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ITEM RES 2015-6376

VILLAGE OF DOWNERS GROVE Report for the Village Council Meeting 9/8/2015

SUBJECT:	SUBMITTED BY:
Final Plat of Subdivision at 2801 Ogden Avenue & Subdivision Improvement Agreement	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

A resolution has been prepared to resubdivide the subject property's seven existing lots into two new lots. Additionally, a separate resolution has been prepared to authorize the execution of a subdivision improvement agreement with the property owners at 2801 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include Exceptional Municipal Services.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the September 1, 2015 Village Council meeting. Staff recommends approval on the September 8, 2015 Active Agenda.

BACKGROUND

The applicant is requesting approval of the Final Plat of Subdivision to resubdivide seven vacant existing lots into two new lots. One lot (3.3 acres), owned by the Alter Group, will be marketed for commercial development. The second lot (14.8 acres), owned by the Downers Grove Park District, will have wetland and park uses. The subject property is located at the southeast corner of Ogden and Walnut Avenues and is currently zoned O-R-M, Office-Research-Manufacturing.

There are no plans for development on either lot at this time. As such, the property owners will be entering into a Subdivision Improvement Agreement with the Village for public improvements. The applicants will be responsible for installing public improvements when development plans are presented for either lot.

Compliance with the Subdivision Ordinance

The proposal meets the Subdivision Ordinance requirements for lot area and depth as shown in the chart below:

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2801 Ogden Ave. Subdivision	Lot Width (req. 100 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 20,000 sq. ft.)
Lot 1	390 feet	469 ft.	145,634 sq. ft. (3.3 acres)
Lot 2	709 feet	835 ft.	644,766 sq. ft. (14.8 acres)

There are no exceptions being requested with this petition.

Compliance with the Zoning Ordinance

The subject property is currently zoned O-R-M, Office-Research-Manufacturing. The two new lots comply with the minimum lot area (20,000 square feet) requirement per Section 3.030 of the Zoning Ordinance. Any future development will have to comply with the Zoning Ordinance.

Public Improvements

There are no public improvements associated with this petition. The property owners will be responsible for installing public improvements at the time when development occurs as outlined in the Subdivision Improvement Agreement.

Compliance with the Comprehensive Plan

The Comprehensive Plan identifies this site as Catalyst Site #23. The future development of Lot 1 will meet the goal of enhancing the Ogden Avenue corridor. Lot 2, now owned by the park district, will satisfy the goal to continue enhancing the recreational opportunities provided to residents and visitors. This petition is consistent with the Comprehensive Plan.

Public Comment

One resident stated her support for the Downers Grove Park District purchasing Lot 2. However, she was concerned about new development and that this area is prone to flooding. She also addressed concerns about wildlife habitat and protecting the existing trees.

ATTACHMENTS

Final Plat Resolution
Final Subdivision Plat
Subdivision Improvement Agreement Resolution
Agreement
Aerial Map
Staff Report with attachments dated August 3, 2015

Minutes of the Plan Commission Hearing dated August 3, 2015

2801 Ogden Final Plat of Subdivision 15-PLC-0021

RESOLUTION	

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR 2801 OGDEN AVENUE

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of a Final Plat of Subdivision to resubdivide seven lots into two lots, located on the southeast corner of Ogden and Walnut Avenues, commonly known as 2801 Ogden, Illinois, legally described as follows:

PARCEL 1:

THE WEST 144 FEET OF LOT 1 AND PART OF LOT 2 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO BELMONT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1919 AS DOCUMENT 137824, AND LYING SOUTH OF THE SOUTHERLY LINE OF THE LAND TAKEN IN CONDEMNATION CASE NUMBER 87ED72 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SAID SOUTH LINE IN SAID CONDEMNATION CASE AND THE EAST LINE OF THE WEST 144 FEET OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 02 DEGREES 15 MINUTES AND 01 SECOND EAST ALONG THE EAST LINE OF SAID WEST 144 FEET OF LOT 1, AT A DISTANCE OF 490.75 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES AND 59 SECONDS WEST, A DISTANCE OF 451.26 FEET TO THE SOUTHERLY LINE IN SAID CONDEMNATION CASE NUMBER 87ED72; THENCE NORTH 78 DEGREES 20 MINUTES AND 58 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 241.81 FEET TO THE POINT OF BEGINNING), ALL IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS:

PARCEL 2 IN BORG'S OGDEN AVENUE PLAT OF ASSESSMENT IN THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1994 AS DOCUMENT R94-040343, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 4, 5 AND 3 (EXCEPTING FROM SAID LOT 3 THAT PART THEREOF DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF WALNUT AVENUE, AND THE SOUTH RIGHT OF WAY LINE OF OGDEN AVENUE; THENCE NORTH 78 DEGREES 20 MINUTES 58 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF OGDEN AVENUE, A DISTANCE OF 289.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 02 DEGREES 03 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 17.24 FEET; THENCE SOUTH 74 DEGREES 26 MINUTES 43 SECONDS WEST, A DISTANCE OF 293.74 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WALNUT AVENUE, BEING 37.53 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 02 DEGREES 02 MINUTES 39 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF WALNUT AVENUE, A DISTANCE OF 37.53 FEET TO THE POINT OF BEGINNING), ALL IN ARTHUR T. MACINTOSH AND CO'S FIRST ADDITION TO BELMONT, BEING A SUBDIVISION OF PART OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1919 AS DOCUMENT 137824, IN DUPAGE COUNTY, ILLINOIS.

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Commonly known as 2801 Ogden Avenue, Downers Grove, IL 60515 (PINs: 08-01-304-002; -003, -022, -028 & 08-01-307-001; -002;-003)

WHEREAS, notice has been given and a public hearing held on August 3, 2015 regarding this final 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 Ogden and Walnut Resubdivision, located at 2801 Ogden Avenue, 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 Ogden and Walnut Resubdivision located at 2801 Ogden Avenue, Downers Grove, Illinois, is hereby approved subject to the following conditions:

- 1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Ogden and Walnut Resubdivision prepared by Edward J. Malloy & Associates, LTD. last revised on June 18, 2015, except as such plans may be modified to conform to Village Codes and Ordinances.
- 2. The property owners shall enter into a Subdivision Improvement Agreement with the Village.

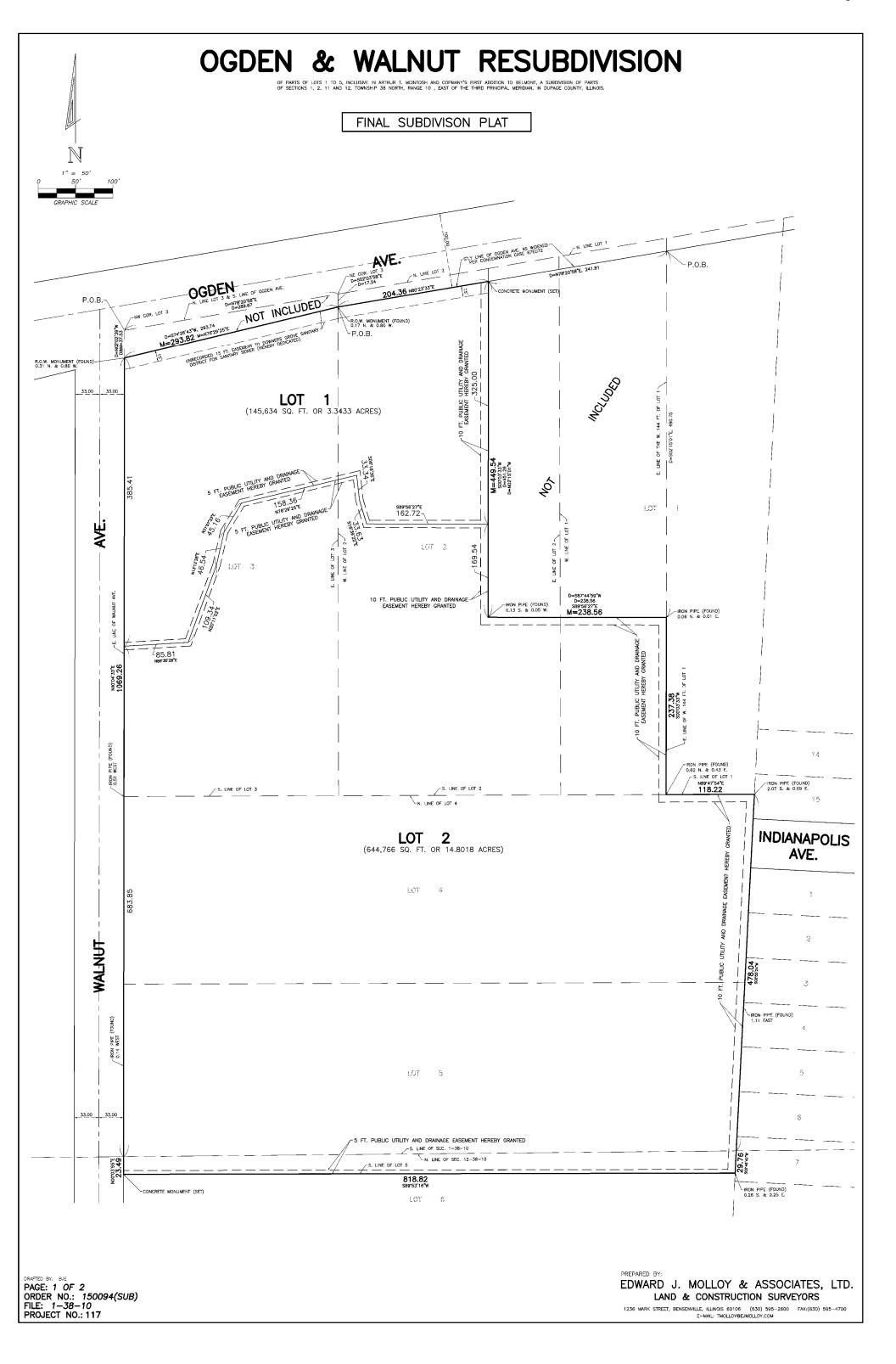
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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:		
Villa	nge Clerk	

 $1\mbox{\em mw} res. 15\mbox{\em FP-2801-Ogden-15-PLC-0021}$

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OGDEN & WALNUT RESUBDIVISION

OF PARTS OF LOTS 1 TO 5, INCLUSIVE IN ARTHUR T. MCINTOSH AND COPMANY'S FIRST ADDITION TO BELMONT, A SUBDIVISION OF PARTS OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

FINAL SUBDIVISON PLAT

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

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DECLARATION OF RESTRICTIVE COVENANTS
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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 ADDS, LIGHT POLES, REQUIATORS, VALVES, MARKERS AND SMILLAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. 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 LICHTING, 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, HER RESPECTIVE SUCCESSIONS AND ASSIGNS JOINTY AND SEPARATELY, TO INSTAIL, OPERATE AND MAINTAIN AND REMOVE, FROM THILE TO THE FACILITIES AND SEQUIPMENT LOSED IN CONVENCENCE ON THE PUBLIC WATER TO THERE PUBLIC UTILITY SERVICE, AND THEER POPULTENANCES ETHER ON, OVER, ACROSIOS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND DRAINAGE ESSEMENT", OR SIMILAR LANGUAGE DESIGNATION A STORMWAITER OR SEVER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSIES AND ROOTS A MAY BE RESONABLY REQUIRED INCIDENT TO THE RIGHTS HERBIN GROW, 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 ROPORTY MITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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 MAINTEMANCE THEREOF.

DECLARATION OF RESTRICTIVE COVENANTS
WHEREAS SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT
THE RESTRICTIONS IMPOSED SHALL INJURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH
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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 RUNE TO THE BENEFIT OF, AND BE EMPOREBABLE BY THE VILLAGE OF DOWNERS GROVE, LILLINDIS, AND THE DOWNERS OR OWNERS OR OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE PIECE AND UNITERPUTED IT LOW OF STORM WATER THROUGH THE DEPANNER STSTEM 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 STORMMATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OF HAVE PERFORMED ON ITS BEHALF, WAINTENANCE WORK TO OR UPON THE STORMMATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSUER ADDICATE STORMMATER STORMAGE AND FREE FLOW OF STORMMATER THROUGH THE STORMMATER FASEMENT, INCLIDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETAINON AREAS, THE GOST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF TAKEN THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF THE 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 ESSENTAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLICATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THER AND EACH OF THERE SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET FIRST WRITTEN THEREON.	THEIR HANDS	UPON THE	ATTACHED	PLAT	THE	DAY	AND
DATED THIS DAY OF	, A	A.D. 2015					
OWNER							
NOTARY PUBLIC							

AN EASEMENT FOR SERVING THE SUBDINISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY AND AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

TELEPHONE COMPANY, GRANTES,

THER RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MANITAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GLYS, 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 SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND LIGHT OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND LIGHT OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, CARSON, SIGNAL AND THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASABLE OR DOTTED LINES (OR SIMILAR DESIGNATION), THE PROPERTY SHOWN WITHIN THE DASABLE OR DOTTED LINES (CASTAIN 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 SUBTRICE OF EACH OF AND COMMON AREA OR AREAS, AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SUBTRICE OF FACE OF THE PROPERTY OF THE SUBTRICE OR THE DISTRICT OF THE PROPERTY OF THE SUBTRICE OR THE DISTRICT OF THE PROPERTY OF THE PROPERTY OF THE SUBTRICE OR THE DISTRICT OF THE PROPERTY OF THE PROPERTY OF THE SUBTRICE OR THE DISTRICT OF THE PROPERTY OF THE SUBTRICE OR THE DISTRICT OF THE PROPERTY OF THE THE PROPERTY. "PUBLIC OR THE SUBTRICE OR THE SUBTRICE OR THE SUBTRICE OR THE SUBTRICE OR SHALL NOT BE PLACED OR STELL DISTRICT." "PUBLIC UTILITY

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINUM PROPERTY ACT," CHAPTER 785 LLCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON HARD OF A STAR OF A PREAS" IS DETRIED AS A LOT, PARCEL OR AFEA OF FREAL PROPERTY, THE BENEFICIAL USE AND ENDOWERING FOR WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPRENCIAL USE AND ENDOWERING FOR HARD WHICH HAVE PROPERTY FOR THE PLAY THE PLAY OF THE SEPRENCIAL USE AND ENDOWER LOTS, PARCELS OR AREAS WITHIN THE PLAY HOUSE OFFER THE WHICH THOUGH SUCH BE OTHERD ESSIGNATED ON THE PLAY BUY TERMS SUCH AS "OUTLOTS". "COMMON RELEMENTS", "OPEN SPACE," "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON ELEMENTS", "INCLUDE REAL PROPERTY SUFFACED 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.

TAX PARCEL PERMANENT INDEX NUMBERS: 08-01-307-001 08-01-307-002 08-01-307-003 08-01-304-002 08-01-304-003 08-01-304-003 08-01-304-003 08-01-304-003 08-01-304-003

PLAT SUBMITTED BY AND SEND FUTURE TAX BILLS TO: TAG LAND DGS LLC

AFTER RECORDING RETURN TO: VILLAGE OF DOWNERS GROVE ATTENTION: VILLAGE CLERK 801 BURLINGTON AVE. DOWNERS GROVE, ILLINOIS 60515

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

COUNTY OF DUPAGE) SS

1. THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY RESURVANCES, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY RESURVANCES, INC., AN ILLINOIS DESCRIBED PROFERTY FOR THE PURPOSE OF RESURVANCES (SAME INTO A TWO LOT SUBDIMISION). DESCRIBED PROFERTY FOR THE PURPOSE OF THE STATE THAT THE TABLE OF THE LAND TAKEN IN CONDEMNATION TO BELMONT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1919 AS DOCUMENT 137824, AND LIVING SOUTH OF THE SOUTHERTY LINE OF THE LAND TAKEN IN CONDEMNATION CASE AND THE SAME DIVING THE AND THE PROFESSION OF THE EAST DUTY LINE IN SAME ONDEMNATION CASE AND THE EAST LINE OF THE WEST 144 FEET OF SAD LOT 1; THENCE ON AN ASSUMED BERRING OF SOUTH OZ DEGREES 15 MINUTES AND DISTANCE OF 233.56 FEET; THENCE NORTH 2 DEGREES 15 MINUTES AND DISTANCE OF 433.56 FEET; THENCE NORTH 2 DEGREES 15 MINUTES AND DISTANCE OF 675 FEET TO THE SUDIFFERY LINE OF SAD WEST AND FUNDERS OF THE SAT SUDIFFERY LINE OF SAD WEST AND STANCE OF 675.50 FEET THENCE NORTH 2 DEGREES 15 MINUTES AND DISTANCE OF 675 FEET TO THE SUDIFFERY LINE OF SAD WEST AND STANCE OF 675 FEET TO THE SUDIFFERY LINE OF SAD WESTONAL ON SAD SOUTHERLY LINE, A DISTANCE OF 675 FEET TO THE POINT OF BEDTON OF BASTON ON THE PAST LINE OF SAD WESTON AND SAD SOUTHERLY LINE, A DISTANCE OF 675 FEET TO THE POINT OF BEDTON TO MONSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS:

PARCEL 2 IN BORG'S OCDEN AVENUE PLAT OF ASSESSMENT IN THE SOUTHWEST 1/4 OF SECTION 1 TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1994 AS DOCUMENT R94-040343, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

LOTS 4, 5 AND 3 (EXCEPTING FROM SAID LOT 3 THAT PART THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, ALSO BEING ON THE EAST RIGHT OF MAY
LINE OF SAID AND MANUEL AND SECRET OF SAID LOT 3, ALSO BEING ON THE EAST RIGHT OF MAY
LINE OF SAID LOTS AND SAID A

SIGNED AT BENSENVILLE, ILLINOIS, THIS <u>18TH</u> DAY OF <u>JUNE</u>, A.D. 2015.

EDWARD J. MOLLOY AND ASSOCIATES, LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

VALID ONLY WITH EMBOSSED SEAL (EXPIRES APRIL 30, 2017 AND IS RENEWABLE)

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30409
(CKPIRES NOVEMBER 30, 2016 AND IS RENEWABLE)
MANAGING ACENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184–002910
"VIVIDIES ABOUT 30, 2017 AND IS RENEWABLE)

EDWARD J. MOLLOY & ASSOCIATES, LTD. LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700 E-MAIL: TMOLLOY@EJMOLLOY.COM

PAGE: 2 OF 2 ORDER NO.: 150094(SUB) FILE: 1-38-10 PROJECT NO.: 117

RES 2015-6376 Page 7 of 19





2801 Ogden Avenue Location Map

RES 2015-6376 Page 8 of 19



VILLAGE OF DOWNERS GROVE REPORT FOR THE PLAN COMMISSION AUGUST 3, 2015 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0021		Patrick Ainsworth, AICP
2801 Ogden Avenue	Final Plat of Subdivision	Planner

REQUEST

The petitioner is requesting final plat of subdivision approval to resubdivide seven lots into two new lots.

NOTICE

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

GENERAL INFORMATION

OWNERS: TAG Land DGS LLC

5500 West Howard Street

Skokie, IL 60077

&

Downers Grove Park District 2455 Warrenville Road Downers Grove, IL 60515

APPLICANT: The Alter Group

500 West Howard Street

Skokie, IL 60077

PROPERTY INFORMATION

EXISTING ZONING: O-R-M, Office-Research-Manufacturing

EXISTING LAND USE: Vacant

PROPERTY SIZE: 790,400 square feet (18.14 acres)

PIN: 08-01-304-002,-003,-022, -028 & 08-01-307-001, -002, -003

SURROUNDING ZONING AND LAND USES

ZONING NORTH: R-1, Single Family Residence (DuPage County) **SOUTH:** R-1, Detached Residential House 1

FUTURE LAND USE
Office/Corporate Campus
Institutional

EAST: R-3, Residential Detached House 3 Single Family Residential R-1, Residential Detached House 1 Single Family Residential

B-3, General Services and Highway Business Corridor Commercial

WEST: R-4, Single Family Residence (DuPage County) N/A

ANALYSIS

SUBMITTALS

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

15-PLC-0021, 2801 Ogden Avenue August 3, 2015 Page 2

- 1. Application for Public Hearing
- 2. Location Map
- 3. Project Narrative
- 4. Plat of Survey
- 5. Final Plat of Subdivision

PROJECT DESCRIPTION

The petitioner is requesting approval of the Final Plat of Subdivision to subdivide seven existing lots into two new lots. The property is located on the southeast corner of Walnut and Ogden Avenues and is currently zoned O-R-M, Office-Research-Manufacturing.

Currently, the 18.1 acre property is unimproved and heavily vegetated. The property contains a designated county wetland near the north central part of the property. Acknowledging this wetland, the property owners have proposed a new property configuration that separates the proposed Lot 1 and Lot 2 while encompassing the entire wetland area on Lot 2. Lot 2 was purchased by the Downers Grove Park District. At this time, there are no plans to develop either lot.

COMPLIANCE WITH COMPREHENSIVE PLAN

The subject property is identified as Catalyst Site #23 in the Comprehensive Plan. Catalyst Sites are classified as underutilized properties that contain characteristics which are prime for development or redevelopment. After numerous years of marketing the property for a large retailer, the applicant is requesting to resubdivide into two lots. Lot 1, which abuts Ogden Avenue, will continue to be marketed for future commercial development. Lot 2 of the subdivision is now Downers Grove Park District property and will be used for recreational purposes.

While the Comprehensive Plan states that this large tract of land is prime for a large retail use, the Comprehensive Plan also identified goals to enhance the access to recreational opportunities. The Park District's purchase of Lot 2 will supply more land to provide more access to recreational opportunities to the Downers Grove residents and park district users. The Park District has not announced plans for any future development on Lot 2 at this time. In effect, this land subdivision can fulfill two goals of the Comprehensive Plan simultaneously which is to develop the land along the Ogden Avenue corridor and to increase recreational opportunities to the community.

The proposed subdivision is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The 18.1 acre size property is currently zoned O-R-M, Off-Research-Manufacturing which meets the minimum district area size of five acres. The two new lots also comply with the minimum lot area (20,000 square feet) per Section 3.030 of the Zoning Ordinance. There are no plans for development on either lot at this time; however, any future development will have to comply with the zoning regulations.

The resubdivision is consistent with the Zoning Ordinance.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The two new lots will meet the minimum lot dimension requirements outlined in Section 20.301 of the Village's Subdivision Ordinance. The lot dimensions are specified in the table below:

Page 3

2801 Ogden Ave. Subdivision	Lot Width (req. 100 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 20,000 sq. ft.)
Lot 1	390 feet	469 ft.	145,634 sq. ft. (3.3 acres)
Lot 2	709 feet	835 ft.	644,766 sq. ft. (14.8 acres)

The petitioner is providing the required five-foot wide public utility and drainage easements along the side lot lines and the ten-foot wide public utility and drainage easements along the rear lot lines, as applicable. There are no school and park donations required with this application. The proposed resubdivision is consistent with the Subdivision Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

There are no public improvements required with the subdivision application at this time. However, the property owners will be entering into a Subdivision Agreement with the Village for future public improvements if and when development is proposed for either lot. The type of public improvements will be determined when development plans are presented to the Village. Both property owners will be responsible for installing the required public improvements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing notice sign onsite and publishing the notice in *Downers Grove Suburban Life*. Staff has received comments from multiple residents concerned about future development. There are no development plans for either lot at this time.

FINDINGS OF FACT

The proposed Final Plat of Subdivision to subdivide the existing seven lots into two lots meets the standards of Sections 20.301 and 20.305 of the Subdivision Ordinance and Section 3.030 of the Zoning Ordinance.

RECOMMENDATION

The proposed final plat of subdivision is consistent with surrounding uses and zoning classifications. Staff finds that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning and Subdivision Ordinances. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation to the Village Council subject to the following conditions:

- The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Ogden and Walnut Resubdivision prepared by Edward J. Malloy & Associates, LTD. last revised on June 18, 2015, except as such plans may be modified to conform to Village Codes and Ordinances.
- 2. The property owners shall enter into a Subdivision Agreement with the Village.

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15-PLC-0021, 2801 Ogden Avenue August 3, 2015

Page 4

Staff Report Approved By:

Stanley J. Popovich, AICP Planning Manager

SP:pa

 $P:\P\&CD\PROJECTS\PLAN COMMISSION\2015 PC Petition Files\15-PLC-0021 - 2801 Ogden Final Subdivision SE Corner Walunt_Ogden\Staff Report 15-PLC-0021.docx$

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2801 Ogden Avenue Location Map

RES 2015-6376 Page 13 of 19

THE**ALTER**GROUP"

5500 W. Howard Street Skokie, Illinois 60077

TEL (847) 676-4300 FAX (847) 676-4305 NET altergroup.com

July 23, 2015



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

Re: Project Summary / Narrative Letter

Dear Sir or Madam:

The purpose of the Plat of Subdivision is to divide the property into two parcels. The front parcel will remain owned by TAG LAND DGS LLC for possible future hotel use or other use as permitted by the existing ORM zoning designation. The remaining southern parcel will be sold to the Downers Grove Park District for their use. The lot line between the two parcels is somewhat irregular since the Park district wishes to keep the existing wetlands and incorporate them into their design. The newly acquired land would complement the prairie / ecological style that the Park District has in place directly south of this site.

Please note that we are submitting this along with a subdivision improvement agreement.

If you have any questions or comments, please call me at (312) 391-1142.

Sincerely,

Michael D. Ricamato

Vice President – Development

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Administration Office

2455 Warrenville Road Downers Grove, IL 60515 Phone: 630.963.1304 Fax: 630.963.1543

Recreation and Fitness Center

4500 Belmont Road Downers Grove, IL 60515 Phone: 630,960,7250 Fax: 630,960,7251

Lincoln Center

935 Maple Avenue Downers Grove, IL 60515 Phone: 630 963 1300 Fax: 630 963.5884

Golf Course

2420 Haddow Avenue Downers Grove, IL 60515 Phone: 630,963,1306 Fax: 630,963,9435

Museum

831 Maple Avenue Downers Grove, IL 60515 Phone: 630.963.1309 Fax: 630.963,0496

William F. Sherman, Jr. Interpretive Center

901 31st Street Downers Grove, IL 60515 Phone: 630.963.9388 Fax; 630.963.9389



July 24, 2015

Downers Grove Plan Commission 801 Burlington Avenue Downers Grove, IL 60515

Re: Newly Acquired Park District Property

I am pleased to provide the Downers Grove Plan Commission the Park, District's intended use of the recently acquired Alter Property as well as the adjacent Walnut Property.

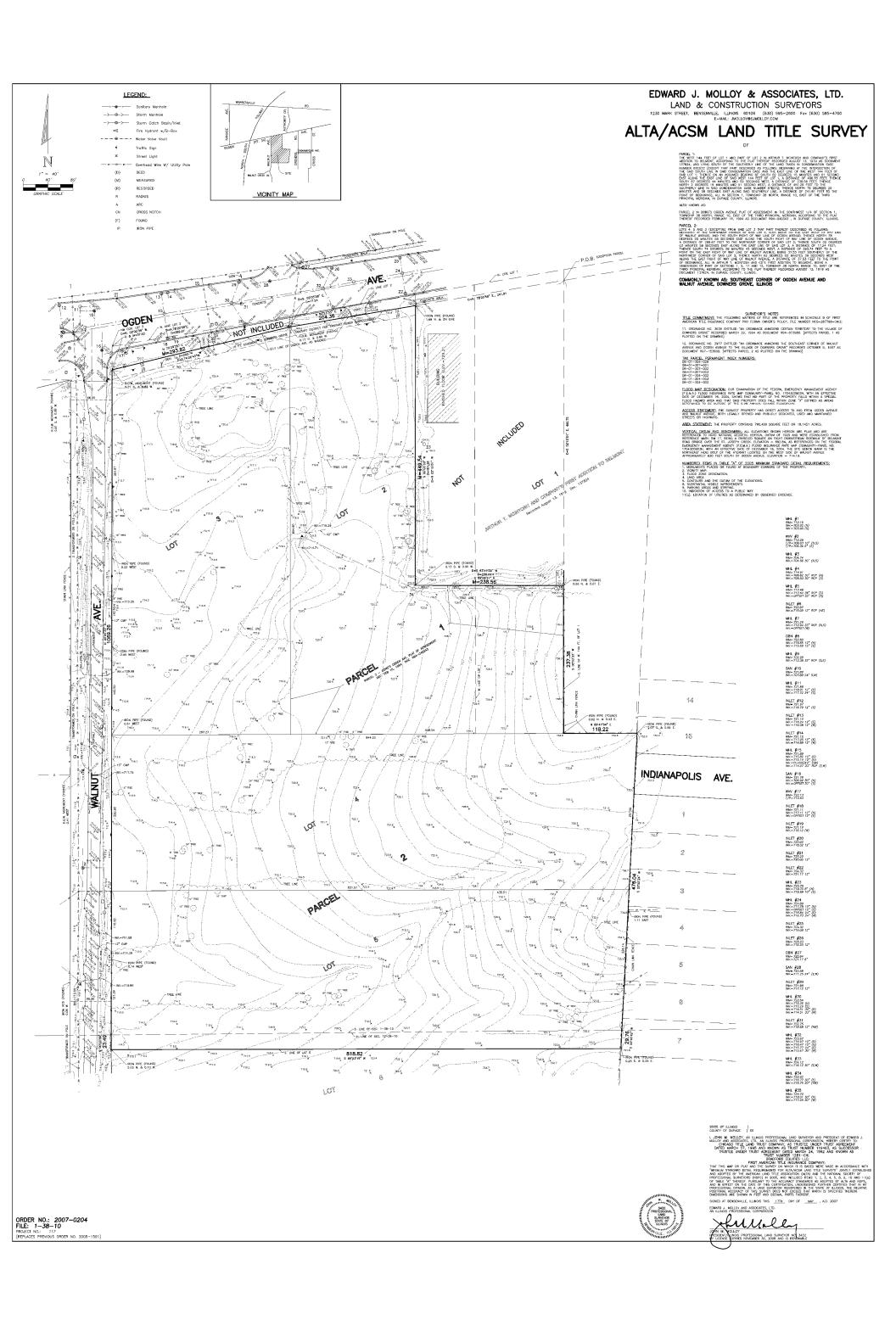
The District's intention is to combine the parcels into continuous cohesive Recreational use. In the near term the newly acquired property will remain undeveloped open space. The existing Walnut Avenue Park will begin to be used for field sports (soccer, flag football, lacrosse, etc.) this fall. In the future the District plans on using the entire property for preservation of Open Space, Recreation and Athletics.

Sincerely,

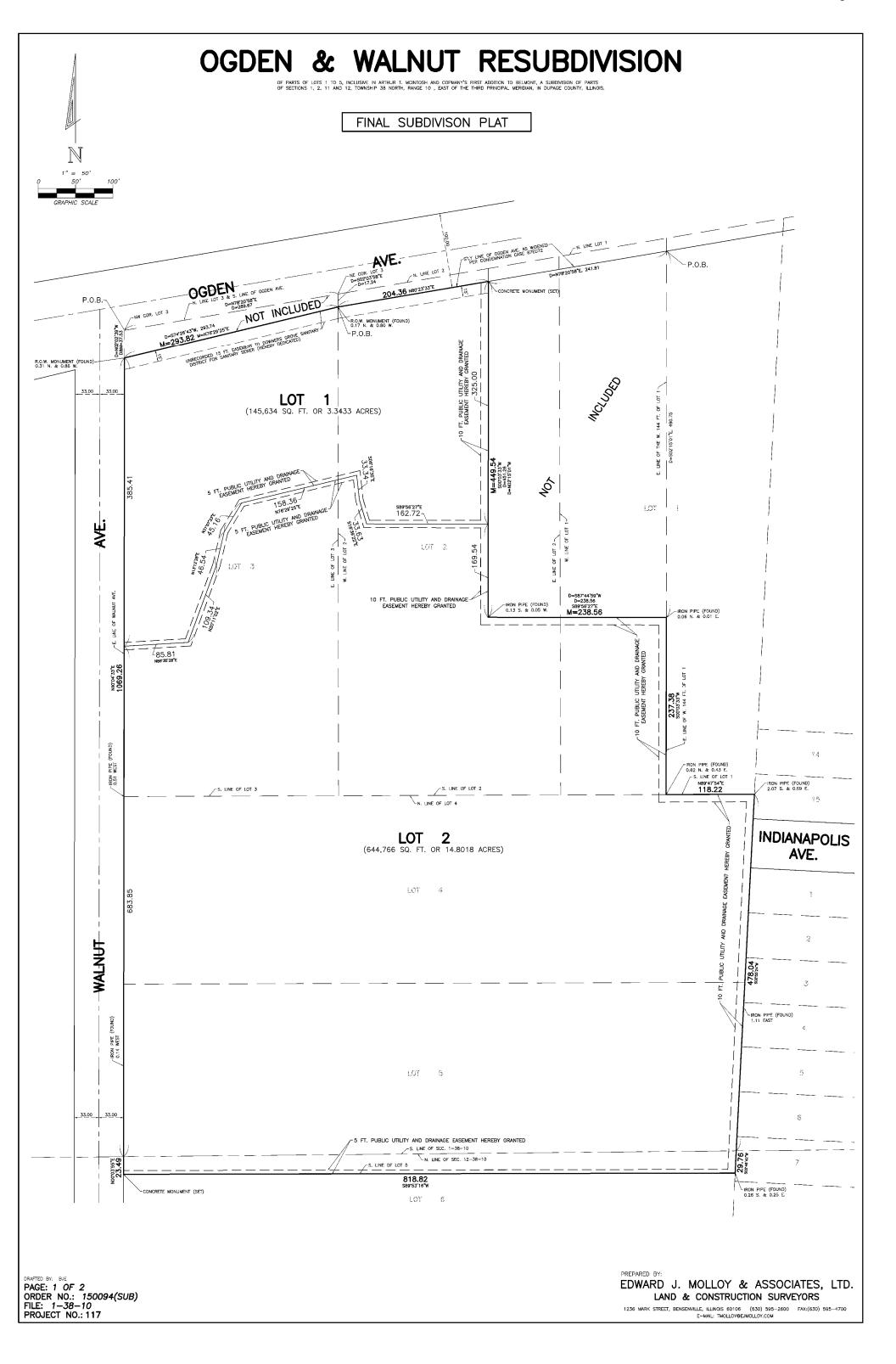
William G. McAdam Executive Director

WGM:db

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OGDEN & WALNUT RESUBDIVISION

OF PARTS OF LOTS 1 TO 5, INCLUSIVE IN ARTHUR T. MCINTOSH AND COPMANY'S FIRST ADDITION TO BELMONT, A SUBDIVISION OF PARTS OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

FINAL SUBDIVISON PLAT

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT	DOWNERS GROVE SANITARY DISTRICT CERTIFICATE	DECLARATION OF RESTRICTIVE COVENANTS THE UNDERSIONED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON
STATE OF ILLINOIS) SS	STATE OF ILLINOIS) COUNTY OF DUPAGE) SS	THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:
COUNTY OF DUPAGE) TAG LAND DOS LLC, A DELAWARE LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE TOWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO	I, COLLECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNIPAID CURRENT OR FORFEITED SPECIAL	(A) ALL FUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS TRANSFORMERS IN, GIFT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.
BE SURVEYED AND PLATTED FOR THE PURPOSE OF SUBBINDINGS. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: DOWNERS GROVE GRADE SCHOOL DISTRICT 58, 1880 63RD STREET, DOWNERS GROVE, IL	ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.	(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
60516, (630) 719-5800. COMMUNITY HIGH SCHOOL DISTRICT 99, 6301 SPRINGSIDE AVE., DOWNERS GROVE, IL 60516, (630) 795-7100.	APPROVED THIS DAY OF, A.D. 2015.	RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE ASMITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINITY 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
SIGNED AT, THIS DAY OF, A.D. 2015 TAG LAND DGS LLC, A DELAWARE LIMITED LIABILITY COMPANY	COLLECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT	SUPPLY, INGOMINSION UNES SANIANT SEWENS, SHORM LOVARIAGE STSIEM, ON THE PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES ETHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT," OR SIMILAR LANGUAGE DESIGNATING A STORMANZER 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
BY:	DRAINAGE CERTIFICATE	TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RICHTS HERBIN 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 STORMWATER OR
NAME:	STATE OF ILLINOIS) SS	THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, DISTRUCTIONS SHALL NOT BE PLACED OVER GRANITES' FACILITIES OR IN, UPON OF OVER, THE PROPERTY WITHIN THE STORMWAITER OR SEWER EASSMENN WITHOUT THE PROFE WHITTEN CONSENT OF GRANITES. AFTER INSTALLATION OF SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTEMANCE THEREOF.
· · · · · · · · · · · · · · · · · · ·	COUNTY OF DUPAGE) . A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND	DECLARATION OF RESTRICTIVE COVENANTS
NOTARY PUBLIC CERTIFICATE	TAG LAND DOS LLC, A DELAWARE LIMITED LUBILITY COMPANY AND DOWNERS GROVE PARK DISTRICT, THE OWNERS OF THE LAND DEPICTED HERCON OF DULY AUTHORIZED ATTORNEY, DO HEREBY STAT, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION MILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WHERS AND PUBLIC AREAS, OR DRAINS WHICH THE	DECORATION OF RESTRICTIVE COVERNMENTS. WHEREAS SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INJURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THET SHALL HAVE BECOME SUCH BEFORE OF AFTER THE DATE THEREOF, AND THEIR
STATE OF ILLINOIS) SS COUNTY OF DUPAGE)	SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN AQCCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJUNING PROPERTY PECALUES OF THE CONSTRUCTION OF THE SUBDIVISION.	RESPECTIVE HEIRS AND ASSIGNS AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE
I, COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT A NOTARY PUBLIC IN AND FOR SAID OF TAG LAND DGS LLC, A DELAWARE LIMITED LABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE	FURTHER AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBJECT O	CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL RUNFE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND ELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF	DATED THIS DAY OF, A.D. 2015.	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.
SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF, A.D. 2015	OWNER OR ATTORNEY	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 HEREDS SUBJECTED TO THE
MY COMMISSION EXPIRES:	DATED THIS DAY OF, A.D. 2015.	FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT: 1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR
	OWNER OR ATTORNEY	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 DRIVENAYS.
NOTARY PUBLIC	DATED THIS DAY OF, A.D. 2015.	2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MANITAINING THE STORMWATER EASEMENT, INCLUDING DETERMION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSIDE THE FREE AND UNINTERRUPTED LOW OF STORM WATER THROUGH THE DRIVINGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HANDR FIRST RECEVED PROF WRITTEN
OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT	DESIGN ENGINEER LICENSE NUMBER	APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS. 3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT,
STATE OF ILLINOIS)) SS COUNTY OF DUPAGE)		INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RICHT TO PERFORM, OR HAVE PERFORMED ON IF BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS,
COUNTRY OF DUPAGE) DOWNERS GROVE PARK DISTRICT DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND	COUNTY CLERK CERTIFICATE STATE OF ILLINOIS)	REASONABLY NECESSARY TO INSURE ADEQUATE STORMMATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMMATTE FASEMENT, INCLUDING DETENTION OR RETERTION ARE RETENTED. AREA. 4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE
PLATED FOR THE PURPOSE OF SUBDIVIDING, IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: DOWNERS GROVE GRADE SCHOOL DISTRICT 58, 1860 638D STREET, DOWNERS GROVE, IL 60516, (630) 719-5800.	COUNTY OF DUPAGE)	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
COMMUNITY HIGH SCHOOL DISTRICT 99, 6301 SPRINGSIDE AVE., DOWNERS GROVE. IL 60516, (630) 795-7100.	I, PAUL HINDS, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO BELINDUCENT GENERAL TAXES, NO UNPAID FOREFIELD TAXES, AND NO REDEFEMBLE 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.	LEN 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
SIGNED AT, THIS DAY OF, A.D. 2015 DOWNERS GROVE PARK DISTRICT	GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS DAY OF, A.D. 2015.	EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THERE SUCCESSORS, HEIRS, AND ASSIGNS.
BY:		IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.
NAME:	COUNTY CLERK	DATED THIS DAY OF, A.D. 2015
TITLE:	COUNTY RECORDERS CERTIFICATE	OWNER
NOTARY PUBLIC CERTIFICATE	STATE OF ILLINOIS)) SS COUNTY OF DUPAGE)	NOTARY PUBLIC
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. 2015 AT O'CLOCKM AS DOCUMENT NUMBER	North 10550
I, COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT A NOTARY PUBLIC IN AND FOR SAID A NOTARY PUBLIC IN AND FOR SAID		EASEMENT PROVISIONS AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
NAME IS SUBSCRIED TO THE FORECOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE'SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID DOWNERS GROVE PARK DISTRICT FOR THE USES AND PURPOSES THEREIN SET FORTH.	RECORDER OF DEEDS OF DUPAGE COUNTY	COMMONWEALTH EDISON COMPANY AND AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF, A.D. 2015		THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MANTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO THEE, POLES GUTY, ANCHORS, WIRES, CABLES, CONDUIS, MANHOLDS, TRANSFORMERS, PEDESTAIN,
MY COMMISSION EXPIRES:	ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE STATE OF ILLINOIS)	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
NOTARY PUBLIC	COUNTY OF) SS	(OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "TUTLITY EASEMENT, "PUBLIC UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "PUBLIC 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
	THIS PLAT HAS BEEN APPROVED BY THE ILLINO'S DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINO'S COMPILED STATUTES CH. 765, SEC. 205/2; HOWEVER, A HIGHWAY PERMIT IS REQUIRED OF THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS	PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLESS, WHETHER PUBLIC OR PRIVATE, TOCETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE
PLAN COMMISSION CERTIFICATE	CONTAINED IN THE DEPARTMENT'S 'POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS' WILL BE REQUIRED. DATED THIS DAY OF, A.D. 2015	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 DESTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIMIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BY LACED
STATE OF ILLINOIS) SS	DATED THIS DAT OF, AU. 2013	OVER GRANTES! FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTESS. AFTER INSTALLATION OF
COUNTY OF DUPAGE) APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE THIS DAY OF	SIGNED:	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 "CONDOMINUM PROPERTY ACT", CHAPTER 765 LICS 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
BY:CHAIRNAN OF THE PLAN COMMISSION		OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "O'LLOTS," COMMON LEMENTS, "O'PEN SPACE", "O'PEN AREA", "COMMON AREA", THE TERM "COMMON AREA" ON AREA OR RAFES," AND
		"COMMON ELEMENTS" INCLIDE REAL PROPERTY SUFFACED 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.
VILLAGE COUNCIL CERTIFICATE		RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.
STATE OF ILLINOIS)) SS COUNTY OF DUPAGE)		
APPROVED THIS DAY OF		
MAYOR OF DOWNERS GROVE		
VILLAGE CLERK OF DOWNERS GROVE		
VILLAGE COLLECTOR CERTIFICATE STATE OF ILLINOIS)		LAND SURVEYOR'S CERTIFICATE STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS		COUNTY OF DUPAGE) SS 1. THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF
I, COLLECTOR FOR 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 NOT BEEN APPORTIONED AGAINST	TAX PARCEL PERMANENT INDEX NUMBERS: 08-01-307-001	EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF RESUBDIVIDIOS SAME INTO A TWO LOT SUBDIVISION: THE WEST 144 FEET OF LOT 1 AND PART OF LOT 2 IN ARTHUR T. MICINTOSH AND COMPANY'S
THE TRACT OF LAND INCLUDED IN THIS PLAT. APPROVED THIS DAY OF, A.D. 2015.	08-01-307-002 08-01-307-003 08-01-304-002	FIRST ADDITION TO BELIMONT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1919 AS DOCUMENT 137824, AND LYING SOUTH OF THE SOUTHERLY LINE OF THE LAND TAKEN IN CONDEMINATION CASE NUMBER 87F072 (FXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT
	08-01-304-003 08-01-304-022 08-01-304-028	THE INTERSECTION OF THE SAD SOUTH LINE IN SAID COMBEMATION CASE AND THE EAST LINE OF THE WEST 144 FEET OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 02 DEGREES 15 MINUTES AND 01 SECOND EAST ALONG THE EAST LINE OF SAID WEST 144 FEET OF LOT 1, A DISTANCE OF 490.75 FEET, THENCE SOUTH 87 DEGREES 44 MINUTES AND 59 SECONDS WEST, A
COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE	PLAT SUBMITTED BY AND SEND FUTURE TAX BILLS TO: TAG LAND DGS LLC	DISTANCE OF 238.56 FEET; THENCE NORTH 2 DEGREES 15 MINUTES AND 01 SECOND WEST, A DISTANCE OF 451.26 FEET TO THE SOUTHERLY LINE IN SAID CONDEMNATION CASE NUMBER 87ED72; THENCE NORTH 78 DEGREES 20 MINUTES AND 58 SECONDS EAST ALONG SAID SOUTHERLY LINE, A
	THE CAND DOS LEC C/O	DISTANCE OF 241.81 FEET TO THE POINT OF BEGINNING), ALL IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. ALSO KNOWN AS:
		PARCEL 2 IN BORG'S OGDEN AVENUE PLAT OF ASSESSMENT IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDMA, ACCORDING TO THE PLAT THEREOF RECORDED FERRIARY 15, 1994 AS DOCUMENT R84-0-05/34, IN DUPAGE COUNTY,
	AFTER RECORDING RETURN TO: VILLAGE OF DOWNERS GROVE ATTENTION: VILLAGE CLERK	ILLINOIS. TOGETHER WITH:
	ATTENDED WEEKS CERN 801 BURLINGTON AFE. DOWNERS GROVE, ILLINOIS 60515	LOTS 4, 5 AND 3 (EXCEPTING FROM SMD LOT 3 THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CONNER OF SAID LOT 3, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF WALAUT AVENUE, AND THE SOUTH RIGHT OF WAY LINE, OF OGDEN AVENUE; THENCE NORTH
		78 DEGREES 20 MINUTES 58 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF GODEN AVENUE, A DISTANCE OF 289.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENDE SOUTH 02 DEGREES 03 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 17 AM FEET TURNOR SOUTH 24 DECEMBER 28 MINUTES AS SECONDE WEST A DISTANCE OF DISTANCE OF THE SAID SAID SAID SAID SAID SAID SAID SAID
		FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WALNUT AVENUE, BEING 37.53 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH OZ DEGREES OZ MINUTES 39 SECONDS WEST ALONG THE FAST RIGHT OF WAY LINE OF WALNUT AVENUE. A DISTANCE OF
	THE SAME A. MAN CO.	37.5.3 FEET TO THE POINT OF BEGINNING), ALL IN ARTHUR T. MCINTOSH AND CO'S FIRST ADDITION TO BELMONT, BEING A SUBDIVISION OF PART OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDINA, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1918 AS DOCUMENT 137284, IN DUPLAGE COUNTY, LILLIONS.
	11111111111111111111111111111111111111	SIGNED AT BENSENVILLE, ILLINOIS, THIS <u>18TH</u> DAY OF <u>JUNE</u> , A.D. 2015. EDWARD J. MOLLOY AND ASSOCIATES, LTD. AN ILLINOIS PROFESSIONAL DESIGN RRM – LICENSE NO. 184–002910
PREPARED BY	PROFESSIONAL SURVEYOR SURVEYOR STATES	AN ILLINUIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

EDWARD J. MOLLOY & ASSOCIATES, LTD. LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 66106 (630) 595-2600 FAX:(630) 595-4700 E-MAIL: TMOLLOY@EJMOLLOY.COM

AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

STATE OF STATE OF THOMAS A. MOLLOY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 184-002910

VALID ONLY WITH EMBOSSED SEAL (EXPIRES APRIL 30, 2017 AND IS RENEWABLE)

(EXPIRES APRIL 30, 2017 AND IS RENEWABLE)

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DRAFT

FILE 15-PLC-0021 (previously continued): A petition seeking approval of a Final Plat of Subdivision to subdivide the existing property into two lots. The property is currently zoned O-R-M, Office-Research-Manufacturing. The subject property is located at the southeast corner of Ogden and Walnut Avenues, commonly known as 2801 Ogden Avenue, Downers Grove, IL (08-01-304-002, -003, -022, -028 and 08-01-307-001, -002, and -003). The Alter Group, Petitioner and Owner.

Mr. Ainsworth reviewed the location of the 18.1-acre site which sat vacant. The lot is co-owned by the Alter Group and the Downers Grove Park District. The proposal is to redistribute the seven existing lots into two new lots. Lot 2 would be owned by the Downers Grove Park District and contain the existing wetland while Lot 1 would be owned by the Alter Group. No development plans were planned for the two lots at this time. Originally the entire site was set aside in the Comprehensive Plan for big box retail; however, due to development issues, the proposal tonight was for Lot 1 (3.3 acres) to go to the Alter Group and Lot 2 (14.8 acres) to go to the park district. Mr. Ainsworth discussed how certain provisions in the Comprehensive Plan encourage recreational opportunities within the village.

Continuing, Mr. Ainsworth reported the village would be entering into a subdivision improvement agreement with the two property owners for future public improvements based on future developments. Details followed. There were no standards for approval on this proposal although both lots met the lot dimension requirements in both the Subdivision and Zoning Ordinances.

Questions followed as to how the irregular shape was benefiting the owner, i.e., it allowed development to take place on Lot 1 and would have a buffer zone around the wetland, per county regulations. Asked if Lot 1 would have access to Walnut Avenue, Mr. Ainsworth explained it would depend upon the development coming in. Determining lot depth to Ogden Avenue was then discussed. Staff was satisfied with the lot depth.

Mr. Ken Rathje, Rathje Planning Services, 412 Chicago Avenue, Downers Grove, stated he was representing both owners and explained that the proposal was more of a lot consolidation into two lots versus a subdivision. A history of the parcels followed, noting that the park district had always planned to acquire the piece of property, for as long as 20 years, as open, passive space. Continuing, Mr. Rathje described that the Alter piece of property on the north would include access, at minimum, along Walnut Avenue with a possibility of a right-in/right-out on Ogden Avenue. Lot dimensions followed. To date, he said the park district had no plans to develop the property but was responsible for providing appropriate storm water management and appropriate public improvements when development came in. The same followed for the Alter Group. The depth of the property was, again, discussed, noting the narrowest part of Lot 1 was about 230 feet.

Mr. Quirk found it interesting that the site, even though being eyed by the park district for many years, was listed as a catalyst site for big box retail and mixed into the comprehensive plan. However, Mr. Rathje explained that many times public entities, when interested in acquiring property will not disclose, publicly, their interest and it was not unusual for a comprehensive plan to not disclose something similar. Mr. Rathje did acknowledge that there was language in the comprehensive plan that did anticipate the possibility of open space. He further explained the initial challenges of the property with the Alter Group.

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DRAFT

Chairman Rickard opened up the meeting to public comment.

Ms. Donna DeLou, 4617 Druendel Road, Downers Grove, was pleased to see that the park district was acquiring the open space because she always had concerns about the property. Also there were many empty stores in the strip mall nearby. She was glad to see the open space because it helped with the flooding in the area but also helped with the wildlife. She asked that if future development does come in to keep the 100-year old tree on the site and the parties work with the park district.

No further comments followed.

Mr. Rathje emphasized that both parties will be obligated to provide stormwater detention for the development of their property, as appropriate and as required by the ordinance.

Chairman Rickard closed the public hearing and opened up the discussion to the commissioners.

Commissioner comments were that the proposal appeared to be a win for both parties; by having the wetlands removed from the lot, it made Lot 1 more marketable; and it was consistent with the comprehensive plan.

WITH RESPECT TO FILE 15-PLC-0021, MR. COZZO MADE A MOTION TO FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE TWO (2) CONDITIONS LISTED IN STAFF'S MEMORANDUM.

SECONDED BY MRS. RABATAH. ROLL CALL:

AYE: MR. COZZO, MRS. RABATAH, MR. BASSLER, MS. HOGSTROM, MR. QUIRK,

MR. THOMAN; CHAIRMAN RICKARD

NAY: NONE

MOTION CARRIED. VOTE: 7-0