

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
MARCH 6, 2012 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Final Plat of Subdivision - 1525 Thornwood Drive	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Motion <input type="checkbox"/> Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing lots into one lot for the property located at 1525 Thornwood Drive.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 identified *Exceptional Municipal Services*.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval on the March 6, 2012 consent agenda

**BACKGROUND**

The 17,464 square foot property, commonly known as 1525 Thornwood Drive is zoned R-4 Single Family Residential and consists of two 50-foot wide by 175-foot deep lots. Both lots are owned by the petitioner. The property is improved with a single family home and a detached garage. The petitioner is proposing to consolidate the two lots into a single 100-foot wide by 175-foot deep lot. The consolidation of the two lots into a single lot will allow the petitioner to construct an approximately 500-square foot addition to the existing home.

All required infrastructure, including sidewalks, currently exists and no new public improvements are required. The proposed lot will include five-foot wide public utility and drainage easements along the side property lines and a ten-foot wide public utility and drainage 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 per 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 Ordinance. The dimensions for the new lot are outlined in the table below:

<b>1525 Thornwood Drive</b>	<b>Lot Width</b>		<b>Lot Depth</b>		<b>Lot Area</b>	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	100 feet (no change)	140 feet	175 feet (No change)	7,500 sq. ft.	17,464 sq. ft. (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 addition represents a modernization of the existing house that meets the Plan's goal to ensure quality housing stock remains a staple of the community. The proposed 100-foot wide lot is consistent in width and area with other single family lots along this block of Thornwood Drive.

The Plan Commission considered the petition at their February 6, 2012 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 unanimously recommended approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

**ATTACHMENTS**

Aerial Map

Resolution

Staff Report with attachments dated February 6, 2012

Minutes of the Plan Commission Hearing dated February 6, 2012

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

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION  
FOR 1525 THORNWOOD DRIVE**

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 Oko's Resubdivision, located on the south side of Thornwood Drive approximately 106 feet east of Plymouth Street, commonly known as 1525 Thornwood Drive, Downers Grove, Illinois, legally described as follows:

Lots Seven (7) and Eight (8) in Block Three (3) in Bunge's Resubdivision, being a resubdivision of Bunge's Subdivision, (except Lots four (4) and ten (10) in Block One (1) and Lot one (1) in Block Four (4)) in the northeast quarter of Section Eighteen (18), Township Thirty-Eight (38) North, Range Eleven (11), east of the Third Principal Meridian, according to the plat of said Bunge's Resubdivision, recorded April 3, 1925, as Document 190677, in DuPage County, Illinois.

Commonly known as 1525 Thornwood Drive, Downers Grove, IL (PIN #'s 09-18-205-003, -004)

WHEREAS, notice has been given and a public hearing held on February 6, 2012 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 Oko's Resubdivision, located at 1525 Thornwood Drive, 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 Oko's Resubdivision, located at 1525 Thornwood Drive, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to Oko's Resubdivision plat prepared by Nelson Surveyors, LLC., dated December 30, 2011 except as such plat 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.

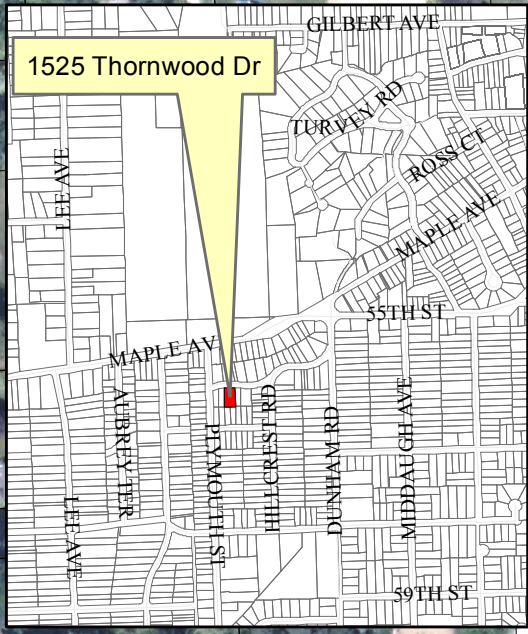
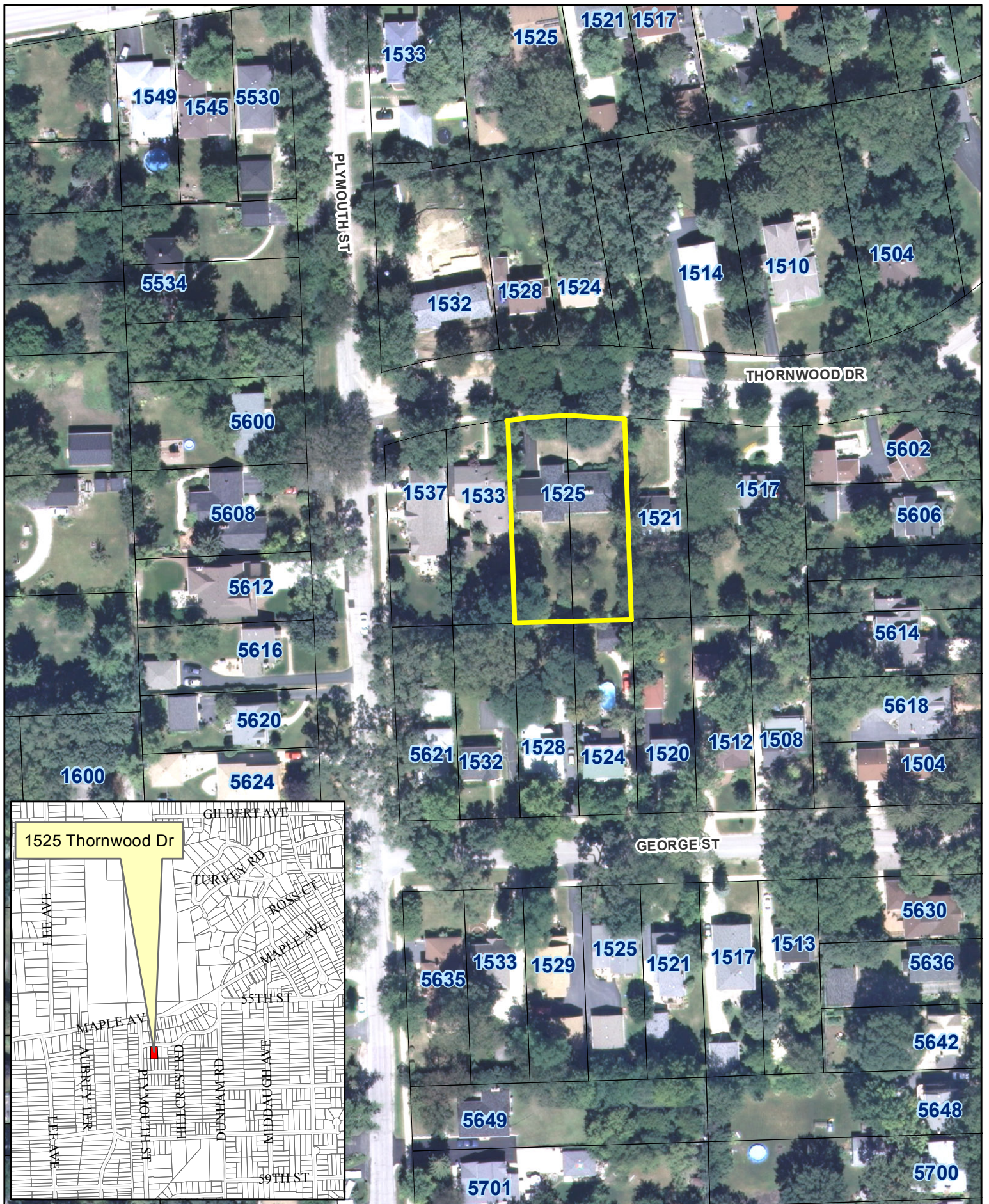
\_\_\_\_\_  
Mayor

Passed:

Attest: \_\_\_\_\_

Village Clerk





**1525 Thornwood Drive**

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING**

February 6, 2012, 7:00 P.M.

Chairman Jirik called the February 6, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

**PRESENT:** Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mr. Hose, Mr. Matejczyk, Mrs. Rabatah, Mr. Waechtler and Mr. Webster

**ABSENT:** Mr. Quirk

**STAFF PRESENT:** Community Development Director Tom Dabareiner, Planning Manager Jeff O'Brien; Planners Damir Latinovic and Stan Popovich

**VISITORS:** Jennifer Oko, 1525 Thornwood Drive, David S. Silverman, Ancel Glink Diamond Bush DiCianni & Krafthefer, P.C., Dan Bolin, Ancel Glink Diamond Bush DiCianni & Krafthefer, P.C.

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance and directed the public's attention to the available informational packets.

**APPROVAL OF THE JANUARY 9, 2012 MINUTES**

Chairman Jirik pointed out that Mr. Hose provided some suggested changes to the minutes. The proposed changes were on the dias for Commissioners' review. He asked if any members of the Commission had any comments regarding the changes. There being none, Chairman Jirik invited a motion to approve the minutes with the changes proposed by commissioner Hose.

**MR. COZZO MADE A MOTION TO APPROVE THE MINUTES WITH THE CHANGES SUGGESTED BY MR. HOSE. SECONDED BY MR. HOSE.**

**MOTION CARRIED BY VOICE VOTE OF 8-0.**

Chairman Jirik reviewed the purpose and procedures for the meeting.

**File PC-07-12** A petition seeking final plat of subdivision approval to consolidate two existing lots into one lot. The property is located on the south side of Thornwood Drive approximately 106 feet east of Plymouth Street, commonly known as 1525 Thornwood Drive, Downers Grove, IL (PINs 09-18-205-003 and 09-18-205-004) Timothy and Jennifer Oko, Petitioners/Owners.

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

Planner Damir Latinovic informed the commissioners that Michael Davenport, the architect for the petitioner emailed him a letter of support for the petition late last week and that the copy of the letter was placed on the dais for review. He explained the petition was for a final plat of subdivision

to consolidate two separate parcels (both 50 feet wide by 175 feet deep lots) into one lot at 1525 Thornwood Drive. The property was zoned R-4 Single Family Residential. A single family home and a detached garage are currently located on the property. The petitioner is planning to construct an approximately 500-sq. ft. addition to the existing single-family home. The zoning ordinance requires consolidation of the lots. The property is similar to other adjacent single-family lots. The new lot would be 100 feet wide by 175 feet deep and meet all minimum dimension requirements.

Mr. Latinovic indicated staff has not received the plans for the home addition, but that the addition will have to meet all bulk requirements of the Zoning Ordinance. The petitioner is awaiting the decision of the Village Council to apply for the building permit. He went on to explain staff believes the proposal is consistent with the Village's Comprehensive Plan and complies with the Village's Zoning Ordinance and Subdivision Ordinance. Mr. Latinovic explained new easements along the side and rear lot lines would be platted.

Mr. Latinovic indicated public notice was provided according to Village requirements, and staff had not received any public comments on the proposal. Mr. Latinovic stated staff recommended the Plan Commission forward a positive recommendation to the Village Council subject to staff's one condition listed in its staff report.

Per question by Mr. Waechtler, Mr. Latinovic confirmed there is a detached garage on the property.

The Plan Commission briefly discussed how the zoning requirements for the addition related to the approval of the lot consolidation.

There being no further comments for staff, Chairman Jirik invited the petitioner to the podium.

Petitioner and owner, Mrs. Jennifer Oko, 1525 Thornwood Drive, Downers Grove, IL 60516, stated their intention was to construct an addition to the existing home to modernize it and her understanding is that per the Zoning Ordinance the lot consolidation is required.

Per a question from Mr. Waechtler, Mrs. Oko clarified that the addition will be constructed on the front side of the building to fill in the void by the old attached garage.

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

Chairman Jirik asked for additional comments or deliberation from the Commission. There being none, Chairman Jirik asked for a motion.

**MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING FILE NUMBER PC 07-12 SUBJECT TO THE FOLLOWING CONDITION:**

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO OKO'S RE-SUBDIVISION PLAT PREPARED BY NELSON SURVEYORS, LLC. DATED DECEMBER 30, 2011, EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

**DRAFT 2/6/12**

**SECONDED BY MR. HOSE, ROLL CALL:**

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

**NAY: NONE**

**MOTION CARRIED. VOTE: 8-0**

Community Development Director Tom Dabareiner introduced David S. Silverman and Dan Bolin of Ancel Glink Diamond Bush DiCianni and Drafthefer, P.C. Mr. Silverman and Mr. Bolin presented the information on Illinois planning and zoning law and procedures. Information about Illinois ethics rules was also provided. Mr. Silverman and Mr. Bolin provided a hand-out - *Plan Commission Workshop: Law and Ethics* – for the Commission to review during the presentation..

Following the presentation, Mr. O'Brien reminded the commissioners to complete the required Open Meeting Act and FOIA certification training. He stated a copy of the Village's new Zoning Map was provided to the commissioners which reflects the areas recently annexed by the Village. Mr. O'Brien updated the commissioners on next month's agenda. He clarified that the February 27 meeting date has been canceled, but that there will be a meeting on March 5.

Commissioner Waechtler thanked the staff for the quality of staff reports and especially the area maps, which makes it very easy to identify and visit project sites.

**THE MEETING WAS ADJOURNED AT 9:29 P.M. ON MOTION BY MR. WEBSTER,  
SECONDED BY MR. HOSE. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE  
OF 8-0.**

Respectfully submitted,

Damir Latinovic, AICP  
Planner





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
FEBRUARY 6, 2012 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-07-12 1525 Thornwood Drive	Final Plat of Subdivision	Damir Latinovic, AICP Planner

**REQUEST**

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

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER/APPLICANT:** Timothy and Jennifer Oko  
1525 Thornwood Drive  
Downer Grove, IL 60516

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4 Single Family Residential District  
**EXISTING LAND USE:** Residential  
**PROPERTY SIZE:** 17,464 square feet (0.4 acres)  
**PINS:** 09-18-205-003, -004

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-4 Single Family Residence District	Single Family Residential
<b>SOUTH:</b>	R-4 Single Family Residence District	Single Family Residential
<b>EAST:</b>	R-4 Single Family Residence District	Single Family Residential
<b>WEST:</b>	R-4 Single Family Residence District	Single Family Residential

**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. Plat of Subdivision

**PROJECT DESCRIPTION**

The petitioner is requesting approval of a final plat of subdivision to consolidate two existing lots into a single lot. The property, commonly known as 1525 Thornwood Drive, is zoned R-4 Single Family Residential. The property is made up of two adjacent 50-foot wide by 175-foot deep lots. A single family house and detached garage are currently located on the property.

The petitioner is proposing to construct an approximately 500-sq. ft. addition to the existing home. The Zoning Ordinance requires lot consolidation for additions over 350-sq. ft. As such, without the consolidation of the lots, the petitioner would not be permitted to construct the addition to the existing home. The petitioner is awaiting the decision by the Village Council and has not applied for a building permit yet.

**COMPLIANCE WITH 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 residential neighborhood. As such, the proposed addition represents a modernization of the existing house that meets the Plan’s goal to ensure quality housing stock remains a staple of the community. Additionally, the proposed 100-foot wide lot is consistent in width and area with other lots along this block of Thornwood Drive. 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 28.1104(d) of the Zoning Ordinance. If the subdivision is approved, the petitioner will be able to construct an addition to the existing single family home. 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 district. The lot dimensions are specified in the table below:

<b>1525 Thornwood Drive</b>	<b>Lot Width</b>		<b>Lot Depth</b>		<b>Lot Area</b>	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	100 feet (no change)	140 feet	175 feet (No change)	7,500 sq. ft.	17,464 sq. ft. (no change)

The petitioner is not requesting any exceptions from Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The proposed lot will include new five-foot wide public utility easements along the side property lines and a new ten-foot wide public utility easement along the rear 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 meets 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 Comprehensive Plan and Zoning and Subdivision Ordinances of the Village.

### **RECOMMENDATIONS**

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The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding PC-07-12 subject to the condition below:

1. The final plat of subdivision shall substantially conform to Oko's Resubdivision plat prepared by Nelson Surveyors, LLC., dated December 30, 2011 except as such plat may be modified to conform to the Village Codes and Ordinances.

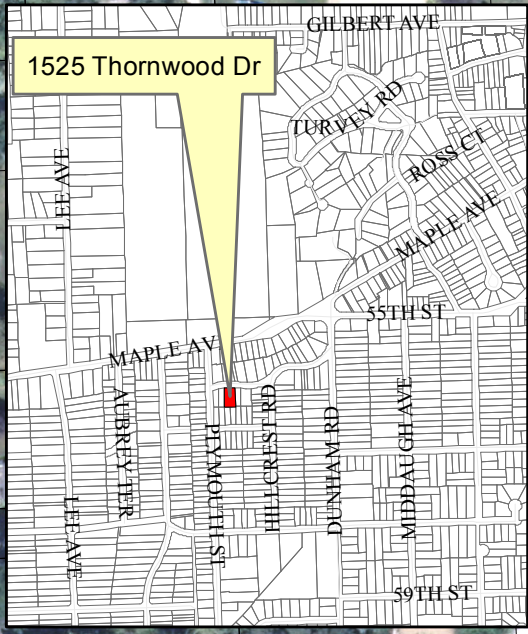
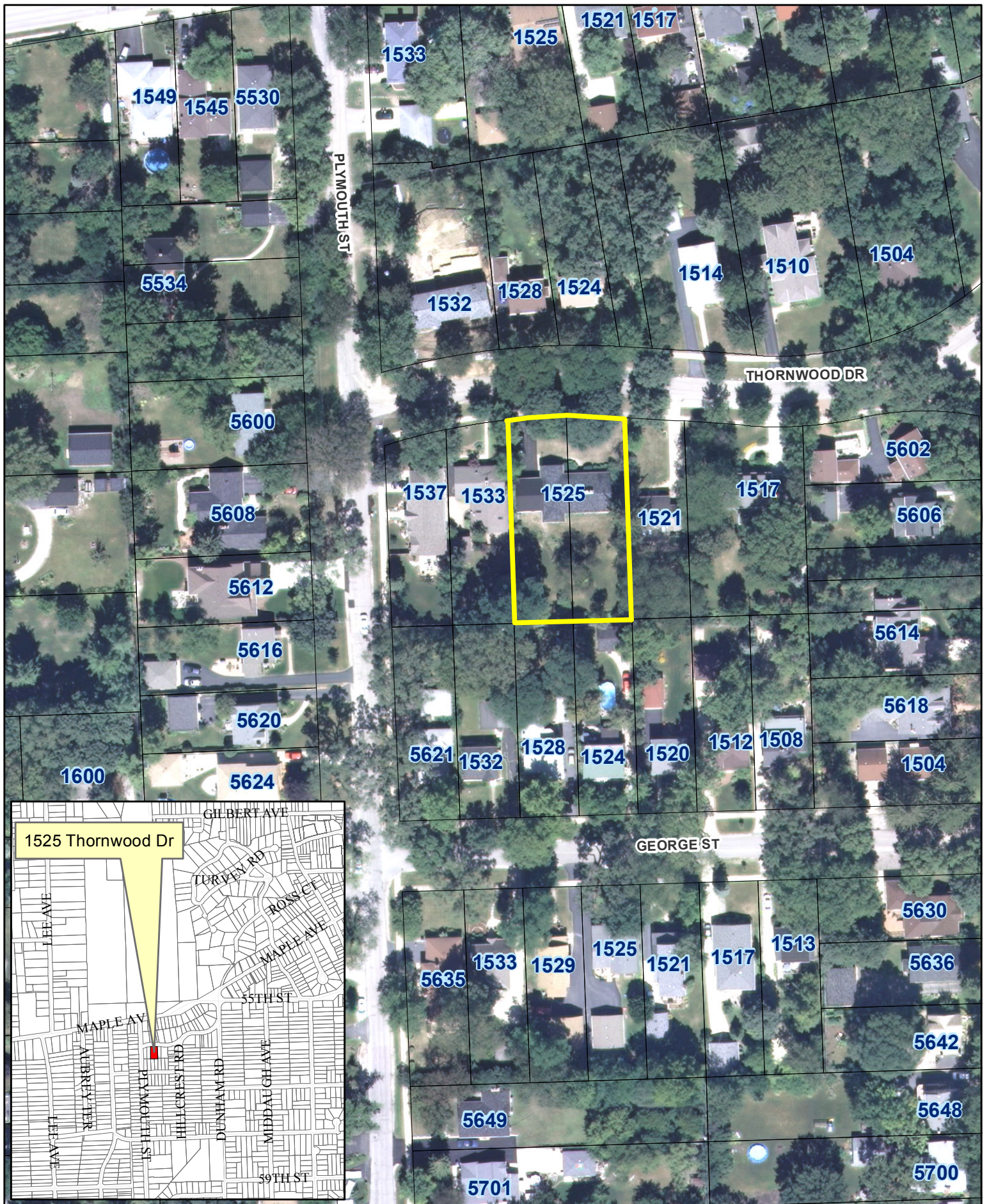
Staff Report Approved By:

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Tom Dabareiner, AICP  
Director of Community Development

TD:dl  
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2012 PC Petition Files\PC 07-12 1525 Thornwood Dr - Lot Consolidation\Staff Report PC-07-12.doc



**1525 Thornwood Drive**

Timothy and Jennifer Oko  
1525 Thornwood Drive  
Downers Grove, IL 60516  
January 5, 2012

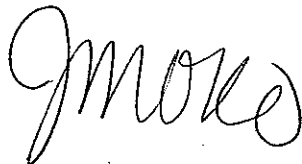
Department of Community Development  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

We have recently purchased a home with PIN numbers 09-18-205-003 and 09-18-205-004. We plan to renovate our home this spring and would like to consolidate the lots. We have submitted a recent Plat of Resubdivision titled Oko's Resubdivision for your review.

Sincerely,

A handwritten signature in black ink, appearing to be 'TJ Oko', with a long horizontal line extending to the right.

Timothy and Jennifer Oko

A handwritten signature in black ink, appearing to be 'Jmoko', written in a cursive style.

NELSON SURVEYORS, LLC.

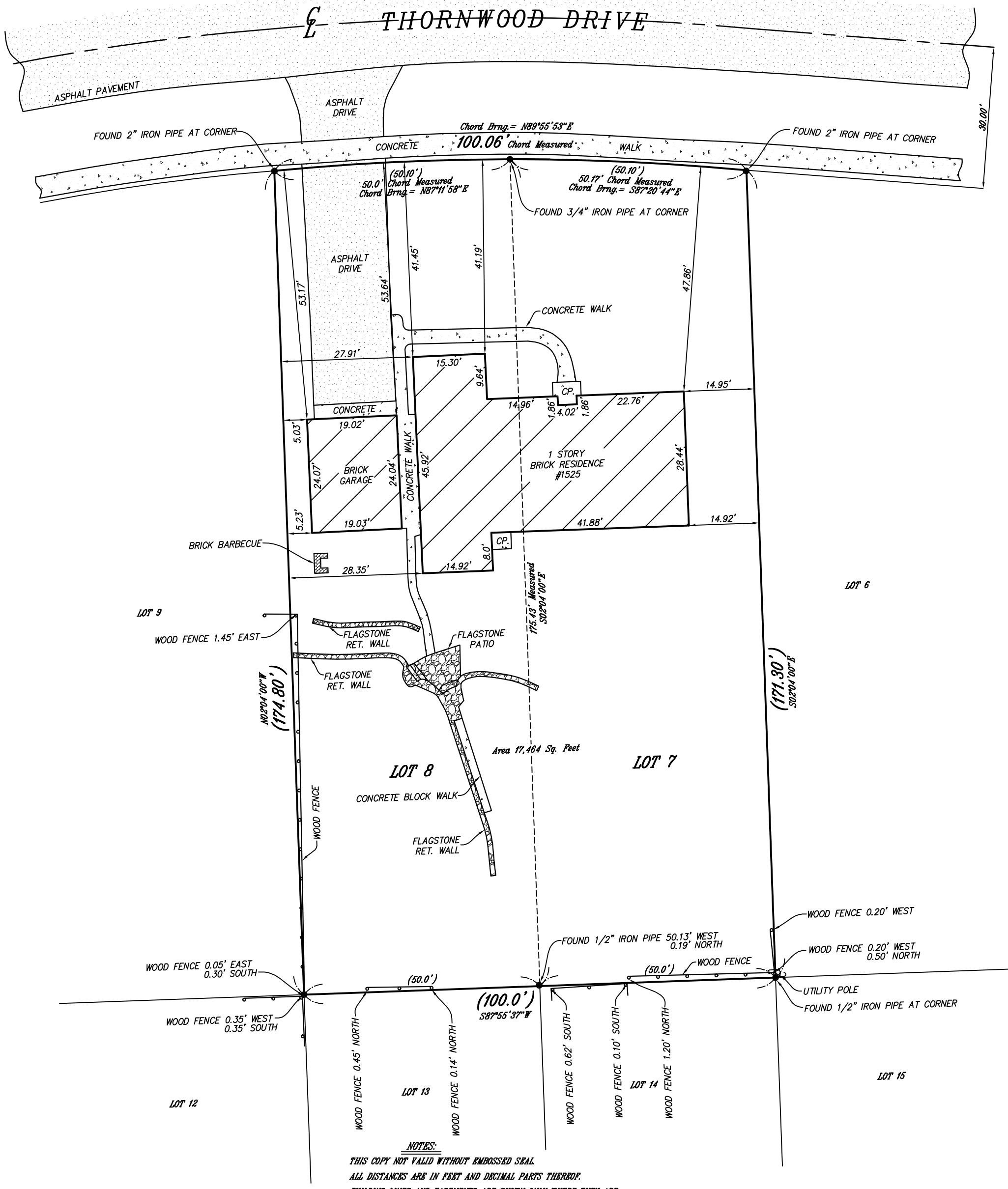
PLAT OF SURVEY

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK THREE (3) IN BUNGE'S RESUBDIVISION, BEING A RESUBDIVISION OF BUNGE'S SUBDIVISION, (EXCEPT LOTS FOUR (4) AND TEN (10) IN BLOCK ONE (1) AND LOT ONE (1) IN BLOCK FOUR (4)) IN THE NORTHEAST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BUNGE'S RESUBDIVISION, RECORDED APRIL 3, 1925, AS DOCUMENT 190677, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 1525 THORNWOOD DRIVE

NELSON SURVEYORS, LLC.  
418 SOUTH CASS AVENUE  
WESTMONT, ILLINOIS 60559  
NELSONSURVEYORSLLC.COM  
(815) 436-8520 OFFICE  
(815) 436-8528 FAX

- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - (50.0') RECORD DIMENSION
  - PUE PUBLIC UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - ROW RIGHT OF WAY
  - CP CONCRETE PORCH
  - CW CONCRETE WALK



BASIS OF BEARINGS = EAST LINE OF LOT 7 IN BLOCK 3 IN BUNGE'S RESUBDIVISION = S02°04'00"E (RECORDED)



MY LICENSE EXPIRES NOVEMBER 30, 2012

STATE OF ILLINOIS) SS:  
COUNTY OF DUPAGE)

I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE PLAT HEREBIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL MEASUREMENTS BEING CORRECTED TO THE STANDARD AT 68 DEGREES FAHRENHEIT.

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

WESTMONT, ILLINOIS, OCTOBER 27, 2011

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2013

**NOTES:**

THIS COPY NOT VALID WITHOUT EMBOSSED SEAL.

ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREBIN WITH YOUR DEED OR TITLE POLICY.

CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND RESTRICTIONS NOT SHOWN HEREBIN. COMPARE ALL POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE.

DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREBIN.

PREPARED FOR:	TIM OKO
DATE:	OCTOBER 27, 2011
SCALE:	1"=20'
DRAWN BY:	MJN.
JOB#	11-123
FLD. BK/PC:	75.41

NELSON SURVEYORS, LLC  
418 SOUTH CASS AVENUE  
WESTMONT, ILLINOIS 60559  
NELSONSURVEYORS.LLC.COM  
(815) 436-8520 OFFICE  
(815) 436-8528 FAX

PREPARED FOR:  
TIMOTHY AND JENNIFER OKO  
1525 THORNWOOD DRIVE  
DOWNERS GROVE, ILLINOIS 60514  
(630) 271-1019

# OKO'S RESUBDIVISION

OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
DUPAGE COUNTY, ILLINOIS.

PIN: 09-18-205-003-000 (LOT 8)  
PIN: 09-18-205-004-000 (LOT 7)

COMMON ADDRESS: 1525 THORNWOOD DRIVE

## 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 AT&T, 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  
(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 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 GRANTEEES AT COST OF THE GRANTOR/LOT OWNER,  
UPON WRITTEN REQUEST.

## DECLARATION OF RESTRICTIVE COVENANTS

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, REGULATOR, 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, ON, 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 SUBJECT TO THE  
FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

- 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.
- 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 STORM WATER THROUGH THE DRAINAGE  
SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT  
HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE 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.
- 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 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.
- 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  
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 THEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
TIMOTHY J. OKO  
JENNIFER M. OKO

## NOTARY CERTIFICATE

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE  
STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY J. OKO AND JENNIFER M. OKO  
ARE PERSONALLY KNOWN BY ME TO BE THE SAME PERSONS WHOSE NAMES ARE  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AS 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

## OWNER'S CERTIFICATE

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

WE, TIMOTHY J. OKO AND JENNIFER M. OKO, DO HEREBY CERTIFY THAT WE ARE THE  
OWNERS OF RECORD OF THE PROPERTY DESCRIBED HEREON, AND THAT WE HAVE  
CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT  
HEREON DRAWN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
TIMOTHY J. OKO  
JENNIFER M. OKO

## NOTARY CERTIFICATE

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE  
STATE AFORESAID, DO HEREBY CERTIFY THAT TIMOTHY J. OKO AND JENNIFER M. OKO  
ARE PERSONALLY KNOWN BY ME TO BE THE SAME PERSONS WHOSE NAMES ARE  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AS 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

## SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

THE UNDERSIGNED, TIMOTHY J. OKO AND JENNIFER M. OKO, AS OWNERS OF THE  
PROPERTY DESCRIBED HEREON IN THE SURVEYORS'S CERTIFICATE, TO THE BEST OF  
THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 99 HIGH  
SCHOOL DISTRICT AND DISTRICT 58 ELEMENTARY SCHOOL DISTRICT, IN DUPAGE  
COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
TIMOTHY J. OKO  
JENNIFER M. OKO

## PLAN COMMISSION

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
PLAN COMMISSION CHAIRMAN

## DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT,  
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR  
FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT  
HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
DOWNERS GROVE SANITARY DISTRICT COLLECTOR

## DOWNERS GROVE VILLAGE COLLECTOR

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

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 THEREOF THAT HAVE BEEN  
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
DOWNERS GROVE VILLAGE COLLECTOR

## VILLAGE COUNCIL

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

## DRAINAGE CERTIFICATE

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND  
TIMOTHY J. OKO AND JENNIFER M. OKO, THE OWNERS OF THE LAND DEPICTED HEREON,  
DO HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE  
PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE  
WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE,  
AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH  
GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF  
DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE  
SUBDIVISION. FURTHERMORE, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY  
WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED  
WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_\_  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_  
TIMOTHY J. OKO  
JENNIFER M. OKO

## COUNTY CLERK

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

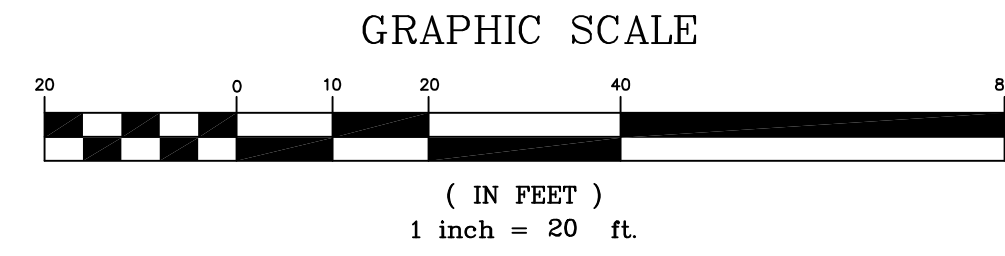
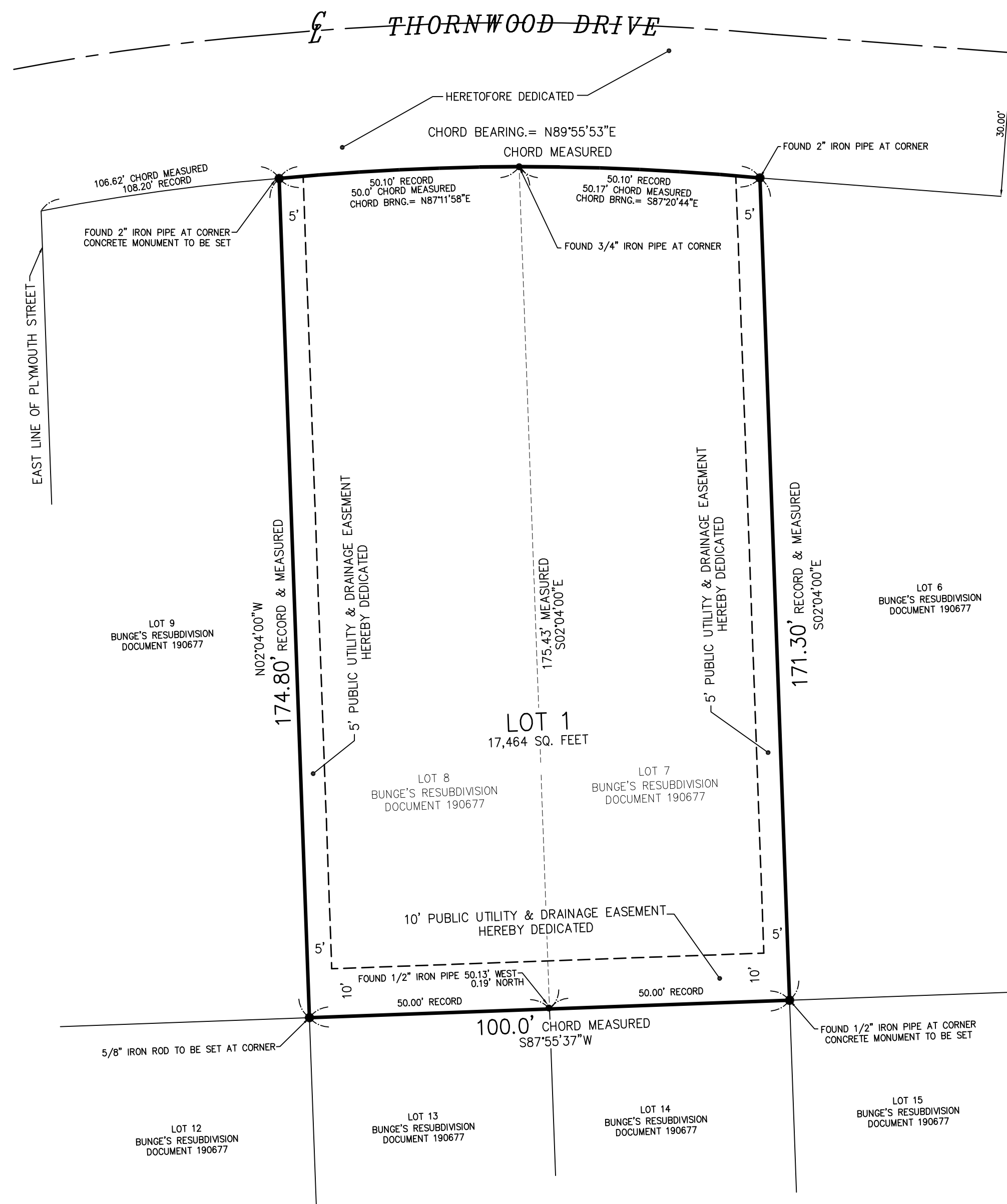
I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO  
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID  
FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND  
INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY  
FEES IN CONNECTION WITH THIS PLAT.

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

## COUNTY RECORDER

STATE OF ILLINOIS) ss.  
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 \_\_\_\_\_  
COUNTY RECORDER



## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) ss.  
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, MICHAEL NELSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
035-3095, HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK THREE (3) IN BUNGE'S RESUBDIVISION,  
BEING A RESUBDIVISION OF BUNGE'S SUBDIVISION, (EXCEPT LOTS FOUR (4) AND TEN  
(10) IN BLOCK ONE (1) AND LOT ONE (1) IN BLOCK FOUR (4)) IN THE NORTHEAST  
QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE  
ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF  
SAID BUNGE'S RESUBDIVISION, RECORDED APRIL 3, 1925, AS DOCUMENT 190677, IN  
DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID  
SURVEY AND RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, FURTHER CERTIFY THAT THE PROPERTY IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE  
MAP, PER MAP NO. 17043C0904H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.

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

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 30TH DAY OF SEPTEMBER, 2011.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095  
MY LICENSE EXPIRES 11/30/2012  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2013

I, MICHAEL NELSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095, HEREBY AUTHORIZE  
THE PLAT OFFICER OF THE VILLAGE OF DOWNERS GROVE AND/OR ITS DESIGNATED AGENTS TO  
RECORD THIS PLAT OF RESUBDIVISION WITH THE OFFICE OF THE DUPAGE COUNTY RECORDER OF  
DEEDS.

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 30TH DAY OF DECEMBER, 2011.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095  
MY LICENSE EXPIRES 11/30/2012  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2013