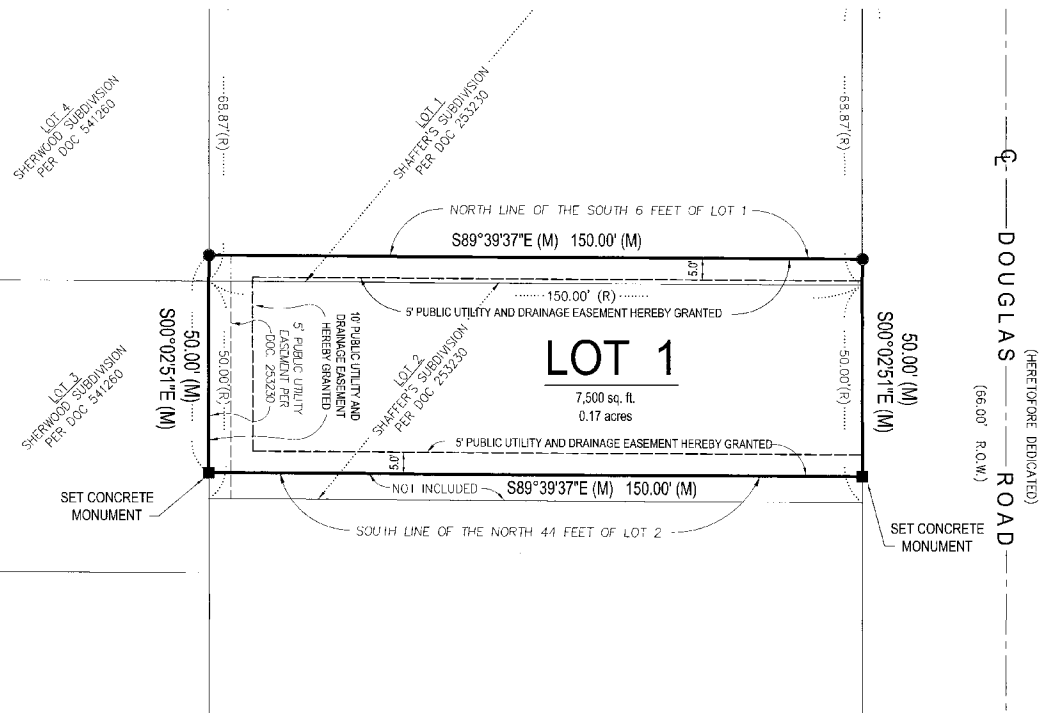
EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, 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 "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS 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 765 ILCS 605/2, 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 TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SITUATED 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.

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

**SURVEYOR'S CERTIFICATE**

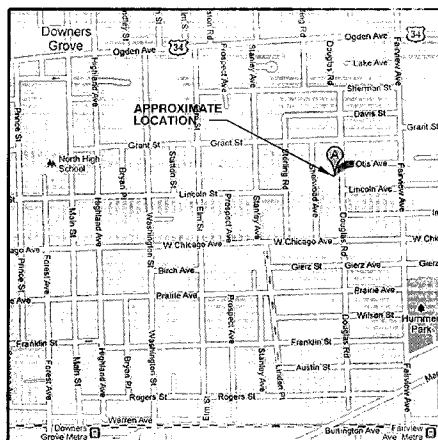
THIS IS TO CERTIFY THAT I, GEORGE H. SKULAVIK, ILLINOIS PROFESSIONAL LAND SURVEYOR #2580 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

THE NORTH 44 FEET OF LOT 2, TOGETHER WITH THE SOUTH 6 FEET OF LOT 1 IN SHAFFER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1928 AS DOCUMENT 253230, IN DUPAGE COUNTY, ILLINOIS.

THE PROPERTY DESCRIBED HEREIN LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE.

DATED THIS _____ DAY OF _____, A.D., 2011.

GEORGE H. SKULAVIK
PROFESSIONAL LAND SURVEYOR NO. 2580.
MY LICENSE EXPIRES NOVEMBER 30, 2012.

**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) 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.

(B) 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 STORMWATER 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. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT 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.

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 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 OR OWNER OF ANY OF THE LOTS OF LAND 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 SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER 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.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORMWATER 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.
3. 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 ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
4. 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 STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECOVERY 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.
5. 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 PARTIES HEREIN 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 THERON.

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

BY: _____
OWNER PRINT NAME

BY: _____
OWNER PRINT NAME

BY: _____
NOTARY PUBLIC SIGNATURE AND SEAL PRINT NAME

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 18-0424786
PH: 630.561.7927 FAX: 630.701.1365
George H. Skulavik P.L.S. 2650 Expiration Date 11/30/2012
Shay L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

Ridgeline
CONSULTANTS
CONSULTING ENGINEERS, LAND SURVEYORS

Slature Custom Homes
4532 Douglas Ave.,
Downers Grove, Illinois

PREPARED FOR
PROPERTY ADDRESS

SHEET
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OF
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