VILLAGE OF DOWNERS GROVE REPORT FOR THE VILLAGE COUNCIL MEETING JANUARY 3, 2012 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:		
	✓ Resolution			
	Ordinance			
Final Plat of Subdivision -	Motion	Tom Dabareiner, AICP		
521 Sherman Street	Discussion Only	Community Development Director		

SYNOPSIS

A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing lots into one for the property located at 521 Sherman Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 identified Exceptional Municipal Services.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the January 3, 2012 consent agenda.

BACKGROUND

The 7,920 square foot property, commonly known as 521 Sherman Street is zoned R-4 Single Family Residential and consists of two 30-foot wide by 132-foot deep lots. Both lots are owned by the petitioner. The property is currently vacant. The petitioner is proposing to consolidate the two lots into a single 60-foot wide by 132-foot deep lot. The consolidation of the two lots into a single lot will allow the property owner to construct the proposed home.

All required infrastructure, including sidewalks, currently exists 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:

521	Lot Width		Lot Depth		Lot Area	
Sherman St.	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	60 feet	140 feet	132 feet	7,500 sq. ft.	7,920 sq. ft.
		(no change)		(no change)		(no change)

Staff believes the proposed consolidation is consistent with the Comprehensive Plan. The Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes. The proposed 60-foot wide single family lot is consistent in width and area with other single family lots along this block of Sherman Street.

The Plan Commission considered the petition at their December 5, 2011 meeting. No public comments were received at the hearing. The Commission found that the request met the standards of the Subdivision and Zoning Ordinances. Based on their findings, the Plan Commission recommended unanimous approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map Resolution Staff Report with attachments dated December 5, 2011 Draft Minutes of the Plan Commission Hearing dated December 5, 2011

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A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR 521 SHERMAN 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 Subdivision to consolidate two lots into one lot for the Mastalarz Subdivision, located on the south side of Sherman Street approximately 160 feet west of Douglas Road, commonly known as 521 Sherman Street, Downers Grove, Illinois, legally described as follows:

Lots 7 and 8 in Block 6 in Street's addition to Downers Grove, a subdivision in the east 92 rods of the southeast quarter of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded October 9, 1875 as Document 20678 in DuPage County, IL.

Commonly known as 521 Sherman Street, Downers Grove, IL (PIN #'s 09-05-406-008 and -009)

WHEREAS, notice has been given and a public hearing held on December 5, 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 Mastalarz Subdivision, located at 521 Sherman Street, Downers Grove, Illinois, as requested, subject to certain conditions.

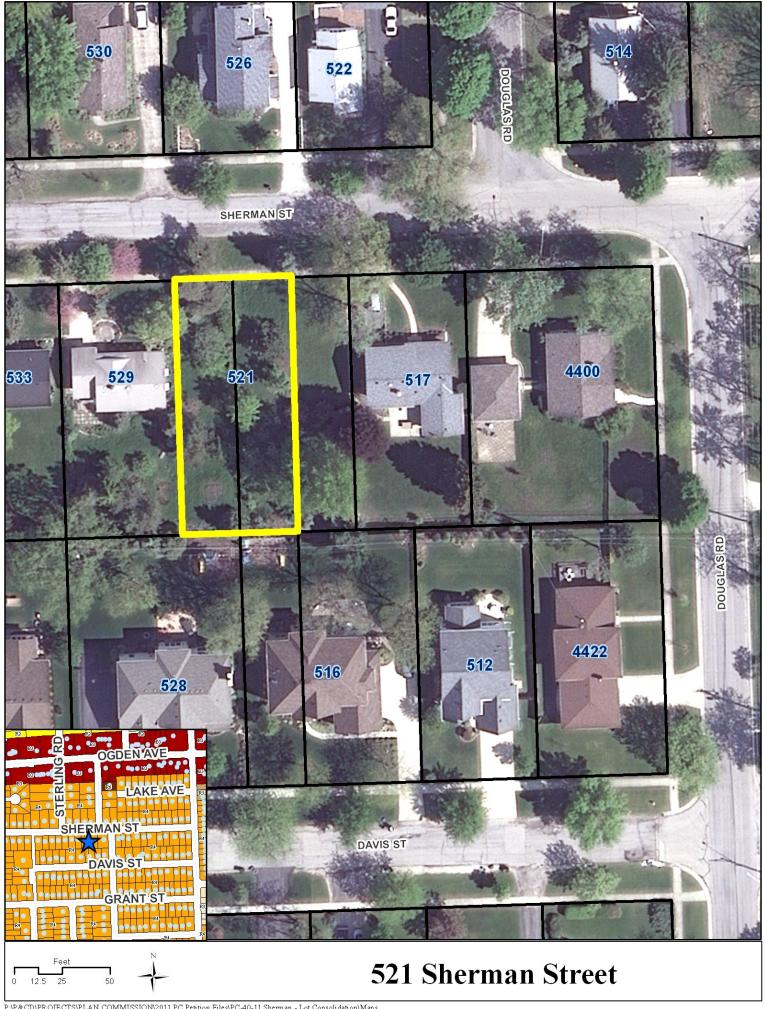
NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for the Mastalarz Subdivision, located at 521 Sherman Street, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Ridgeline Consultants, dated November 16, 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	1\wp\res.11\FP-521-Sherman-40-1





VILLAGE OF DOWNERS GROVE REPORT FOR THE PLAN COMMISSION DECEMBER 5, 2011 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:		
PC-40-11 521 Sherman Street	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/APPLICANT: Jerry and Erika Mastalarz

4111 N. Park Street Westmont, IL 60559

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District

EXISTING LAND USE: Residential

PROPERTY SIZE: 7,920 square feet (0.18 acres) **PINS:** 09-05-406-008 and -009

SURROUNDING ZONING AND LAND USES

ZONING FUTURE LAND USE

NORTH: R-4 Single Family Residence District Single Family Residential R-4 Single Family Residence District Single Family Residential Single Family Residential R-4 Single Family Residence District Single Family Residential R-4 Single Family Residence District Single Family Residential

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. Plat of Survey
- 3. 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 521 Sherman Street, is zoned R-4 Single Family Residential and is 60 feet wide by 132 feet deep. The property is made up of two 30-foot wide by 132 feet deep lots. The property is currently vacant.

The petitioners are proposing to construct a new single family house on the property. The proposed house would be located over the existing common lot line. Without the consolidation of the two lots, the petitioner would not be permitted to construct the new single family house.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan. The existing neighborhood is a single family neighborhood, as such, the proposed single family house will fit in with the neighborhood. Additionally, the proposed 60-foot wide lot is consistent in width and area with other lots along this block of Sherman Street. Staff believes the proposed consolidation of two lots into one lot is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-4 Single Family Residence District. The existing residential use is a permitted use in the district. The proposed lot complies with Sections 28.1103(d) and 1104(d) of the Zoning Ordinance. If the subdivision is approved, the petitioners will be able to construct a new single family house. The proposed single family house 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 lot dimensions are specified in the table below:

521	Lot Width		Lot Depth		Lot Area	
Sherman St.	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	60 feet	140 feet	132 feet	7,500 sq. ft.	7,920 sq. ft.
		(no change)		(No change)		(no change)

Per Sections 20.101 and 20.301(b), the petitioner is not requesting any exceptions from the Subdivision Ordinance. The proposed lot will include new five-foot wide utility easements along the side (east and west) property lines and a new ten-foot wide utility easement along the rear (south) 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. At this time, staff has not received any comments regarding this petition.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into a single lot meet the standards of Sections 28.1103(d) and 28.1104(d) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. Staff believes the request is consistent with the Zoning and Subdivision Ordinances and the Comprehensive Plan.

RECOMMENDATIONS

The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications and the Comprehensive Plan. 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-36-11 to the Village Council subject to the conditions below:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Ridgeline Consultants, dated November 16, 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

P:\P&CD\PROJECTS\PLAN COMMISSION\2011 PC Petition Files\PC-40-11 521 Sherman - Lot Consolidation\Staff Report PC-40-11.doc



Plat of Topography LOTS 7 AND 8 IN BLOCK 6 IN STREET'S ADDITION TO **APPROXIMATE** DOWNERS GROVE, A SUBDIVISION IN THE EAST 92 RODS OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1875 AS DOCUMENT 20678 IN DUPAGE COUNTY, ILLINOIS. North Scale 1" = 20' COMMONLY KNOWN AS 529 SHERMAN STREET, DOWNERS GROVE, ILLINOIS. -CONCRETE WALK Vicinity Map -APPROXIMATE LOCATION OF 6" WATER MAIN PER VILLAGE MAPS ×763.48 ×76388×764.04 762.33 (FIELD VERIFY) ×763.3 763.8× 1.3 ×763.4 × 1 ×763.1 1 8 × 763.6 × 763.0 × 763.4 764.6× 3× 764.4× -RIM = 766.12X764.6.448 X764.6.448 -ASPHALT DRIVE SITE BENCHMARK 761.6%, 762.0% 100° -RIM = 757.15INV. = 750.20 (8" PVC) Sherman RIM = 767.08INV. = 759.53 (8" PVC)-765.32 762.5 ×763.0 ×763.5 ×764.1 ×764.3 764.8 765.2 ×762.0 ×762.5 CONCRETE WALK 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 × 22" 763.8 ALL BEARINGS SHOWN HEREON ARE MEASURED TO SHOW ANGULAR RELATIONSHIP AND **ABBREVIATION LEGEND** ARE NOT BASED ON ANY KNOWN BEARING SYSTEM. FCC = 3,00' N & 0.00' E 763.39 763.58 60.00' (M)&(R) 765.64 FCC = 3.00' N & 0.00' E _{_}765.24 C/L = CENTERLINE 765.18 ×765.35 ELEVATIONS HEREON REFER DUPAGE COUNTY DATUM (NGVD 29). E'LY = EASTERLY x7648 FCC = 3.0'1 SOURCE BENCHMARK; DUPAGE COUNTY BENCHMARK #DGN05003 LOCATED AT THE S.W. CORNER OF OGDEN AVENUE & FAIRVIEW AVENUE. ELEVATION = 764.70 FCC ≈ FOUND CUT CROSS 764.5 × 8 0.00' E FEX = FENCE CORNER SITE BENCHMARK: TAG BOLT ON FIRE HYDRANT LOCATED AT THE N.E. CORNER OF FFE = FINISHED FLOOR ELEVATION F.I.P. = FOUND IRON PIPE A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN. (M) = MEASURED DISTANCE ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION. MT = MULTIPLE TRUNK N ≈ NORTH N'LY = NORTHERLY THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF DOWNERS GROVE AND (R) = RECORD DISTANCE S = SOUTHFIELD WORK COMPLETED ON 8-31-2011. S'LY = SOUTHERLY HOUSE 9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON. HOUSE W = WESTW'LY = WESTERLY 8 10) PARCEL CONTAINS APPROXIMATELY 7923.6 SQUARE FEET. **LINE TYPE LEGEND** STATE OF ILLINOIS) SANITARY SEWER = ---- SAN---- SAN---- SAN----WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS PLAT OF TOPOGRAPHY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS SYMBOL LEGEND WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS. = ASPHALT = CONCRETE DATED AT MONTGOMERY, ILLINOIS ON SEPTEMBER 6, 2011. GRAVEL 5 FIP = 0.19' S ₺® 765.2×6 = TREE = HYDRANT ^{765.0}×60.00′ (M)&(₽) ∕~ / & 0.23' W 1 89°30'19" W (M) 1 60°30' 19" W GEORGE H. SKULAVIK P.L.S 2580 EXPIRATION DATE 11/30/2012 STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2012 (S) = SANITARY MANHOLE -FEX = 0.1'Sbok #: Dwg. Size: rawn By: TMS(JJ) Checked By: W = WATER MANHOLE PROFESSIONAL DESIGN FIRM NO. 184-004766 ➤ = WOOD POWER POLE 1661 AUSUTT ROAD MONTBOMERY, ILLINOIS 60538 PHONE 630-801-7927 FAX 630-701-1385 ient: JERRY & ERICA MASTALARZ aject Number: 2011-0342-TOPO Survey is valid only if original seal is shown in red.

NOTES: BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE 1. IRON PIPE MONUMENTS WILL BASED ON AN ASSUMED BEAR BE PLACED AT ALL PROPERTY SYSTEM AND ARE SHOWN ONLY TO DEPICT ANGULAR RELATIONSHIPS OF PROPERTY LINES. CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS ABBREVIATIONS: (R) = RECORD VALUE (M) = MEASURED VALUE (C) = CALCULATED VALUE LEGEND: (D) = DEED VALUE DOC. = DOCUMENT CONCRETE MONUMENT SET Worth Scale 1'' = 20'-- BUILDING SETBACK LINE OWNER'S CERTIFICATE STATE OF ILLINOIS COUNTY OF DUPAGE) JEROME A. MASTALARZ II AND ERIKA L. MASTALARZ, 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. ___, ILLINOIS, THIS ____DAY OF ___, A.D., 20____ NOTARY'S CERTIFICATE STATE OF ILLINOIS COUNTY OF DU PAGE PRINT NAME, 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 GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ______ DAY OF ______, A.D., 200___. NOTARY PUBLIC SIGNATURE 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 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. DAY OF __O'CLOCK___M, AS DOCUMENT NUMBER_____

RECORDER OF DEEDS

DRAINAGE CERTIFICATE

I. JIUN-GUANG LIN. A REGISTERED PROFESSIONAL ENGINEER IN

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 AREA, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE DI ANABIO FOR BU ACCORDANCE WILT THE CREMENT LINE.

BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY

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

PROFESSIONAL ENGINEER NO. 062-057024

VILLAGE COUNCIL CERTIFICATE

PLAN COMMISSION CERTIFICATE

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF

A.D., 20

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 THAT HAVE NOT

DATED THIS ______DAY OF_______, A.D 20____

SANITARY DISTRICT COLLECTOR

DOWNERS GROVE COLLECTOR

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

DATED THIS DAY OF , A.D 20

DOWNERS GROVE VILLAGE COLLECTOR

BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS

CHAIRMAN

OWNER OR DULY AUTHORIZED ATTORNEY FOR OWNER

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

ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE

LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS

OF THE CONSTRUCTION OF THE SUBJUSTICENT TWITHER, 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.

ILLINOIS AND
THE OWNERS OF THE LAND DEPICTED HEREON OR HIS DULY

STATE OF ILLINOIS

COUNTY OF DUPAGE)

JIUN-GUANG LIN. P.E.

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

APPROVED THIS

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

STATE OF ILLINOIS) SS) COUNTY OF DU PAGE)

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

DOWNERS GROVE, THIS

Mastalarz Subdivision

BEING A SUBIVISION IN THE SOUTHEAST OUARTER OF SECTION 5. TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

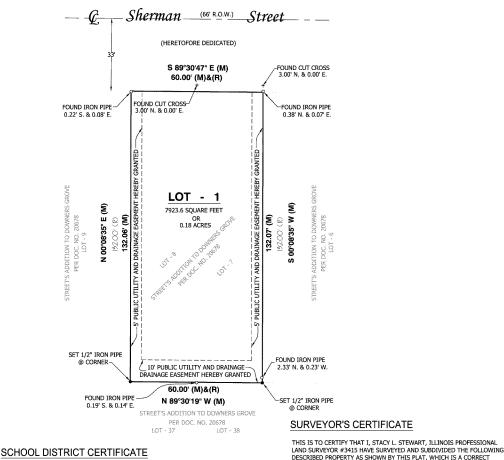
EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND

COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, 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 GLYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLLES, 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 AGONS, 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", "UTILITY EASEMENT", "DISCOUNTING TO THIS PLAT AS "COMMON ELEMENTS," AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON ELEMENTS," 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 DOUBLE OF THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER DOUBLE AND INCOMENTAL TRANSPORTED OR THE AND ACCENT LOTS AND ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTION OVER OR UNDER THE SUPPRACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUTT, 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 GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) WARKED TEASEMENT, "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "BUSH OF THE SUBDIVIDED PROPERTY HOUSEN." FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS

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 O'THERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "O'UTLOTS," "COMMON LEMENTS," O'POEN APACE," "O'POEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE 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. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST



STATE OF ILLINOIS) COUNTY OF DU PAGE

FLOOD STATEMENT

COMMUNITY-PANEL NUMBER:

0901 OF 1006.

17043C0901H WITH AN EFFECTIVE

ACREAGE SUMMARY:

TOTAL 7923.6 SQ. FT. OR 0.18 AC.

7923.6 SQ. FT. OR 0.18 AC.

DATE OF DECEMBER 16, 2004 PANEL

THE PROPERTY HEREON DESCRIBED IS NOT AFFECTED BY A FLOOD HAZARD AREA AS DEFINED BY THE

> THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS MASTALARZ SUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE __ HIGH SCHOOL DISTRICT, AND THE SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS. . ILLINOIS THIS

, A.D., 20	
BY:OWNER	

DATED THIS DAY OF

REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE

LOTS 7 AND 8 IN BLOCK 6 IN STREET'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST 92 RODS OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLA MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1875 AS DOCUMENT 20678 IN

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

STACY L. STEWART PROFESSIONAL LAND SURVEYOR NO. 3415.

DUPAGE COUNTY, TILLINOIS.

P.I.N.S 09-05-406-008 & 09-05-406-009 Vicinity Map



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 ENGIN

(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH (8) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANTARY 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, SANTARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS BE IOW OR THROUGH THE GROUND SHAND WITHIN THE POTTED I INFS ON 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 RICHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HERRIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS 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, WELL GRADE OF THE SIBPONDED PROPERTY WHAIL NOT BE ALTERED IN A MANINER SO 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 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

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS

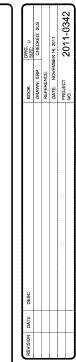
WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF 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

- 1. 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
- 2. 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.
- 3. 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 OR 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 STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION
- 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 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.
- 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 FI	RST WRITTE	THERE	ON.		
ATED	AT, ILLINO	IS, THIS		MONTH		A.D., 20
Y:				JEROME A. MASTALARZ II		
	OWNER			PRINT N	IAME	
Y:				ERIKA L. MAS	TALAR	z
	OWNER			PRINT N	IAME	
Y:						
N	IOTARY PUBLIC SIGNATURE AND	SEAL		PRINT N	AME	





lerry & Erika Mastalarz

Chairman Jirik reviewed the protocol for the meeting. Due to one person being interested in Agenda Item No. 2, the Chairman asked for any objection in switching the two agenda items. No objections were voiced; a change in the agenda followed:

File PC-40-11 A petition seeking final plat of subdivision approval to consolidate two existing parcels into one lot for the property located on the south side of Sherman Street approximately 160 feet west of Douglas Road, commonly known as 521 Sherman Street, Downers Grove, IL (PIN #'s 09-05-406-008 and -009) Jerry Mastalarz, Petitioner; Owner.

Chairman Jirik swore in those individuals who would be speaking on this matter.

Village Planner, Stan Popovich, discussed that the petition was for a final plat of subdivision to consolidate two separate parcels (both 30 feet wide by 120 feet deep lots) into one buildable lot at 521 Sherman Street. The property was zoned R-4 Single Family Residential. No structures currently existed on the properties. The petitioner was proposing to construct a single-family home on the property and has to consolidate the two lots to make the parcel buildable. The property does fall in line with other adjacent single family homes with a similar lot size. Staff believed the proposal was consistent with the Village's Comprehensive Plan and complied with the Village's Zoning Ordinance and Subdivision Ordinance. Easements were reviewed.

Per staff, public notice for this property was sent out according to village requirements and staff had not received any public comments on the proposal. Mr. Popovich stated that staff supported the proposal and recommended that the Plan Commission forward a positive recommendation to the Village Council subject to staff's one condition listed in its staff report.

Commissioners directed no questions to staff.

Petitioner/Owner, Mr. Jerry Mastalarz, 4111 N. Park, Westmont, IL, stated his intention was to construct a single family home.

No commissioner questions were directed to the petitioner. Chairman Jirik opened up the meeting to public comment. None received. The public comment portion was closed.

Mr. Mastalarz waived his right to provide a closing statement.

MR. MATEJCZYK MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL RECOMMENDING APPROVAL OF A FINAL PLAT OF SUBDIVISION SUBJECT TO THE ONE CONDITION BELOW:

1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY RIDGELINE CONSULTANTS, DATED NOVEMBER 16, 2011 EXCEPT

AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

SECONDED BY MRS. RABATAH. ROLL CALL:

AYE: MR. MATEJCZYK, MS. RABATAH, MR. BEGGS, MR. COZZO, MR.

HOSE, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 7-0