

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
AUGUST 21, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Establishment of a Special Service Area (SSA) for Green Acres Subdivision	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared proposing the establishment of a Special Service Area #4 for the Green Acres Subdivision.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the August 14, 2012 Village Council meeting. Staff recommends approval on the August 21, 2012 Active Agenda.

BACKGROUND

The Village is proposing establishment of a Special Service Area (SSA) #4 for the Green Acres Subdivision, which will serve as a safeguard in the event that the homeowners association cannot or does not maintain the subdivision’s detention area. The SSA will allow the Village to levy a special tax on the property owners for the maintenance of the facility. The tax would only be levied if the homeowner’s association defaults and the Village is required to step in and maintain the common areas. The Village would then maintain the detention facilities.

The Green Acres Subdivision is located on the west side of Fairview Avenue just north of 66th Street and was originally approved in 2004. In April of 2012, the Village approved a re-subdivision of Lots 12, 13 and 14 to modify the detention area and create a new buildable lot. The SSA would include the nine lots owned by the developer (6561, 6562, 6565 and 6566 Davane Lane and 401, 403, 404, 405 and 406 Lynn Gremer Court). The re-subdivision approval included the establishment of a homeowners association to maintain the common areas, which in this case is the detention area and its retaining wall, drainage pipes and landscaping. As part of the homeowners association, an SSA is being created.

The Village proposes a maximum annual rate not to exceed of 3% of the property’s Equalized Assessed Value (EAV) as a tax levy.

In order to establish an SSA the Village must first approve an ordinance proposing the establishment of the SSA. A public hearing must then be held at a Council meeting after notice is published in the paper and mailed to those properties which would be included in the SSA. There is then a 60 day objection period following the public hearing. If 51% of the property owners and electors residing within the boundaries of the proposed SSA file an objection then the SSA cannot be created. If this threshold is not met, then the Village can approve an ordinance establishing the SSA. Staff is not anticipating an objection as the majority of the lots are still owned by the developer, Greenscape Homes, and they are asking for the creation of the SSA.

ATTACHMENTS

Aerial Map

Ordinance

Plat of Survey dated 08/17/2011

Final Plat of First Resubdivision of Green Acres of Downers Grove Subdivision

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Manager **DATE:** August 21, 2012
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt “AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 4 IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH”, as presented.

SUMMARY OF ITEM:

Adoption of this ordinance shall propose establishment for SSA #4 for the Green Acres Subdivision and provide for a public hearing and other procedures in connection therewith.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF
SPECIAL SERVICE AREA NUMBER 4
IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND
PROVIDING FOR A PUBLIC HEARING
AND OTHER PROCEDURES IN CONNECTION THEREWITH**

BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. *Authority to Establish Special Service Area.*

Special Service Areas are established pursuant to Article VII, Section 6L of the Constitution of the State of Illinois in force July 1, 1971, which provides:

The General Assembly may not deny or limit the power of home rule units (1) to make local improvement by special assessment and to exercise this power jointly with other counties and municipalities, and other classes of units of local government having that power on the effective date of this Constitution, unless that power is subsequently denied by law to any such other local unit of government, or (2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services and are established pursuant to the provision of an Act to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties pursuant to the Revenue Act of 1939.

Section 2. *Findings. The Village Council finds:*

- A. It is in the public interest that the creation of the area hereinafter described as a special service area for the purposes set forth herein be considered.
- B. That said area is compact and contiguous and constitutes a planned development residential area, which is the sole area to be benefitted from the maintenance and operation of said improvements.
- C. That said area is zoned for residential purposes and will benefit specially from the municipal services to be provided and that the proposed municipal services are in addition to municipal services provided to the Village of Downers Grove as a whole and it is, therefore, in the best interest of the Village of Downers Grove that the levy of special taxes against said area for the services to be provided be considered.

Section 3. *Public Hearing – Tax Rates.*

That a public hearing be held on September 18, 2012 at 7:00 p.m. in the Council Chambers of the Civic Center, 801 Burlington Avenue, Downers Grove, Illinois, to consider the creation of Special Service Area Number 4 of the Village of Downers Grove, in the territory described in the Notice set forth in Section 4 hereof. At the hearing, there will be considered the levy of an annual tax not to exceed an annual rate of three percent (3%) of the assessed value, as equalized, of the property in the Special Service Area. This tax may be levied for an indefinite period of time during and in the years subsequent to the date of this Ordinance. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Revenue Act of 1939. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The Village may annually levy hereunder up to the maximum rate specified herein for the cost of said services, as said services become necessary and are provided for.

Section 4. *Notice of Hearing.*

Notice of hearing shall be published at least once not less than fifteen (15) days prior to the public hearing in one or more newspapers in general circulation in the Village of Downers Grove. In addition, notice by mailing shall be given by depositing said notice in the U.S. Mail addressed to the person or persons in whose name the general taxes for the preceding year were paid on each lot, block, tract, or parcel of land lying within the proposed Special Service Area. Said notices shall be mailed not less than ten (10) days prior to the time set for the public hearing. In the event the taxes for last preceding year were not paid, the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The Notice shall be in substantially the following form:

NOTICE OF HEARING

**VILLAGE OF DOWNERS GROVE
SPECIAL SERVICE AREA NUMBER 4**

NOTICE IS HEREBY GIVEN that on September 18, 2012 at 7:00 p.m., in the Council Chambers of the Civic Center, 801 Burlington Avenue, Downers Grove, Illinois, a hearing will be held by the Village Council of the Village of Downers Grove, to consider forming a Special Service Area consisting of the following described territory:

Lots 2, 3, 5, 6, 9, 10, 11, in Green Acres of Downers Grove Subdivision, and Lots 1 and 2 of Green Acres of Downers Grove Resubdivision, being subdivisions in the northeast quarter of Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 1, 2004 as Document R2004-144920 and certificates of correction recorded May 27, 2005 as

Document R2005-110474 and recorded February 2, 2006 as Document R2006-021295, in DuPage County, Illinois

P.I.Ns: 09-20-212-013; 09-20-212-014; 09-20-213-011; 09-20-213-010; 09-20-213-014; 09-20-213-015; 09-20-213-016; 09-20-213-020; 09-20-213-021

The approximate street locations for the area are Davane Lane and Lynn Gremer Court. An accurate map of said territory is on file in the office of the Village Clerk and is available for public inspection.

All interested persons affected by the formation of Downers Grove Special Service Area Number 4, including all persons owning taxable real property within said special service area, will be given the opportunity to be heard regarding the formation and boundaries of the area and may object to the formation of the area and the levy of taxes affecting said area. The hearing may be adjourned by the Council to another date without further notice other than a Motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

The purpose of the formation of Downers Grove Special Service Area Number 4 in general is to provide special municipal services to the area, including, but not limited to, municipal services in connection with the maintenance and operation of any "Common Area" of the subject property as defined in the Declaration of Covenants, Conditions, Easements and Restrictions for the Green Acres of Downers Grove Homeowners Association, including but not limited to real property and improvements thereto owned or maintained by the Homeowners Association, and the stormwater management facilities (including, but not limited to, stormwater detention and retention basin areas, inlet and out structures, connection storm sewers, connecting surface drainage channels, subsurface drainage systems) and associated landscaping, retaining walls and grass areas located therein.

A special tax will be considered at the public hearing to be levied in an amount not to exceed an annual rate of three percent (3%) of the assessed value, as equalized, to be levied against the real property included in the special service area. This tax may be levied for an indefinite period of time during and in the years subsequent to the date of this Ordinance.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the special service area and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the Special Service Area is filed with the Village clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the special service district, the enlargement thereof, the levy or imposition of a tax for the provision of special services to the area, or to a proposed increase in the tax, no such district shall be created or enlarged, or tax may be levied or imposed nor the rate increased.

Dated this ___ day of _____ 2012.

April Holden, Village Clerk

Section 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

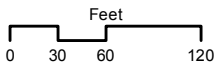
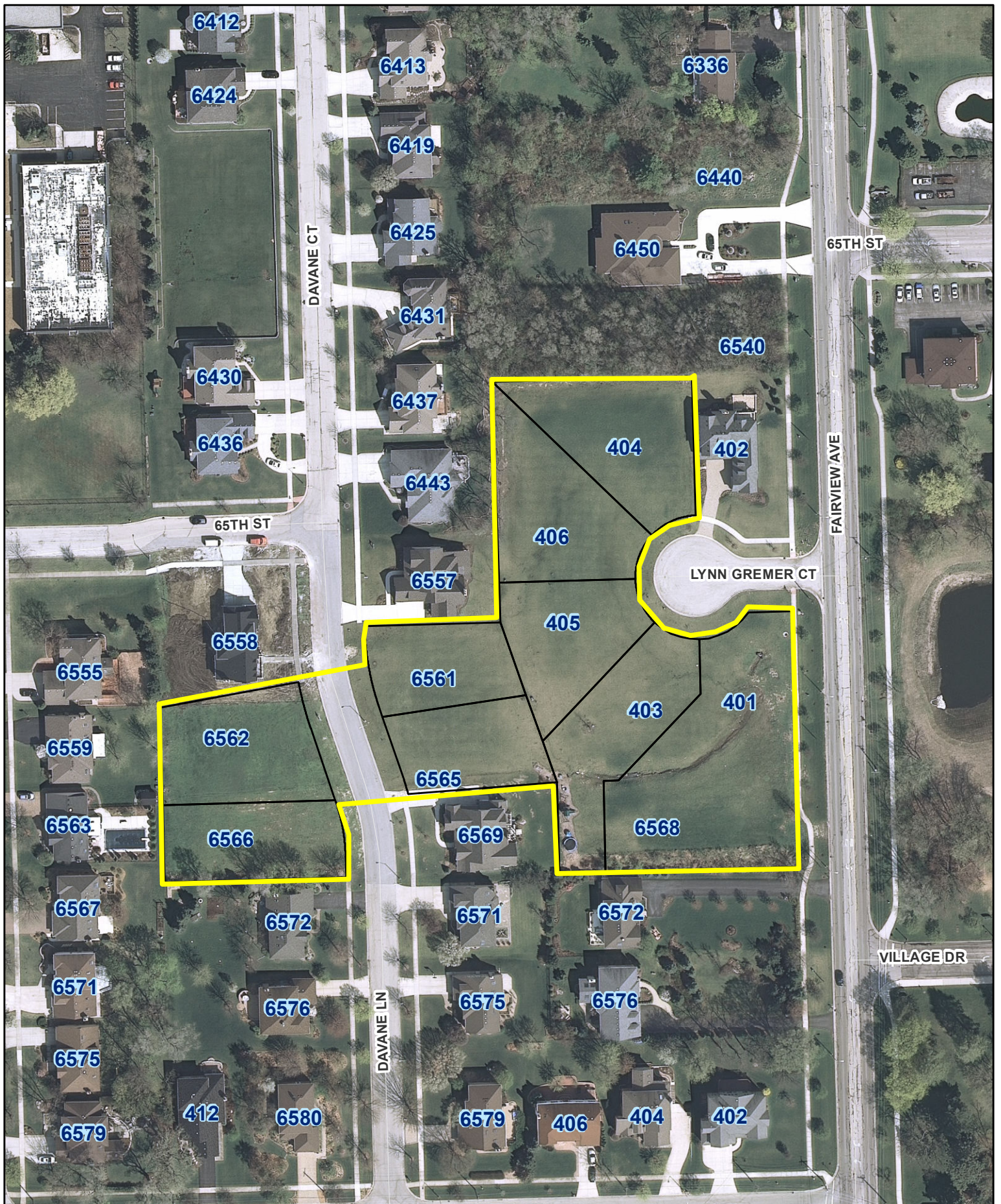
Mayor

Passed:

Published:

Attest: _____

Village Clerk



Green Acres Subdivision Special Service Area

ALTA/ACSM LAND TITLE SURVEY

OF
PART OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

TITLE COMMITMENT INFORMATION

REFERENCE: COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 2193946

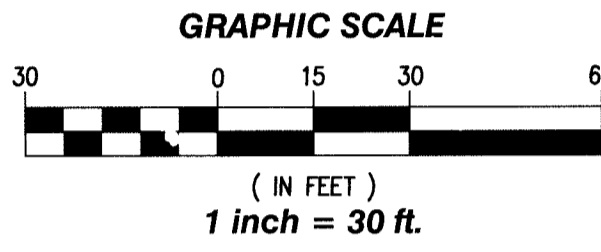
TITLE COMMITMENT REFERENCE NUMBER (SCHEDULE B)	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
EXCEPTION 42	R2004-144920	BUILDING LINES AND UTILITY/DRAINAGE EASEMENTS AS CONTAINED IN THE PLAT OF SUBDIVISION AND CERTIFICATE OF CORRECTIONS	AS SHOWN
EXCEPTION 43	R2004-144920	UTILITY EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION	AS SHOWN
EXCEPTION 44	R2004-144920	EASEMENT FOR STORMWATER MANAGEMENT OVER ALL OF LOTS 12, 13 AND 14.	BLANKET IN NATURE
EXCEPTION 45	R2004-144920	CONSERVATION EASEMENT AS CONTAINED IN THE PLAT OF SUBDIVISION AND CERTIFICATE OF CORRECTIONS OVER ALL OF LOT 2.	BLANKET IN NATURE

SCHEDULE B ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 AND 46 REFER TO ITEMS SUCH AS TAXES, MORTGAGES, LEASES, DOCUMENT RECORDING REQUIREMENTS, SIMILAR TITLE INSURANCE CONCERNS WHICH ARE NOT MATTERS OF SURVEY AND OTHER LAND MATTERS NOT AFFECTED BY THIS SURVEY. THE SURVEYOR HAS NOT EXAMINED OR ADDRESS THESE ITEMS AND MAKES NO STATEMENT CONCERNING THEM.

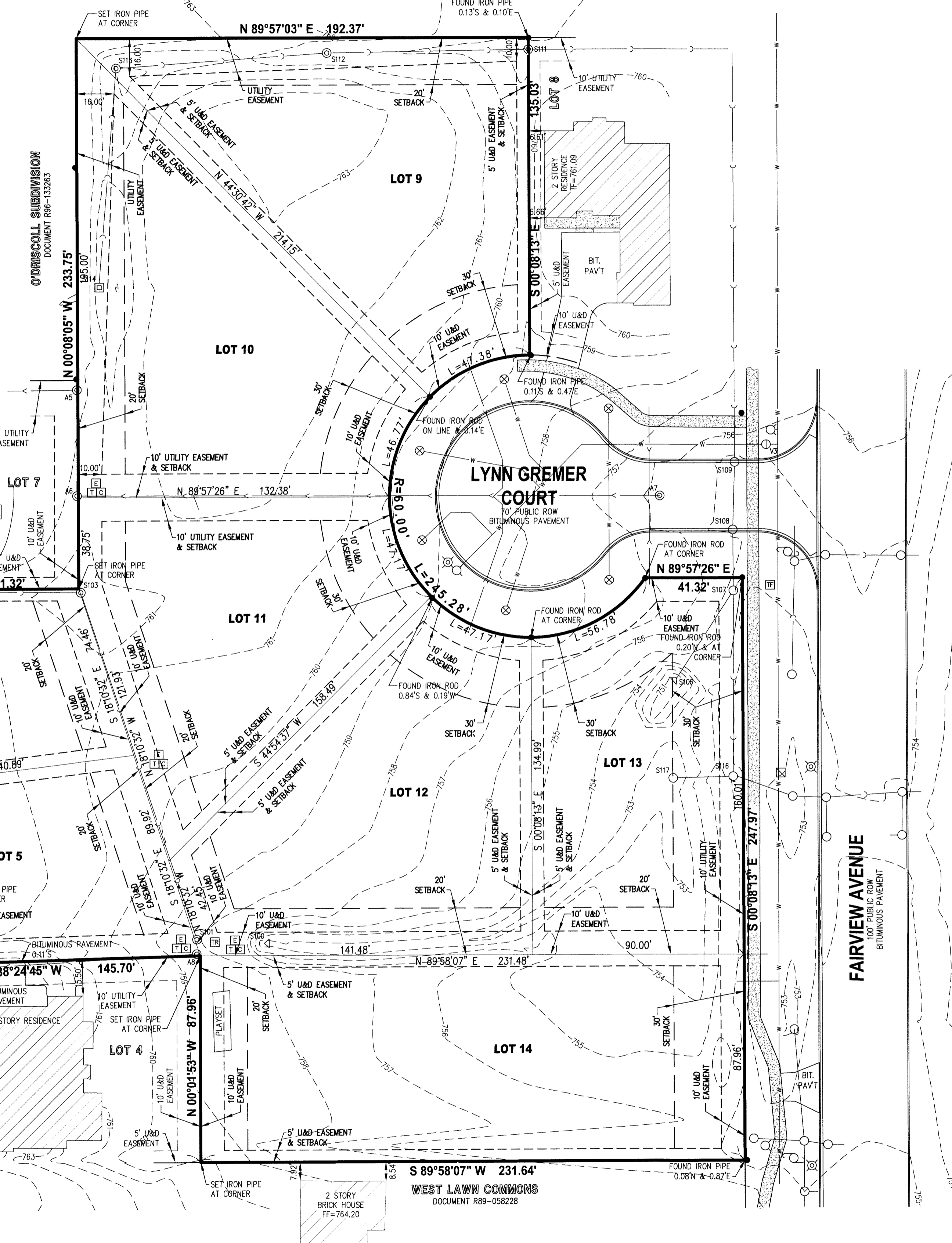
THIS SURVEY DOES NOT CONSTITUTE AN INDEPENDENT TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION SHOWN REGARDING RECORD EASEMENTS, AGREEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO THE SUBJECT PROPERTY WAS GAINED FROM THE ABOVE REFERENCED TITLE COMMITMENT.

LEGEND

● EXISTING MONUMENTATION	0.00'	MEASURED DATA
○ SET MONUMENTATION	(0.00')	RECORD DATA
⊗ EXISTING B-BOX	—	LIMIT OF SURVEY
○ EXISTING CATCH BASIN	—	EXISTING RIGHT-OF-WAY LINE
○ EXISTING FIRE HYDRANT	---	EXISTING EASEMENT LINE
◁ EXISTING FLARED END SECTION	---	EXISTING SETBACK LINE
⊞ EXISTING INLET	---	EXISTING CONTOUR LINE
⊞ EXISTING LIGHT STANDARD	---	EXISTING UNDERGROUND SANITARY LINE
⊞ EXISTING MAILBOX	---	EXISTING UNDERGROUND STORM LINE
⊞ EXISTING POWER POLE	---	EXISTING UNDERGROUND WATER LINE
⊞ EXISTING SANITARY MANHOLE W/ ID		
⊞ EXISTING STORM MANHOLE W/ ID		
⊞ EXISTING TRAFFIC PEDESTAL		
⊞ EXISTING UTILITY PEDESTAL		
⊞ EXISTING VALVE BOX		
⊞ EXISTING VALVE VAULT		
⊞ EXISTING WATER VALVE		



FAIR OAKS SUBDIVISION
DOCUMENT R2003-396499



LEGAL DESCRIPTION

LOTS 2, 3, 5, 6, 9, 10, 11, 12, 13 AND 14 IN GREEN ACRES OF DOWNERS GROVE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 2004 AS DOCUMENT R2004-144920 AND CERTIFICATES OF CORRECTION RECORDED MAY 27, 2005 AS DOCUMENT R2005-110474 AND RECORDED FEBRUARY 2, 2006 AS DOCUMENT R2006-021295, IN DUPAGE COUNTY, ILLINOIS

SAID PARCEL OF LAND CONTAINING 150,934 SQUARE FEET OR 3.465 ACRES, MORE OR LESS.

ADDRESSES

LOT 2 = 6562 DAVANE LANE, DOWNERS GROVE, IL
LOT 3 = 6566 DAVANE LANE, DOWNERS GROVE, IL
LOT 5 = 6565 DAVANE LANE, DOWNERS GROVE, IL
LOT 6 = 6561 DAVANE LANE, DOWNERS GROVE, IL
LOT 9 = 404 LYNN GREMER COURT, DOWNERS GROVE, IL
LOT 10 = 406 LYNN GREMER COURT, DOWNERS GROVE, IL
LOT 11 = 405 LYNN GREMER COURT, DOWNERS GROVE, IL
LOT 12 = 403 LYNN GREMER COURT, DOWNERS GROVE, IL
LOT 13 = 401 LYNN GREMER COURT, DOWNERS GROVE, IL
LOT 14 = 6568 FAIRVIEW AVENUE, DOWNERS GROVE, IL

BENCHMARKS

DUPAGE COUNTY BENCHMARK:
D0N07001 - BRONZE DISK IN CONCRETE BASE OF TRAFFIC CONTROL BOX AT THE NORTHWEST CORNER OF MAPLE AVENUE AND 52TH STREET.
ELEVATION: 743.51' NGVD29

ON-SITE BENCHMARK:
18 - SET CUT CROSS ON THE SOUTHWESTERLY SIDE OF LYNN GREMER COURT BETWEEN LOTS 11 AND 12 APPROXIMATELY 8.85' S21.1° E OF A LIGHT POLE AND 4.89' NELY OF A FIRE HYDRANT.
ELEVATION: 758.31' NGVD29

ZONING NOTE

THE FOLLOWING BULK ZONING REGULATIONS ARE BASED ON THE CURRENT ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE. THE BULK ZONING REGULATIONS LISTED BELOW ARE OUR INTERPRETATION OF THE ABOVE DOCUMENTS TO THE BEST OF OUR ABILITY. ANYONE MAKING DETERMINATIONS AS TO COMPLIANCE WITH APPLICABLE ZONING REGULATIONS SHOULD ALWAYS REFER TO THE ACTUAL DOCUMENTS AS WELL AS SEEK VERIFICATION FROM APPROPRIATE VILLAGE STAFF AND/OR LEGAL COUNCIL.

LOCATION: DAVANE CT., LYNN GREMER CT. AND FAIRVIEW AVENUE

ZONE: R3

R3 ZONING - AREA REGULATIONS PER VILLAGE DOWNERS GROVE ORDINANCE

SETBACKS:
FRONT YARD: 30 FEET
SIDE YARD: 6 FEET OR 10% OF LOT WIDTH, WHICHEVER IS GREATER
REAR YARD: 20 FEET
MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 33 FEET
FLOOR AREA RATIO: NOT TO EXCEED 0.8%

SURVEYOR'S NOTES

- DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
- NORTH ARROW AND BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF FAIRVIEW AVENUE TO BE NORTH 00 DEGREES 08 MINUTES 13 SECONDS WEST.
- THIS SURVEY WAS PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2193946 WITH AN EFFECTIVE DATE OF JULY 28, 2011.
- COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND COMPILED FROM FIELD SURFACE OBSERVATIONS, UTILITY MARKINGS LOCATED IN THE FIELD AND UTILITY ATLASSES. SOME OF THE PROVIDED ATLASSES INDICATE LOCATIONS BY GRAPHIC REPRESENTATION ONLY AND THESE ARE SHOWN TO THE BEST OF OUR ABILITY. UNDERGROUND UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY CONTRACTOR CONTEMPLATING WORK ON THIS SITE SHOULD CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- THE SUBJECT PROPERTY IS SITUATED WITHIN "ZONE X" (AREAS OF MINIMAL FLOODING) AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17043C 0904H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.
- THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 11(A)(B) AND 18-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 16th, 2011.

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

DATED AT PLAINFIELD, ILLINOIS THIS 19th DAY OF AUGUST, 2011.

KEITH E. BOLLINGER
LAWSON & ASSOCIATES, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-003041
KEITH E. BOLLINGER (P.S. NO. 35-3592)
LICENSE EXPIRES 11-30-2012



STORM STRUCTURE TABLE

STR. ID	TYPE	RIM	NORTH	SOUTH	EAST	WEST
S100	FES					753.04
S101	MH, TYA	758.13	753.53			753.53
S103	MH, TYA	760.81			754.31	754.31
S104	CB, TYA	759.53			754.88	754.88
S105	CB, TYA	759.77			755.67	755.67
S106	18" RCFS				749.99	749.99
S107	CB, TYA	754.24	750.44			750.34
S108	CB, TYA	754.58	750.73	750.73		

STORM STRUCTURE TABLE

STR. ID	TYPE	RIM	NORTH	SOUTH	EAST	WEST
S109	CB, TYA	754.58	750.73	750.73		
S111	MH, TYA	759.05			753.05	753.05
S112	MH, TYA	759.90			753.40	753.40
S113	MH, TYA	759.74			754.24	754.24
S114	MH, TYA	759.99			749.99	749.99
S115	MH, TYA	752.50	748.30	748.30	748.55	748.55
S116	CB, TYA	755.57	749.54			749.44
S117	CB, TYA	752.42				749.49

SANITARY STRUCTURE TABLE

ID	TYPE	RIM	NORTH	SOUTH	EAST	WEST
A3	MH, TYA	761.2	749.65	749.55		
A4	MH, TYA	763.8	750.10			750.00
A5	MH, TYA	762.9			749.40	749.50
A6	MH, TYA	760.6	749.50			749.35
A7	MH, TYA	756.2				750.70
A8	MH, TYA	758.2			750.70	750.80

VALVE VAULTS

STRUCTURE ID	SIZE	RIM
V2	8 IN	765.4
V3	8 IN	755.6

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GREENSCAPE HOMES, LLC

GREEN ACRES OF DOWNERS GROVE
DOWNERS GROVE, ILLINOIS

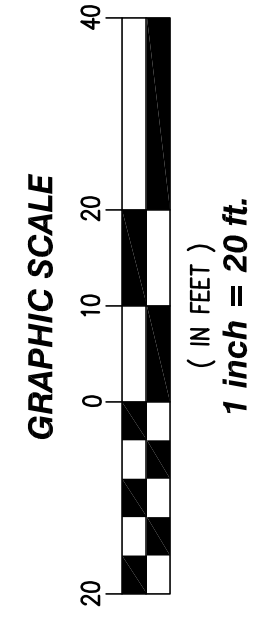
ALTA/ACSM LAND TITLE SURVEY	DRAWN BY: TCB	CHECKED BY: KEB
	SCALE: 1"=30'	DATE: 08/17/11
	JOB NUMBER: 11-157 (03-164)	SHEET: 1 OF 1



Consulting Civil Engineering
Land Planning & Surveying
1050 State Route 126
Plainfield, Illinois 60544
voice 815-254-0505
fax 815-436-5158

FINAL PLAT FIRST RESUBDIVISION OF GREEN ACRES OF DOWNERS GROVE SUBDIVISION

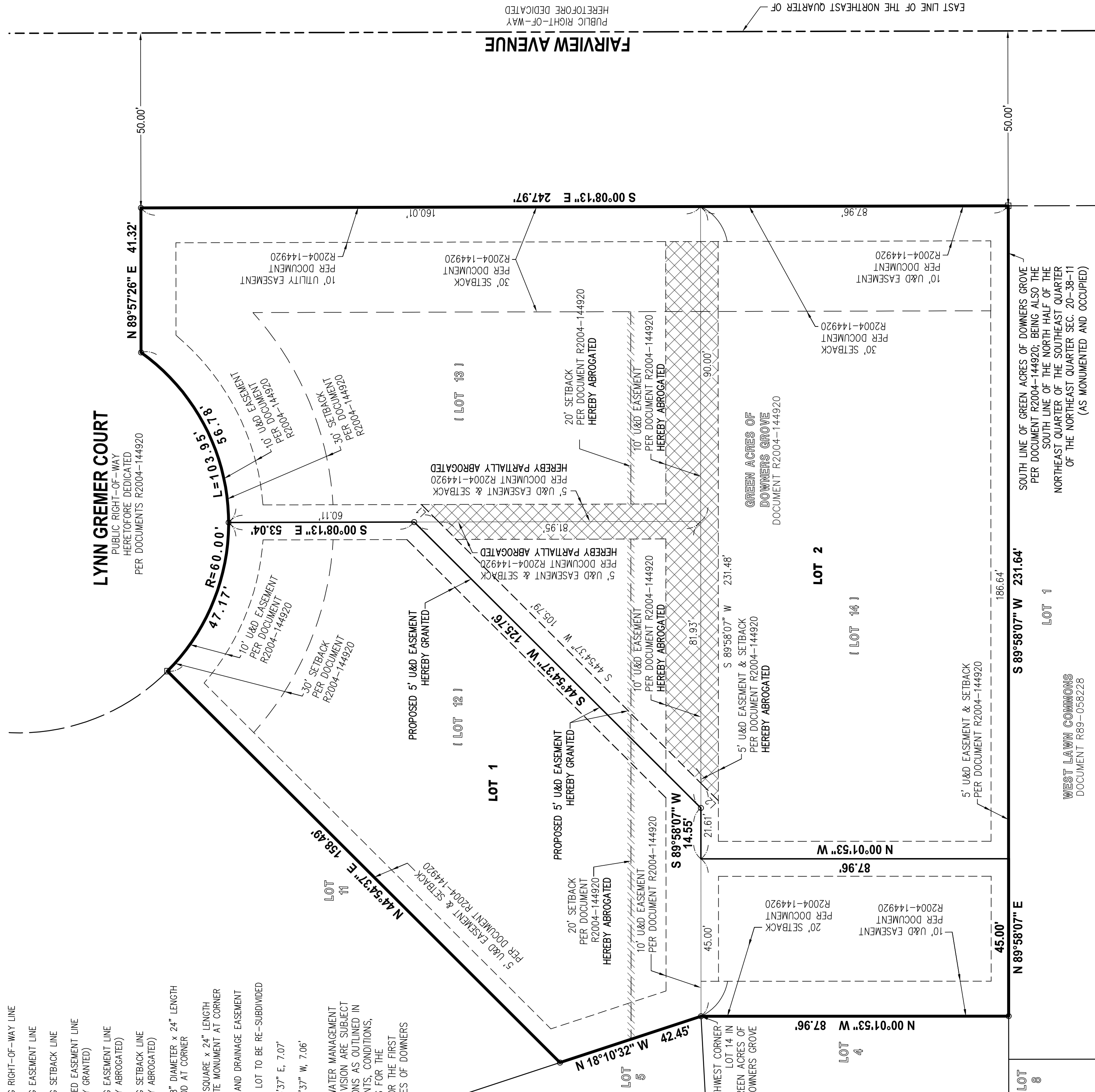
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER
OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DuPAGE COUNTY, ILLINOIS



LEGEND

- 0.00' MEASURED & RECORDED DATA
- LIMIT OF SURVEY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- PROPOSED EASEMENT LINE (HEREBY GRANTED)
- EXISTING EASEMENT LINE (HEREBY ABROGATED)
- EXISTING SETBACK LINE (HEREBY ABROGATED)
- SET 5/8" DIAMETER x 24" LENGTH FROM ROD AT CORNER
- SET 4" SQUARE x 24" LENGTH CONCRETE MONUMENT AT CORNER
- U&D UTILITY AND DRAINAGE EASEMENT
- RECORD LOT TO BE RE-SUBDIVIDED
- L1 N 44°54'37" E, 7.07'
- L2 S 44°54'37" W, 7.06'

*NOTE: ALL U&D AND STORMWATER MANAGEMENT EASEMENTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE RULES AND REGULATIONS AS OUTLINED IN THE U&D AND STORMWATER MANAGEMENT CERTIFICATE, AND RESUBDIVISION CONDITIONS, EASEMENTS AND RESUBDIVISION FOR THE HOMEOWNERS' ASSOCIATION FOR THE FIRST RESUBDIVISION OF GREEN ACRES OF DOWNERS GROVE SUBDIVISION.



**SETBACK LINE OVER LOT 12
IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION
HEREBY ABROGATED AS FOLLOWS**

20 FOOT REAR SETBACK LINE FOR LOT 12 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920.

**U&D EASEMENT OVER LOT 12
IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION
HEREBY ABROGATED AS FOLLOWS**

THAT PART OF THE SOUTH 10 FEET OF LOT 12 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.1 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 105.79 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12, SAID POINT BEING THE POINT OF TERMINATION OF THIS LINE.

AND ALSO THAT PART OF THE EAST 5 FEET OF LOT 12 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.1 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 105.79 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12, SAID POINT BEING THE POINT OF TERMINATION OF THIS LINE.

**SETBACK LINE OVER LOT 13
IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION
HEREBY ABROGATED AS FOLLOWS**

20 FOOT REAR SETBACK LINE FOR LOT 13 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920.

**U&D EASEMENT OVER LOT 13
IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION
HEREBY ABROGATED AS FOLLOWS**

THE SOUTH 10 FEET (EXCEPT THE EAST 10 FEET THEREOF) OF LOT 13 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920

AND ALSO THAT PART OF THE WEST 5 FEET OF LOT 13 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.1 FEET FOR A POINT OF BEGINNING; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 7.07 FEET FOR A POINT OF TERMINATION OF THIS LINE.

**SETBACK LINE OVER LOT 14
IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION
HEREBY ABROGATED AS FOLLOWS**

20 FOOT REAR SETBACK LINE FOR LOT 14 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS EAST, A DISTANCE OF 66.61 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 7.06 FEET FOR A POINT OF TERMINATION OF THIS LINE.

**U&D EASEMENT AND SETBACK LINE OVER LOT 14
IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION
HEREBY ABROGATED AS FOLLOWS**

THAT PART OF THE NORTH 5 FEET OF LOT 14 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION PER DOCUMENT R2004-144920, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS EAST, A DISTANCE OF 66.61 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 7.06 FEET FOR A POINT OF TERMINATION OF THIS LINE.

**DOWNERS GROVE VILLAGE ENGINEERS CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

BY: _____ TITLE: _____

**DOWNERS GROVE PUBLIC WORKS CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

BY: _____ TITLE: _____

**DOWNERS GROVE SANITARY DISTRICT CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

BY: _____ TITLE: _____

**DOWNERS GROVE VILLAGE COUNCIL'S CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

MAYOR: _____ VILLAGE CLERK: _____

**COMCAST'S CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

BY: _____ TITLE: _____

**NICORS CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

BY: _____ TITLE: _____

**COMED'S CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

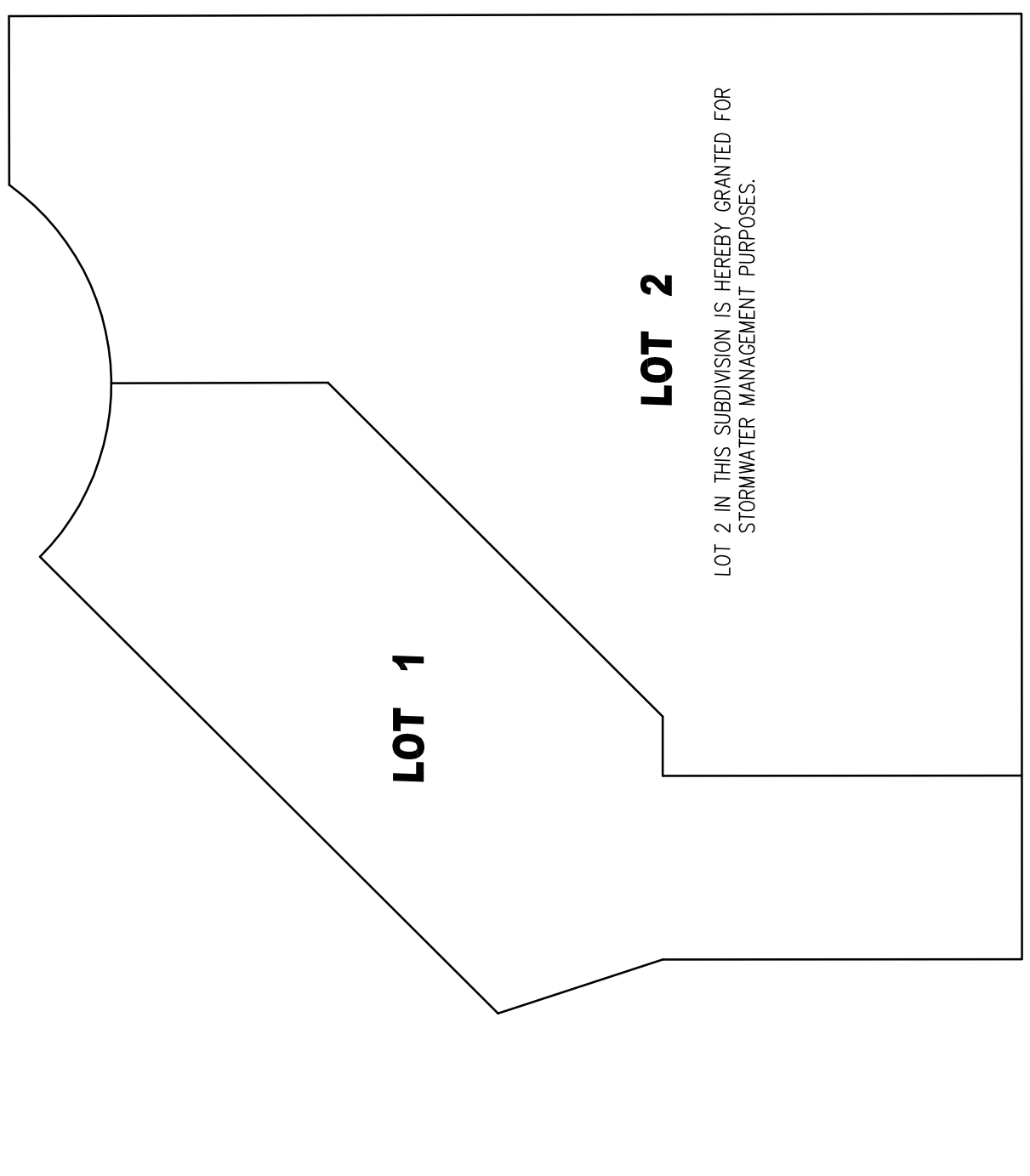
ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

BY: _____ TITLE: _____

**AT&T'S CERTIFICATE
(FOR ABROGATION OF EASEMENT)**

ABROGATION OF THE EASEMENTS DESIGNATED TO BE ABROGATED HERON APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2012.

BY: _____ TITLE: _____



LOT AREA
LOT 1 ~ 17.115 SQUARE FEET OR 0.393 ACRES +/-
LOT 2 ~ 33.316 SQUARE FEET OR 0.765 ACRES +/-

- SURVEYOR'S NOTES**
1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF; ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
 2. A BLANKET EASEMENT FOR STORMWATER MANAGEMENT WAS GRANTED OVER ALL OF LOTS 12, 13 AND 14 IN GREEN ACRES OF DOWNERS GROVE SUBDIVISION IS HEREBY VACATED PER THIS DOCUMENT.
 3. A BLANKET EASEMENT IS HEREBY GRANTED OVER ALL OF LOT 2 IN THIS SUBDIVISION FOR STORMWATER MANAGEMENT PURPOSES.

GREENSCAPE HOMES, LLC
FAIRVIEW AVENUE & LYNN GREMER COURT
DOWNERS GROVE, ILLINOIS

PLAT OF RESUBDIVISION

DRAWN BY: TOB CHECKED BY: KEB
SCALE: 1"=20' DATE: 12/19/11
JOB NUMBER: 11-157 SHEET: 1 OF 2

#	DATE	DESCRIPTION
1	1/7/12	REV. PER VILLAGE LIR DTD. 1/1/12
2	2/07/12	REV. PER VILLAGE LIR DTD. 2/3/12
3		
4		
5		
6		
7		
8		

C.M. Lavoie & Associates, Inc.
Consulting Civil Engineering
Land Planning & Surveying
1050 State Route 126
Plainfield, Illinois 60544
voice 815-254-0905
for 815-436-5158

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