

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**2/8/2022**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Plat of Subdivision -7135 Dunham Road	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide a single property into six single family residential lots with an outlot for stormwater detention.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2021-2023 include *Exceptional Municipal Services*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

**UPDATE & RECOMMENDATION**

This item was discussed at the February 1, 2022 Village Council meeting. Staff recommends approval on the February 8, 2022 Active Agenda per the Plan Commission's unanimous 7:0 recommendation.

**BACKGROUND**

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 7135 Dunham Road into six residential lots with an outlot for stormwater management. Approval of the subdivision would allow the construction of six single family detached homes on the new lots. The subject property is located on the east side of Dunham Road, approximately 120 feet north of Crystal Avenue.

The 2.36 acre property is improved with one single family home. The existing home will be demolished and the septic tank will be removed. The petitioner will provide surface detention on the proposed outlot for the subdivision. The proposed extension of Matthias Road will provide through access for the subdivision from the north and south.

Compliance with the Subdivision Ordinance

The six new residential lots comply with the minimum lot area, lot width, and lot depth requirements. An outlot is proposed that will be used to contain a common stormwater management area. The required park and school donations for the new single family homes will be paid prior to the Village executing the Final Plat of

Subdivision. The total donation amount is \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99).

#### Compliance with the Zoning Ordinance

The property is zoned R-5A, Residential Attached House 5A. The subdivision of the subject property into six lots with the existing zoning classification allows for the construction of six single family homes. A detached house is an allowable use in the R-5A zoning district. The six new residential lots comply with the minimum lot area (10,500 square feet) and lot width (75-foot) standards per Section 28.2.030 of the Zoning Ordinance

#### Engineering/Public Improvements

The property will consist of two lots with access to Dunham Road and four lots with access to the extended Matthias Road. The proposed extension of Matthias Road will provide through access for the subdivision to the north and south. Along Dunham Road a total of five feet will be dedicated to the Village to provide an 80-foot right-of-way on Dunham Road that matches the right-of-way immediately north and south of this property. All public improvements (street pavement, curb and gutter, public sidewalks, Village water system extensions, sanitary sewer line connections, stormwater management facilities, street lighting, and payment for public area vegetation) as required by the Subdivision Ordinance will be completed. The proposed stormwater system for the development improves overall stormwater management in the neighborhood, as the proposed detention will slow the offsite runoff that currently flows through the site.

If the Final Plat of Subdivision is approved, the petitioner will create a Homeowners Association (HOA) which will be responsible for maintenance of all stormwater improvements on the outlot and within the stormwater easements. The Village will establish a dormant Special Service Area (SSA) for the subdivision. In the event of default by the HOA, the SSA would enable the Village to impose a tax on the property owners within the subdivision to fund Village maintenance of the stormwater improvements. The establishment of the SSA will be considered by the Village Council in the upcoming months.

#### Compliance with the Comprehensive Plan

The proposed redevelopment is consistent with the Comprehensive Plan as follows:

- Is consistent with the surrounding neighborhood.
- Provides a variety of housing and dwelling unit types and densities.
- Ensures quality housing stock remains a staple of the community.
- Improves stormwater management in residential areas.
- Uses native vegetation in stormwater management areas.

#### Public Comment

Residents shared their concerns at the public hearing regarding the proposed stormwater plan. Specifically neighbors to the north and south wanted to confirm the plan accounted for existing drainage patterns. The outlot detention area is designed to work with and improve the existing drainage patterns in this area. The additional use of storm sewer connections and site grading will help improve the flow of stormwater by ensuring the runoff is efficiently directed towards the outlot.

#### **ATTACHMENTS**

Resolution

Aerial Map

Staff Report with Attachments dated January 10, 2022

Minutes of the Plan Commission Hearing dated January 10, 2022

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: February 8, 2022  
(Name)

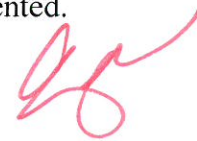
RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: 21-PLC-0022  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR 7135 DUNHAM ROAD", as presented.



**SUMMARY OF ITEM:**

Adoption of the attached resolution shall approve the final plat of subdivision for the property located at 7135 Dunham Road.

**RECORD OF ACTION TAKEN:**

---



---



---

**RESOLUTION \_\_\_\_\_****A RESOLUTION APPROVING THE  
FINAL PLAT OF SUBDIVISION  
FOR 7135 DUNHAM ROAD**

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 subdivide one lot into six lots and create an outlot for stormwater detention, located at the northeast corner of Dunham Road and Crystal Avenue, commonly known as 7135 Dunham Road, Downers Grove Illinois, legally described as follows:

LOT 9 IN PINE HILLS UNIT 1 BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569748, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 7135 Dunham Road, Downers Grove, IL 60516  
PIN: 09-29-100-004

WHEREAS, notice had been given and a public hearing held before the Plan Commission on January 10, 2022 for this final plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, Village staff has reviewed and recommends approval of the petition for Final Plat of Subdivision for the Kapovich Subdivision, located at 7135 Dunham Road, Downers Grove, Illinois, as requested, subject to certain conditions; and,

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Kapovich Subdivision, located at 7135 Dunham Road, 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 Kapovich Subdivision prepared by ESI Consultants, LTD, dated October 18<sup>th</sup> 2021, last revised on November 22, 2021, except as such plans may be modified to conform to Village Codes and Ordinances.
2. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area prior to issuance of any occupancy permits.
3. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
4. The petitioner shall pay \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99) to the Village prior to executing the final plat of subdivision.
5. Upon installation of sanitary services for Lots 3, 4, 5 and 6, the petitioner shall grind and resurface the entire width of Matthias Road in front of this development before the release of a certificate of occupancy for any home site on Matthias Road. Alternatively, the sanitary services shall be constructed before the surface course is constructed on Matthias Road.

6. The petitioner shall install sidewalks for the entire subdivision before the release of the first home site building permit.
7. The construction entrance must be placed at the south end of the extended Matthias Road so construction traffic enters from Crystal Avenue, not from the north.
8. Written permission from the homeowner to the north to tie into their storm sewer will be required. If permission is not granted the stormwater facility will be redesigned within the boundaries of the subject property to meet the Village's Stormwater Ordinance. If a redesign is necessary, the petitioner will be required to connect to the existing Village storm sewer on Dunham Road, as approved by the Village. An easement shall be granted to the Village for the pipe from the outlet control structure on private property to the Dunham Road right-of-way.
9. A permit will be required from IEPA for the new water main. A copy of the permit must be provided to the Village before any building permits will be issued.
10. A permit will be required from the DuPage County Health Department for the removal of the existing septic tank.
11. New water services along Dunham Road shall be directionally bored.
12. No obstructions including landscaping, trees, fences, or improvements of any kind except grass shall be permitted within the 12.35-foot stormwater and drainage easement (the northern most seven feet along Lot 1 and the westernmost 5.35 feet of Outlot A).
13. The plan does not show any patios, decks, pools. The allowable impervious for each lot in the future will be determined by the impervious area used for the site runoff storage calculations.
14. The petitioner shall pay \$6,960 for twelve (12) parkway trees to be installed by the Village prior to the issuance of any permits.

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

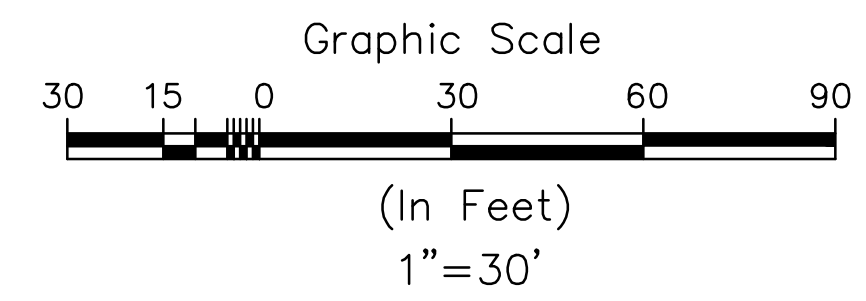
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

\_\_\_\_\_  
Mayor

Passed:

Attest: \_\_\_\_\_  
Village Clerk





DECLARATION OF RESTRICTIVE COVENANTS:

THE UNDERSIGNED OWNER HEREBY GRANTS 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:

(c) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(b) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT, OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. 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.

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 Teleholdings Incorporated, Illinois a.k.a. Illinois Bell Telephone Company, Grantees, their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, 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 Grantee's 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 Grantee. 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(c), 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 in an apportionment 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 conveyed 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.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
 )S.S.  
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\_\_\_\_


\_\_\_\_\_  
DUPAGE COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

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 \_\_\_\_\_

\_\_\_\_\_  
DUPAGE COUNTY RECORDER OF DEEDS

**PREPARED BY:**  
**GENTILE & ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE (630) 916-6262

PREPARED FOR: **K S GROVE LAND LLC**  
DRAWN BY: VAF  
ORDER NO.: **21-22302-21 RESUB (REV 1)** ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870  
**SHEET 2 OF 2**

SUBMITTED BY/MAIL TO:  
VILLAGE OF DOWNERS GROVE  
801 BURLINGTON AVE.  
DOWNERS GROVE, IL 60515

# KAPOVICH RESUBDIVISON

BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

STORMWATER PROVISIONS

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

Whereas, said lots will be conveyed to purchasers subject to this declaration to the end that the restrictions imposed shall inure to the benefit of each and all of the purchasers of such lots whether they shall have become such before or after the date thereof, and their respective heirs and assigns, and

Whereas, the aforesaid property described on the attached plat is located entirely within the corporate limits of the Village of Downers Grove, Illinois, and

Whereas, all of the provisions, restrictions, conditions, covenants, agreements, and charges herein contained shall run with and bind all of said lots and land and shall inure to the benefit of, and be enforceable by the Village of Downers Grove, Illinois, and the owners or owner of any of the lots of land comprised within said plat, and their respective heirs, executors, administrators, successors, grantees 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:

Owner hereby grants to the Village of Downers Grove a Stormwater Management Easement for the use and benefit of the Village, over the Stormwater Facilities within the Property and a right of access to privately-owned land for the reasonable exercise of the rights granted to the Village.

Each owner or purchaser shall be responsible to inspect and maintain the Stormwater Facilities on their lot. No buildings or structures of any kind shall be placed on said easement nor shall any other change be made on the Property that might materially affect the proper management, operation or continued maintenance of any Stormwater Facility; impede stormwater drainage in or on the Property; negatively impact the water quality of the Stormwater Facilities; or materially reduce the stormwater detention or retention capacity thereof as provided in the Approved Plans.

In the event the Village determines, in its sole and absolute discretion, that the prohibitions of the preceding Paragraph have been violated or that proper maintenance of the Stormwater Facilities is not being performed or that proper operation of the Stormwater Facilities is not occurring, on the Property at any time, the Village or its contractors or agents, after ten (10) days prior written notice to the Owner, may, but shall not be obligated to, enter upon any or all of the Property for the purposes of (a) correcting any violation and (b) performing maintenance work on and to the Stormwater Facilities.

In the event that the Village shall perform, or cause to be performed, any work pursuant to the Stormwater Management Easement, the Village shall have the right to charge the Owner an amount sufficient to defray the entire cost of such work, including administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the Owner within thirty (30) days following a demand in writing by the Village for such payment, such charge, together with interest and costs of collection, shall become a lien upon the Property and the Village shall have the right to collect such charge, with interest and costs, and to enforce such lien as in foreclosure proceedings as permitted by law.

In witness whereof, the owners have set their hands upon the attached plat the day and date first written thereon.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
20\_\_\_\_

BY: \_\_\_\_\_(OWNER) \_\_\_\_\_(OWNER)

STATE OF ILLINOIS )  
 )S.S.  
COUNTY OF \_\_\_\_\_ )

NOTARY

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_(NAME) AND \_\_\_\_\_(NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (STORMWATER PROVISIONS) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND VOLUNTARILY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
COMMISSION EXPIRES

ENGINEER/DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
 )S.S.  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND \_\_\_\_\_, THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS 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 ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. \_\_\_\_\_  
MY LICENSE EXPIRES ON: \_\_\_\_\_

BY: \_\_\_\_\_(NAME) ATTEST: \_\_\_\_\_(NAME)  
\_\_\_\_\_(TITLE) \_\_\_\_\_(TITLE)

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

\_\_\_\_\_  
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

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

\_\_\_\_\_  
CHAIRMAN OF PLAN COMMISSION

VILLAGE COUNCIL CERTIFICATE

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

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

DATED AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

VILLAGE COLLECTOR

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

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 THE TRACT OF LAND, INCLUDED IN THIS PLAT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
VILLAGE COLLECTOR

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

THE UNDERSIGNED DO HEREBY CERTIFY THAT, \_\_\_\_\_

AND \_\_\_\_\_ ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT TO THE BEST OF THEIR KNOWLEDGE, THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 99 HIGH SCHOOL DISTRICT, AND 58 ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ OWNER  
\_\_\_\_\_ OWNER

NOTARY

STATE OF ILLINOIS )  
 )S.S.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_(NAME) AND \_\_\_\_\_(NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (SCHOOL DISTRICT CERTIFICATE) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT 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

\_\_\_\_\_  
COMMISSION EXPIRES

OWNERS' CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_(SIGNATURE) BY: \_\_\_\_\_(SIGNATURE)

\_\_\_\_\_(PRINTED NAME) \_\_\_\_\_(PRINTED NAME)

NOTARY

STATE OF ILLINOIS )  
 )S.S.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_(NAME) AND \_\_\_\_\_(NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (OWNERS' CERTIFICATE) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT 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

\_\_\_\_\_  
COMMISSION EXPIRES

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS )  
 )S.S.  
COUNTY OF DU PAGE )

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925, DO HEREBY AUTHORIZE THE VILLAGE OF DOWNERS GROVE, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 22ND DAY OF FEBRUARY A.D. 2021

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
 )S.S.  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, JOSEPH GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2925, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:  
**LOT 9 IN PINE HILLS UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569748, IN DUPAGE COUNTY, ILLINOIS.**

TOTAL AREA: 97,532.46 sq. ft., 2.24 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 7135 DUNHAM ROAD, DOWNERS GROVE, ILLINOIS 60516

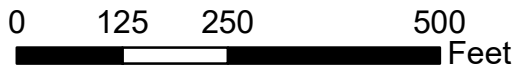
ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF DOWNERS GROVE OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS AMENDED.



I FURTHER CERTIFY THE PARCEL INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) IDENTIFIED FOR THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0169A, EFFECTIVE DATE AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF AUGUST, A.D. 2021

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 30, 2022



7135 Dunham Road - Location Map

-  Subject Property
-  Project Location





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
JANUARY 10, 2022 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
21-PLC-0022 7135 Dunham Road	Final Plat of Subdivision	Flora Ramirez, AICP Senior Planner

### REQUEST

The petitioner is requesting approval for a Final Plat of Subdivision to subdivide a single property into six single-family residential lots with an outlet for stormwater detention.

### NOTICE

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

### GENERAL INFORMATION

---

**OWNERS/  
PETITIONER:** John & Audrey Kapovich  
6831 Osage Avenue  
Downers Grove, IL 60515

### PROPERTY INFORMATION

---

**EXISTING ZONING:** R-5A, Residential Attached House 5A  
**EXISTING LAND USE:** Residential  
**PROPERTY SIZE:** 102,801.6 sq. ft. (2.36 acres)  
**PINS:** 09-29-100-004

#### SURROUNDING ZONING AND LAND USES

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-5A, Residential Attached House 5A	Single Family Detached
<b>SOUTH:</b>	R-5A, Residential Attached House 5A	Single Family Detached
<b>EAST:</b>	R-5A, Residential Attached House 5A	Single Family Detached
<b>WEST:</b>	R-5A, Residential Attached House 5A	Single Family Detached

### ANALYSIS

---

#### SUBMITTALS

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

1. Location Map
2. Project Narrative
3. Plat of Survey
4. Final Plat of Subdivision
5. Preliminary Site Engineering Plans

### PROJECT DESCRIPTION

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 7135 Dunham Road into six residential lots with an outlot for stormwater management. Approval of the subdivision would allow the construction of six single family detached homes on the new lots. The subject property is located on the east side of Dunham Road, approximately 120 feet north of Crystal Avenue and is zoned R-5A, Residential Attached House 5A. Currently the 2.36 acre property is improved with one single family home. The existing home will be demolished and the septic tank will be removed. The petitioner will provide surface detention on the proposed outlot for the subdivision. The proposed extension of Matthias Road will provide through access for the subdivision from the north and south.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The existing neighborhood is a mix of attached and detached single family residential properties. The proposed subdivision will allow for an additional six new single family homes to be constructed. This construction meets the Comprehensive Plans' goal to ensure quality housing stock remains a staple of the community.

Per the Comprehensive Plan, residential areas should provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes. Additionally, when redevelopment occurs, it should be sensitive to and consistent with existing neighborhood character. The proposed lot sizes are consistent in width and area with other single-family residential lots in the neighborhood.

With respect to stormwater management, the Comprehensive Plan calls for improvement in all residential areas. The proposed stormwater basin on the outlot will add to the existing stormwater management of the area. Additionally, on the Residential Areas Plan the subject site falls within the residential category of Suburban/Curvilinear. Defining characteristics of this residential category include a lack of connectivity for both pedestrians and automobiles due to cul-de-sacs and dead-end streets. The completion of Matthias Road will help remedy this lack of connectivity with a new roadway and sidewalks on both sides of the street. The proposed subdivision is consistent with the Comprehensive Plan.

### COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-5A, Residential Attached House 5A. The subdivision of the subject property into six lots with the existing zoning classification allow for the construction of six single family homes. A detached house is an allowable use in the R-5A zoning district.

### COMPLIANCE WITH SUBDIVISION ORDINANCE

The six new residential lots comply with the minimum lot area, lot width, and lot depth as noted in Table 1. Outlot A will only be used to contain the common stormwater management area.

Table 1: Subdivision Regulations

Kapovich Subdivision	Lot Width (Req. 75 ft.)	Lot Depth (Req. 140 ft.)	Lot Area (Req. 10,500 sq. ft.)
Lot 1	75 ft.	145 ft.	10,875.02 sq. ft.
Lot 2	75 ft.	145 ft.	10,875.02 sq. ft.
Lot 3	77.67 ft.	186 ft.	14,446.62 sq. ft.
Lot 4	77.68 ft.	186 ft.	14,447.77 sq. ft.
Lot 5	77.67 ft.	140 ft.	10,893.22 sq. ft.
Lot 6	77.68 ft.	140.5 ft.	10,933.63 sq. ft.
Outlot A	5.35 ft.	251.56 ft.	17,293.71 sq. ft.

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. Park and school donations are required for the new single family homes. The total donation amount of \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99) is required to be paid to the Village prior to executing the final plat of subdivision.

### **ENGINEERING/PUBLIC IMPROVEMENTS**

The property will consist of two lots with access to Dunham Road and four lots with access to the extended Matthias Road. The proposed extension of Matthias Road will provide through access for the subdivision to the north and south. Along Dunham Road a total of five feet will be dedicated to the Village to provide an 80-foot right-of-way on Dunham Road that matches the right-of-way immediately north and south of this property. All public improvements (street pavement, curb and gutter, public sidewalks, Village water system extensions, sanitary sewer line connections, stormwater management facilities, street lighting, and payment for public area vegetation) as required by the Subdivision Ordinance will be completed.

The petitioner will be required to obtain a stormwater permit for overall site grading and stormwater management, including the detention basin and stormwater infrastructure which is required to be fully functioning before any building permits will be issued. Post construction best management practices (PCBMPs) will be provided through the proposed stormwater detention basin on Outlot A. A 7-foot public utility and drainage easement along the north side of Lot 1 combined with a 5.35-foot easement on Outlot A will be provided with no permitted obstructions (landscaping, trees, fences or improvement of any kind except grass) to create an access point for Outlot A. A stormwater detention and public utility and drainage easement will be placed over the entire area of Outlot A.

The current plan proposes to connect the proposed stormwater facilities to the north of the subject property with written permission from the adjoining property owners. If permission cannot be granted the stormwater facility will be redesigned within the boundaries of the subject property to meet the Village's Stormwater Ordinance. If a redesign is necessary, the petitioner will be required to connect the proposed stormwater facilities to the existing Village storm sewer on Dunham Road. There is sufficient room on the subject property to accomplish this if necessary. As currently proposed, the detention facility will meet all requirements of the Village's Stormwater Ordinance.

If the Final Plat of Subdivision is approved, the petitioner will create a homeowners association which will be responsible for maintenance of all common areas including the detention facility. The Village will establish a Special Service Area (SSA) for the subdivision. In case of default by the homeowners association, the Village will maintain the stormwater detention facility and the SSA will enable the Village to impose a tax on the property owners within the subdivision for the cost of the maintenance.

### **PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention Division has reviewed the proposed plans and has no concerns.

### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Daily Herald*. Staff did receive three inquiries from residents requesting details on the proposed scope of work. One resident expressed concern over the management of construction traffic if the proposed development were approved. Staff noted that all construction traffic would enter through Crystal Avenue and move north on Matthias Road. Staff also explained that construction traffic could not be limited to Dunham Road due to traffic volumes.

Additionally, Community Development staff met with the homeowners at 7120 Matthias Road. Staff explained how the proposed storm sewer connection would function as part of the required storm

management system for the proposed development without negatively impacting 7120 Matthias Road. The homeowners communicated that they were supportive of the proposed connection.

### **STANDARDS OF APPROVAL**

The petitioner is requesting a Final Plat of Subdivision to subdivide the existing single parcel into six residential lots with an outlet. The proposed Final Plat of Subdivision meets the standards of Sections 20.301 and 20.305 of the Subdivision Ordinance and Section 28.3.030 of the Zoning Ordinance.

### **DRAFT MOTION**

---

Staff will provide a recommendation at the December 6<sup>th</sup>, 2021 meeting. Should the Plan Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning and Subdivision Ordinances, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 21-PLC-0022:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Final Plat of Subdivision as required by the Village of Downers Grove Zoning and Subdivision Ordinances and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 21-PLC-0022, subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Kapovich Subdivision prepared by ESI Consultants, LTD, dated October 18<sup>th</sup> 2021, last revised on November 22, 2021, except as such plans may be modified to conform to Village Codes and Ordinances.
2. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area prior to issuance of any occupancy permits.
3. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
4. The petitioner shall pay \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99) to the Village prior to executing the final plat of subdivision.
5. Upon installation of sanitary services for Lots 3, 4, 5 and 6, the petitioner shall grind and resurface the entire width of Matthias Road in front of this development before the release of a certificate of occupancy for any home site on Matthias Road. Alternatively, the sanitary services shall be constructed before the surface course is constructed on Matthias Road.
6. The petitioner shall install sidewalks for the entire subdivision before the release of the first home site building permit.
7. The construction entrance must be placed at the south end of the extended Matthias Road so construction traffic enters from Crystal Avenue, not from the north.
8. Written permission from the homeowner to the north to tie into their storm sewer will be required. If permission cannot be granted the stormwater facility will be redesigned within the boundaries of the subject property to meet the Village's Stormwater Ordinance. If a redesign is necessary, the petitioner will be required to connect to the existing Village storm sewer on Dunham Road, as approved by the Village. An easement would be required for the pipe from the outlet control structure to the Dunham Road right-of-way.
9. A permit will be required from IEPA for the new water main. A copy of the permit must be provided to the Village before any building permits will be issued.

21-PLC-0022; 7135 Dunham  
January 10, 2022

Page 5

10. A permit will be required from the DuPage County Health Department for the removal of the existing septic tank.
11. New water services along Dunham Road shall be directionally bored.
12. No obstructions including landscaping, trees, fences, or improvements of any kind except grass shall be permitted within the 12.35-foot stormwater and drainage easement (the northern most seven feet along Lot 1 and the westernmost 5.35 feet of Outlot A).
13. The plan does not show any patios, decks, pools. The allowable impervious for each lot in the future will be determined by the impervious area used for the site runoff storage calculations.
14. The Village will charge \$580 per proposed tree in the right-of-way, and the Village will plant the trees. Based on Village Code Section 20.401(a)(8) twelve (12) trees will be required. The petitioner shall pay \$6,960 for parkway trees prior to the issuance of any permits.

Staff Report Approved By:





---

Stanley J. Popovich, AICP  
Director of Community Development



7135 Dunham Road - Location Map

-  Subject Property
-  Project Location



## Project Summary

Currently, there is a vacant single family residential dwelling with auxiliary buildings located on 2.36 acres located at 7135 Dunham Road in Downers Grove, Illinois. These buildings are proposed to be demolished and replaced with six single family residential dwellings. In addition to the six residences, Matthias Road is proposed to be extended to interconnect with each terminal end of Matthias Road located north and south of the parcel.

The parcel slopes to the center of the parcel from the east and the west and the emergency stormwater overflow is to the north. A dry detention area is proposed to collect the stormwater runoff from the six-lot subdivision before it is discharged to the existing storm sewer north of the parcel.

It is anticipated that all 2.36 acres of the parcel will be disturbed during demolition of the existing buildings and construction of the underground utilities, roadway, detention facility and residences. A soil and sediment erosion control plan has been included in the engineering plans.

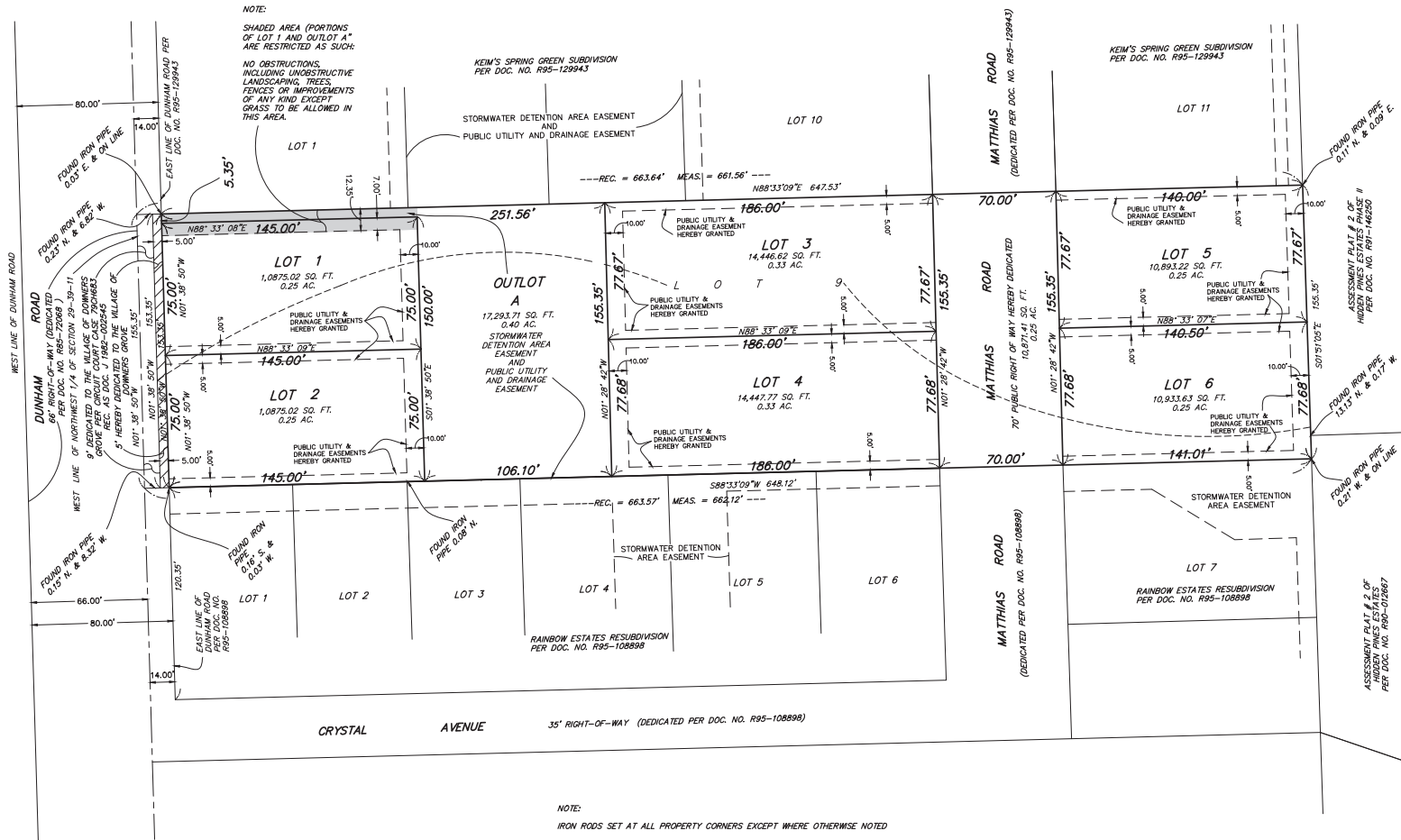
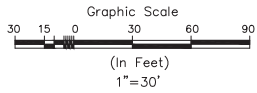
The parcel is currently zoned R-5A and the proposed residential subdivision will meet this zoning classification. All of the six lots, as drawn on the Plat of Subdivision, meet or exceed the minimum square footage requirements and minimum lot width requirements for the existing R-5A zoning classification. To create an interior outlot for a detention facility, a dedicated 6' access flag was added to Dunham Road. In addition, a six-foot wide drainage and utilities easement was provided adjacent to the flag to provide a 12' access entry to the outlot.

Sincerely,

ESI Consultants Ltd

# KAPOVICH RESUBDIVISION

BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



NOTE:  
SHADED AREA (PORTIONS OF LOT 1 AND OUTLOT A), ARE RESTRICTED AS SUCH:  
NO OBSTRUCTIONS, INCLUDING UNOBSTRUCTIVE LANDSCAPING, TREES, FENCES OR IMPROVEMENTS OF ANY KIND EXCEPT GRASS TO BE ALLOWED IN THIS AREA.

NOTE:  
IRON RODS SET AT ALL PROPERTY CORNERS EXCEPT WHERE OTHERWISE NOTED

PREPARED BY:  
**GENTILE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE (630) 916-6262

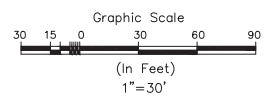
PREPARED FOR: **K S GROVE LAND LLC**  
DRAWN BY: VAF  
ORDER NO.: **21-22302-21 RESUB (REV 1)**  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002280

**SHEET 1 OF 2**

NO.	DATE	DESCRIPTION	BY
1	11/12/21	REMOVE BLDG. LINES, CHG. ST. NAME, RECORDING LOTS (PG 1) / CERTIFICATE LANGUAGE (PG 2)	VAF

SUBMITTED BY MAIL TO:  
VILLAGE OF DOWNERS GROVE  
801 BURLINGTON AVE.  
DOWNERS GROVE, IL 60515





**STORMWATER PROVISIONS**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

Whereas, said lots will be conveyed to purchasers subject to this declaration to the end that the restrictions imposed shall inure to the benefit of each and all of the purchasers of such lots whether they shall have become such before or after the date thereof, and their respective heirs and assigns, and

Whereas, the aforesaid property described on the attached plat is located entirely within the corporate limits of the Village of Downers Grove, Illinois, and

Whereas, all of the provisions, restrictions, conditions, covenants, agreements, and charges herein contained shall run with and bind all of said lots and land and shall inure to the benefit of, and be enforceable by the Village of Downers Grove, Illinois, and the owners or owner of any of the lots of land comprised within said plat, and their respective heirs, executors, administrators, successors, grantees 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 or to wit:

Owner hereby grants to the Village of Downers Grove a Stormwater Management Easement for the use and benefit of the Village, over the Stormwater Facilities within the Property and a right of access to privately-owned land for the reasonable exercise of the rights granted to the Village.

Each owner or purchaser shall be responsible to inspect and maintain the Stormwater Facilities on their lot. No buildings or structures of any kind shall be placed on said easement nor shall any other change be made on the Property that might materially affect the proper management, operation or continued maintenance of any Stormwater Facility, impede stormwater drainage to or on the Property, negatively impact the water quality of the Stormwater Facilities, or materially reduce the stormwater detention or retention capacity thereof as provided in the Approval Plans.

In the event the Village determines, in its sole and absolute discretion, that the prohibitions of the preceding Paragraph have been violated or that proper maintenance of the Stormwater Facilities is not being performed or that proper operation of the Stormwater Facilities is not occurring, on the Property at any time, the Village or its contractor or agents, after ten (10) days prior written notice to the Owner, may, but shall not be obligated to, enter upon any or all of the Property for the purposes of (a) conducting any violation and (b) performing maintenance work on and to the Stormwater Facilities.

In the event that the Village shall perform, or cause to be performed, any work pursuant to the Stormwater Management Easement, the Village shall have the right to charge the Owner an amount sufficient to defray the entire cost of such work, including administrative costs, either before or after such work is incurred. If the amount so charged is not paid by the Owner within thirty (30) days following a demand in writing by the Village for such payment, such charge, together with interest and costs of collection, shall become a lien upon the Property and the Village shall have the right to collect such charge, with interest and costs, and to enforce such lien in foreclosure proceedings as permitted by law.

In witness whereof, the owners have set their hands upon the attached plat the day and date first written thereon.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ (OWNER) \_\_\_\_\_ (OWNER)

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF \_\_\_\_\_ )

**NOTARY**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ (NAME) AND \_\_\_\_\_ (NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (STORMWATER PROVISIONS) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT 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 \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

**COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, COUNTY CLERK OF DU PAGE 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 DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

DUPAGE COUNTY CLERK \_\_\_\_\_

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS DOCUMENT NUMBER \_\_\_\_\_

DUPAGE COUNTY RECORDER OF DEEDS \_\_\_\_\_

# KAPOVICH RESUBDIVISON

BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

**ENGINEER/DRAINAGE CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND \_\_\_\_\_, THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR GRASS WHICH THE SURVEYOR 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 ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY HEREIN IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO \_\_\_\_\_  
MY LICENSE EXPIRES ON \_\_\_\_\_

BY: \_\_\_\_\_ (NAME) ATTEST: \_\_\_\_\_ (NAME)  
\_\_\_\_\_, (TITLE) \_\_\_\_\_, (TITLE)

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

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

CHAIRMAN OF PLAN COMMISSION \_\_\_\_\_

**VILLAGE COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

MAYOR \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_

**DOWNERS GROVE SANITARY DISTRICT**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

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

DATED AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COLLECTOR \_\_\_\_\_

**VILLAGE COLLECTOR**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

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 THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

VILLAGE COLLECTOR \_\_\_\_\_

**SCHOOL DISTRICT CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

THE UNDERSIGNED DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT TO THE BEST OF THEIR KNOWLEDGE, THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 99 HIGH SCHOOL DISTRICT, AND 58 ELEMENTARY SCHOOL DISTRICT IN DU PAGE COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ OWNER \_\_\_\_\_ OWNER  
\_\_\_\_\_, NOTARY.

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ (NAME) AND \_\_\_\_\_ (NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (SCHOOL DISTRICT CERTIFICATE) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT 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 \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

**OWNERS' CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ (SIGNATURE) BY: \_\_\_\_\_ (SIGNATURE)

\_\_\_\_\_, (PRINTED NAME) \_\_\_\_\_, (PRINTED NAME)

**NOTARY**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ (NAME) AND \_\_\_\_\_ (NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (OWNERS' CERTIFICATE) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT 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 \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

**LAND SURVEYOR'S AUTHORIZATION**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925, DO HEREBY AUTHORIZE THE VILLAGE OF DOWNERS GROVE, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 21, AS AMENDED.  
GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 22ND DAY OF FEBRUARY, A.D. 2021  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

**SURVEYORS CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT I, JOSEPH GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2925, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:  
LOT 9 IN PINE HILLS UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569748, IN DU PAGE COUNTY, ILLINOIS.

TOTAL AREA: 97,532.46 sq. ft. 2.24 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 7135 DUNHAM ROAD, DOWNERS GROVE, ILLINOIS 60516

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.  
I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF DOWNERS GROVE OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL AUTHORITY PROVIDED BY DIVISION 15 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THE PARCEL INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) IDENTIFIED FOR THE VILLAGE OF DOWNERS GROVE, DU PAGE COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C018A, EFFECTIVE DATE AUGUST 1, 2016.  
GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF AUGUST, A.D. 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 30, 2022

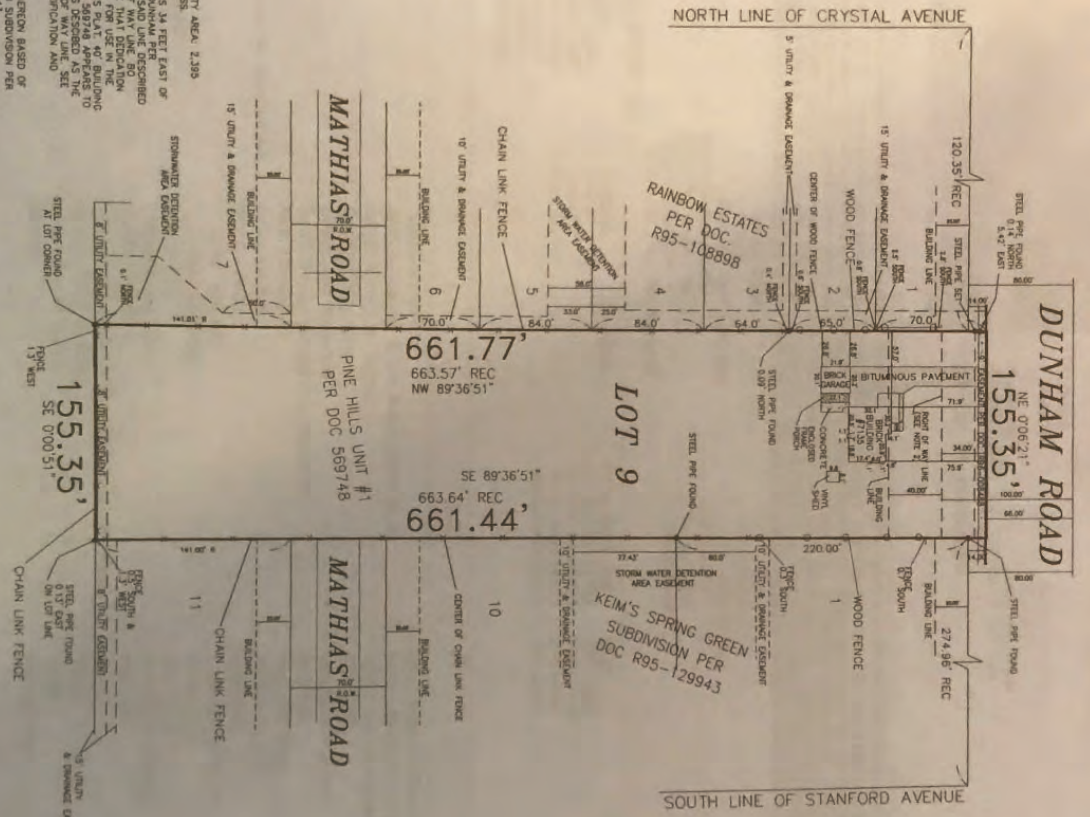
**PREPARED BY:**

**GENTILE & ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 550 E. ST. CHARLES  
 LOMBARD, ILLINOIS 60148  
 PHONE (630) 616-6262

PREPARED FOR: **K S GROVE LAND LLC**  
 DRAWN BY: VAF  
 ORDER NO.: **21-22302-01 RESUB (REV 1)** ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184,002870  
**SHEET 2 OF 2**

SUBMITTED BY/MAIL TO:  
 VILLAGE OF DOWNERS GROVE  
 801 BURLINGTON AVE.  
 DOWNERS GROVE, IL 60515

PLAT OF SURVEY  
LOT 9 IN PINE HILLS UNIT #1 BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569748, IN DUPAGE COUNTY, ILLINOIS.

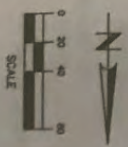
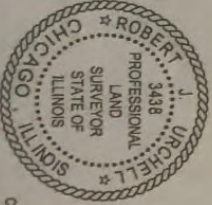


NOTES  
1. SUBJECT PROPERTY AREA 2.39 ACRES MORE OR LESS  
2. LINE ANGLES ARE 3/4 FEET EAST OF THE WEST LINE OF DUNHAM PER DOCUMENT 569748 AND LINE DESCRIBED THEREIN. THIS PLAT IS A RE-CONVEYANCE DOCUMENTATION FOR THAT DISPOSITION HAS BEEN SUPPLIED FOR USE IN THE PREPARATION OF THE 340748 APPLICABLE PERIOD OF THE 340748 APPLICABLE TO SCALE FROM WHAT IS DESCRIBED AS THE SOLE ADVERSE RIGHT OF WAY LINE, SET PARTICULARS  
3. BEARING SHOWN HEREON BASED ON KEIM'S SPRING GREEN SUBDIVISION PER DOCUMENT REC-129943  
4. TITLE COMMITMENT 2000448035MC DATED OCTOBER 14, 2020 AS PREPARED BY URCHHELL AND ASSOCIATES, INC. WAS SPANDED FOR USE IN THE PREPARATION OF THIS PLAT

PREPARED FOR: RALPH DEANGELIS, ATTORNEY

Urchell and Associates, Inc.  
Land Surveying Services

PHONE 708.862.7115  
FAX 773.298.6800  
WEBSITE www.urchellandassociates.com  
DESIGN FROM REGISTRATION #104-004841

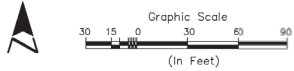


FIELD WORK COMPLETED: 11/12/20  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.  
DATED: 11/12/20  
ROBERT J. URCHELL, L.P.L.S. No. 3438  
LICENSE RENEWAL DATE: NOVEMBER 30, 2020  
SURVEY No. 20-10-112

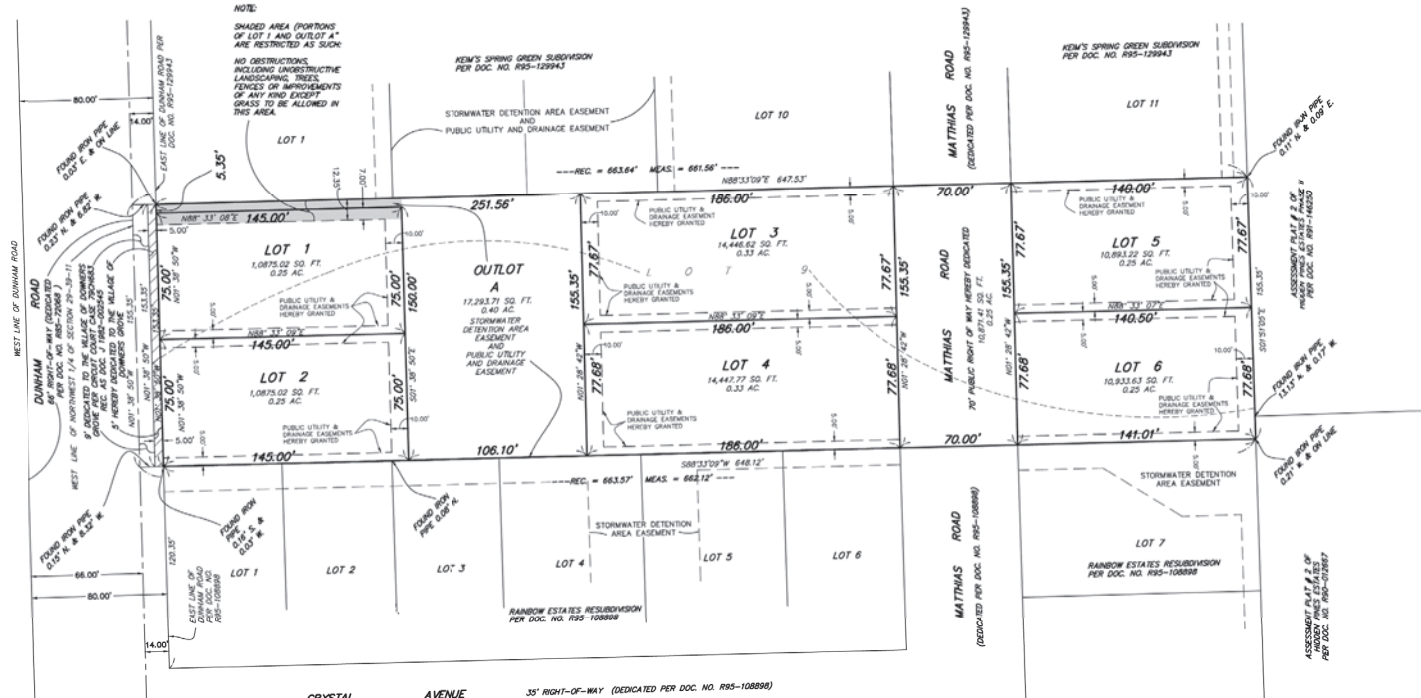
NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT UNLESS FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

# KAPOVICH RESUBDIVISION

BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



**NOTE:**  
SHADED AREA (PORTIONS OF LOT 1 AND OUTLOT A) ARE RESTRICTED AS SHOWN.  
NO OBSTRUCTIONS, INCLUDING UNRESTRICTIVE LANDSCAPING, TREES, FENCES OR IMPROVEMENTS OF ANY KIND EXCEPT GRASS TO BE ALLOWED IN THIS AREA.



**NOTE:**  
IRON RODS SET AT ALL PROPERTY CORNERS EXCEPT WHERE OTHERWISE NOTED

PREPARED BY:  
**GENTILE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
200 E. 87<sup>TH</sup> DUNHAM PLACE  
LANSING, ILLINOIS 60438  
PHONE (830) 918-8243

PREPARED FOR: **K R GROVE LAND LLC**  
SHERWIN BLVD. 149E  
CHECK NO. 01-2202-01 RESUB (REV. 1)

ILLINOIS PROFESSIONAL DISION  
0788 1/20/2022 \$5,104.00/2870

**SHEET 1 OF 2**

NO.	DATE	REVISION	BY
1	11/21/21	REVISED BLDG. LINES, DEC. RT. NAME, RECORDS, LOTS (P. 1) / CIVIL/STATE, LANDSCAPE (P. 2)	WAF
		NO. DATE DESCRIPTION	BY

SUBMITTED BY/MAIL TO:  
VILLAGE OF DOWNERS GROVE  
801 BURLINGTON AVE.  
DOWNERS GROVE, IL 60515



**John Kapovich Jr.**  
6831 Osage Avenue  
Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO. 21-838  
FILE: 04\_Plat of Subdivision.dgn  
DATE: 11/22/2021

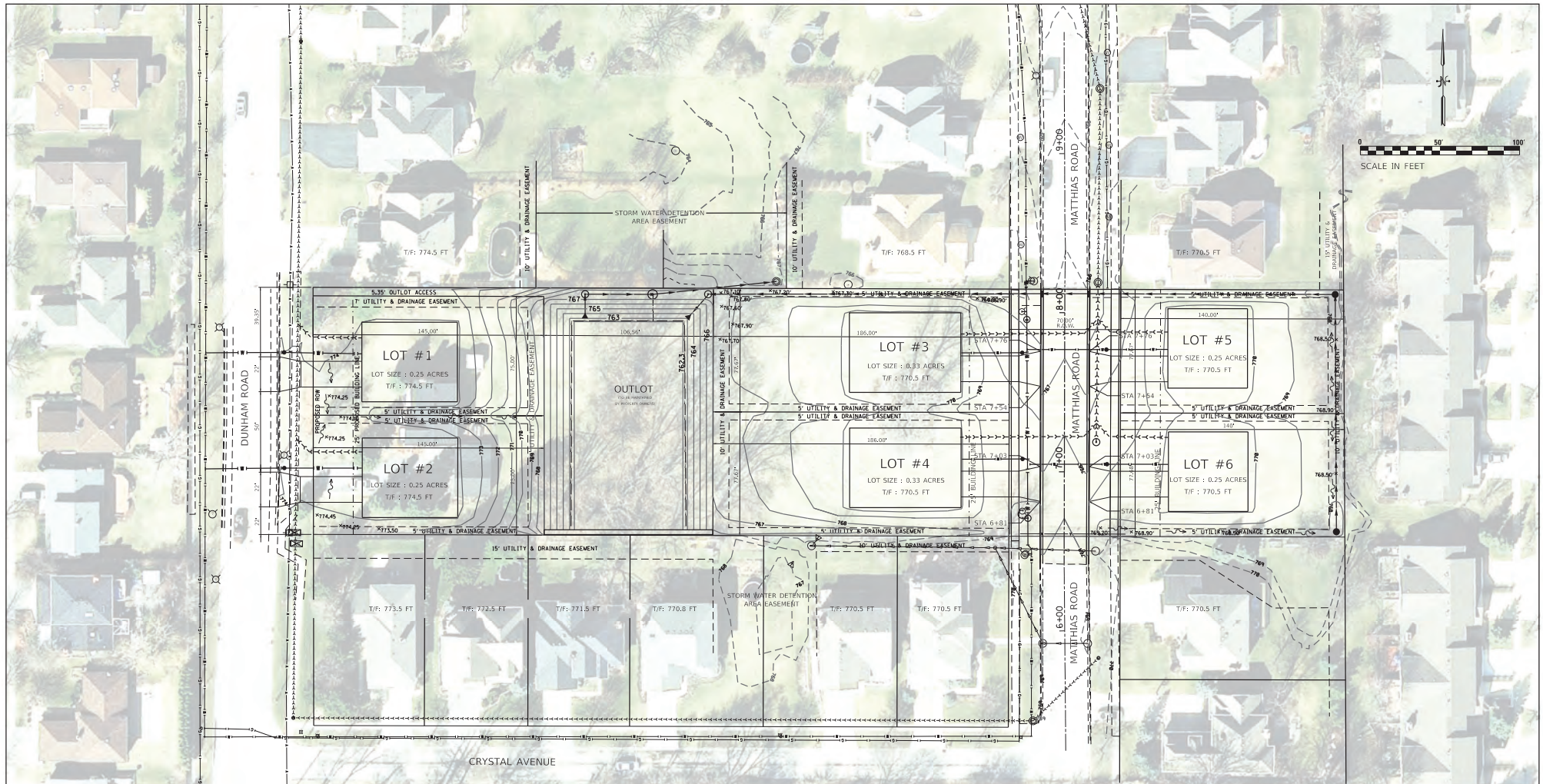
ENGR: JB  
TECH: JB  
QA/QC: JC

7135 DUNHAM ROAD  
DOWNERS GROVE, ILLINOIS

PLAT OF SUBDIVISION

DRAWING NO. 4

Project No. 21-838, 11/22/2021, 11:22 AM



NOTES

1. ALL PROPOSED ELEVATIONS ARE TO FINISHED GRADE.
2. CONTRACTOR TO COORDINATE ANY AND ALL UTILITY LOCATIONS PRIOR TO GRADING AND EXCAVATION.
3. ALL PROPOSED SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% (REFER TO STANDARD DETAILS SHEET 15).
4. CONTRACTOR SHALL REVIEW AND FOLLOW THE SOIL PREPARATION RECOMMENDATIONS AS INCLUDED IN THE SOIL EXPLORATION REPORT AS PREPARED BY TESTING SERVICE CORPORATION DATED 5/14/21.
5. STATION CALLOUTS SHALL REFLECT APPROX. LOCATION FOR DEPRESSED CURBS. (REFER TO STANDARD DETAILS SHEET 15 FOR STANDARD DETAIL).
6. ALL RESTORATION WITH THE RIGHT-OF-WAY SHALL BE WITH TOPSOIL (MINIMUM 4") AND SOD AND MAINTAINED UNTIL ESTABLISHED.



John Kapovich Jr.  
6831 Osage Avenue  
Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO. 21-838  
FILE: 07\_Grading\_Plan.dgn  
DATE: 11/22/2021

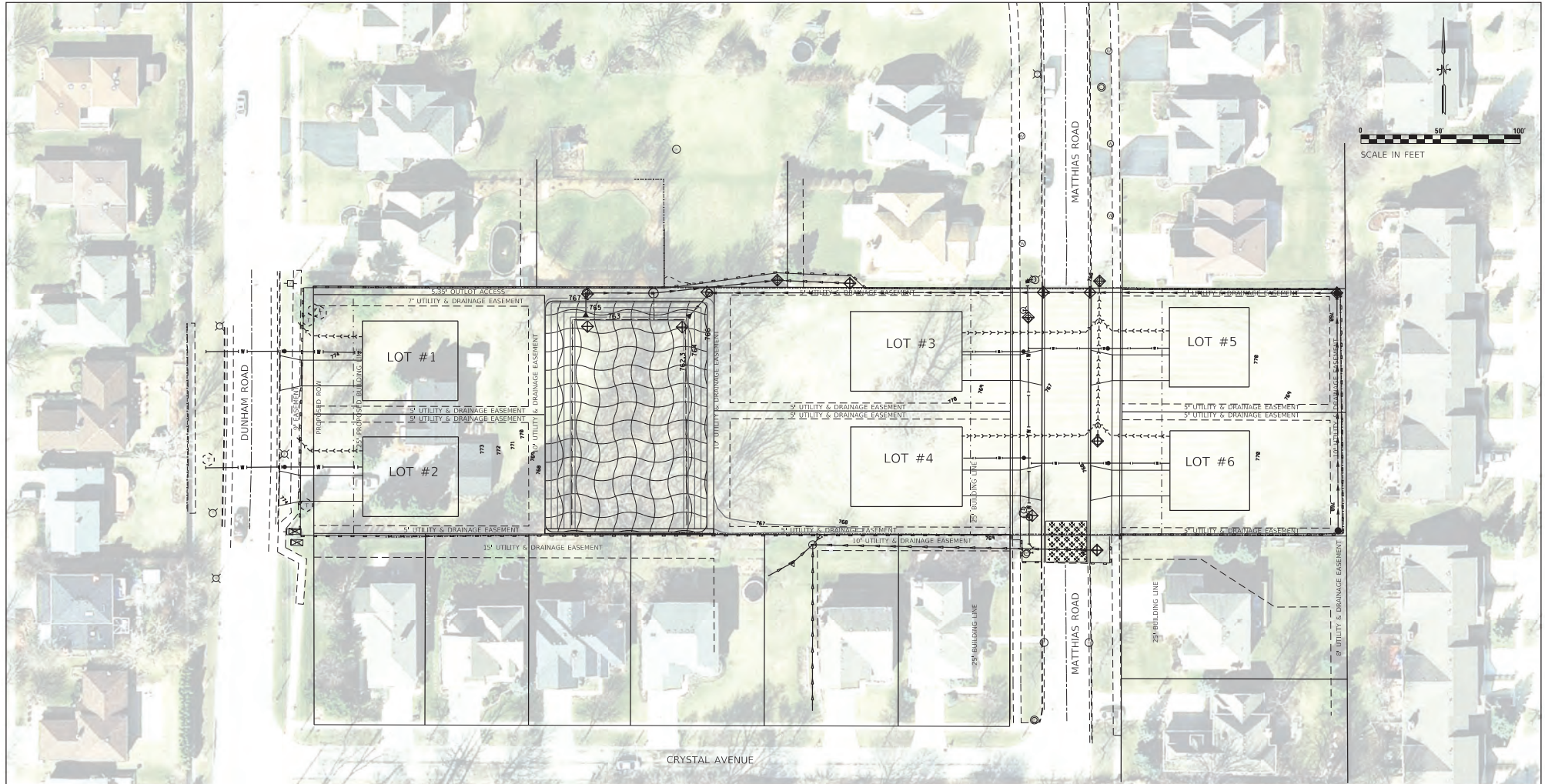
ENGR: JB  
TECH: JB  
QA/QC: JC

7135 DUNHAM ROAD  
DOWNERS GROVE, ILLINOIS

GRADING PLAN

DRAWING NO.  
7





LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- PERIMETER EROSION BARRIER (1540 LF)
- SEEDING AND EROSION CONTROL BLANKET
- INLET AND PIPE PROTECTION (14 EA)
- TREE PROTECTION (5 EA)

P:\proj\2022\RES 2022-9307\Drawings\22-9307-09.dwg  
 P:\proj\2022\RES 2022-9307\Drawings\22-9307-09.dwg  
 P:\proj\2022\RES 2022-9307\Drawings\22-9307-09.dwg



John Kapovich Jr.  
 6831 Osage Avenue  
 Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

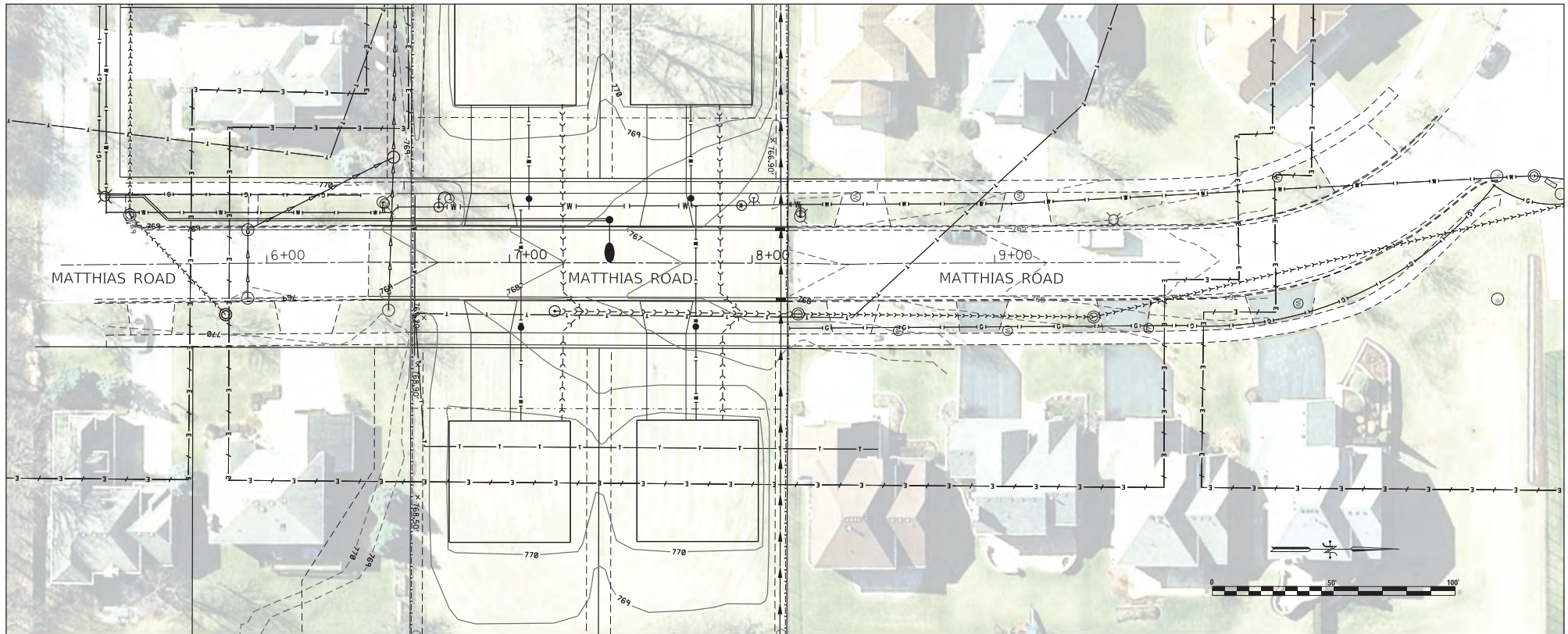
ESI PROJECT NO. 22-838  
 FILE: 09\_Erosion Control Plans.dwg  
 DATE: 3/1/22/2021

ENGR: JB  
 TECH: JB  
 QA/QC: JC

7135 DUNHAM ROAD  
 DOWNERS GROVE, ILLINOIS

EROSION CONTROL PLAN

DRAWING NO.  
**9**



**NOTES**

1. THE ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRIC SAFETY CODE, AND THE VILLAGE OF DOWNERS GROVE MUNICIPAL CODE.
2. COORDINATE THE INSTALLATION OF LIGHTING WITH THE CONSTRUCTION STAGING.
3. ANY DAMAGE TO UTILITY LINES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
4. FOR POLE AND LUMINAIRE DETAILS, REFER TO STANDARD DETAILS SHEET 17.
5. COORDINATE THE INSTALLATION OF STREET LIGHTING AND UNDERGROUND WORK WITH THE OTHER TRADES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EXISTING AND PROPOSED LIGHTING DURING CONSTRUCTION.

PROJECT NO. RES 2022-9307



**John Kapovich Jr.**  
6831 Osage Avenue  
Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO. 21-838  
FILE: 10\_Lighting #16c.dgn  
DATE: 11/23/2021

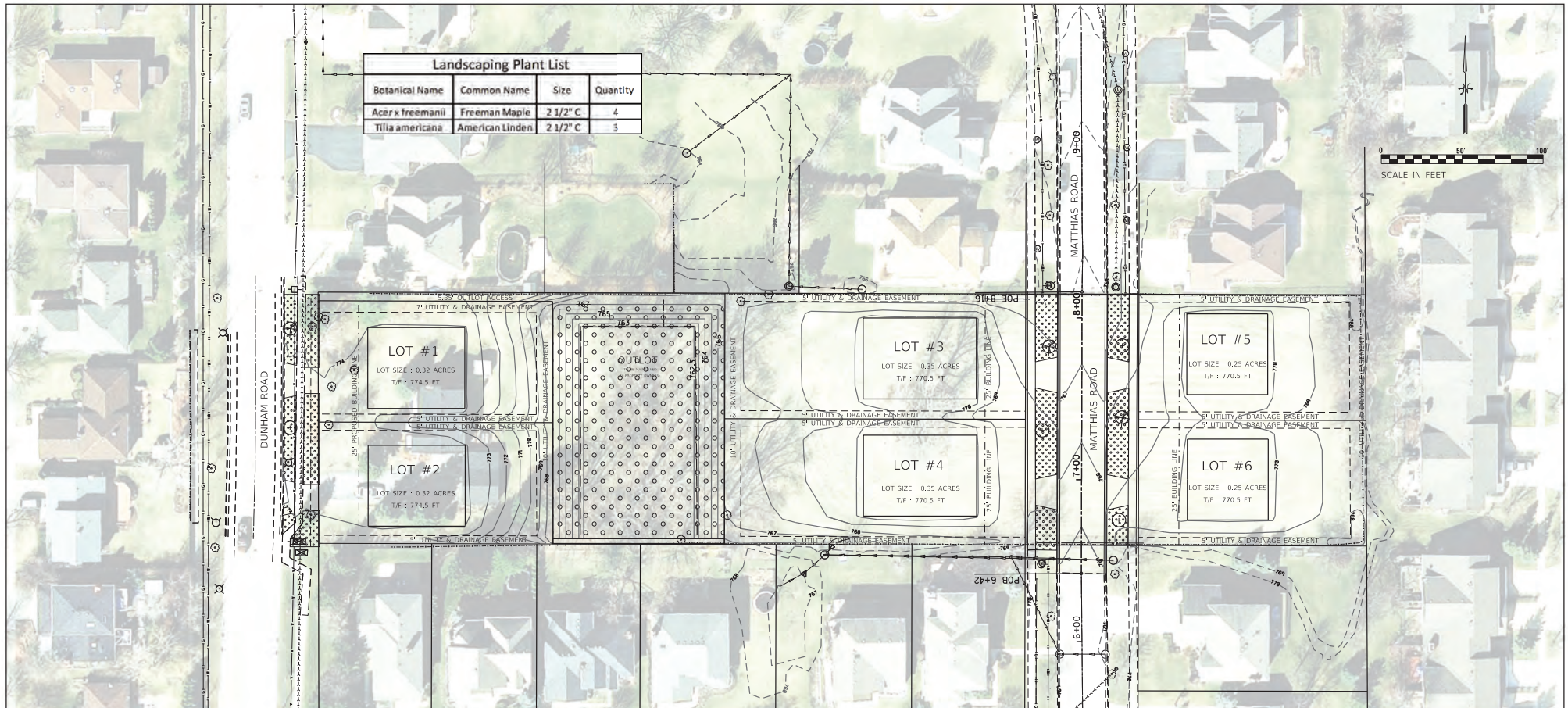
ENGR: AM  
TECH: JB  
QA/QC: JC

7135 DUNHAM ROAD  
DOWNERS GROVE, ILLINOIS

LIGHTING PLAN

DRAWING NO.  
**10**

Landscaping Plant List			
Botanical Name	Common Name	Size	Quantity
Acer x freemanii	Freeman Maple	2 1/2" C	4
Tilia americana	American Linden	2 1/2" C	3

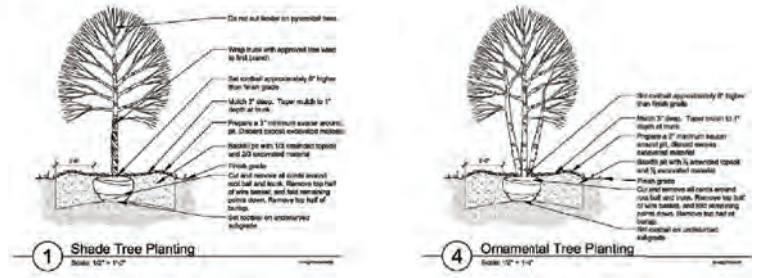


**NOTES**

1. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
3. MATERIAL QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR MUST VERIFY ALL MATERIAL AND SUPPLY SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN.
4. THE ENGINEER RESERVES THE RIGHT TO INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
5. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
6. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
7. SEE GENERAL CONDITIONS AND SPECIFICATIONS FOR LANDSCAPE WORK FOR ADDITIONAL REQUIREMENTS.

**LEGEND**

- SEEDING CLASS 1
- AMERICAN LINDEN TREE
- FREEMAN MAPLE TREE
- EXISTING TREE



PROJECT NO. 21-00000001-01  
7135 DUNHAM RD., LANDSCAPING PLAN.dwg



John Kapovich Jr.  
6831 Osage Avenue  
Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO. 21-838  
FILE: 11\_Landscaping\_Plan.dwg  
DATE: 11/22/2021

ENGR: JB  
TECH: JB  
QA/QC: JC

7135 DUNHAM ROAD  
DOWNERS GROVE, ILLINOIS

**LANDSCAPING PLAN**



DRAFT

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING

January 10, 2022, 7:00 P.M.

**FILE 21-PLC-0022: A PETITION SEEKING APPROVAL OF A FINAL PLAT OF SUBDIVISION TO SUBDIVIDE THE EXISTING PROPERTY INTO SIX SINGLE FAMILY RESIDENTIAL LOTS AND ONE OUTLOT FOR STORMWATER DETENTION. THE PROPERTY IS ZONED R-5A, RESIDENTIAL DETACHED HOUSE 5A. THE PROPERTY IS LOCATED ON THE EAST SIDE OF DUNHAM ROAD, APPROXIMATELY 120 FEET NORTH OF CRYSTAL STREET, COMMONLY KNOWN AS 7135 DUNHAM ROAD, DOWNERS GROVE, IL (PIN 09-29-100-004). JOHN AND AUDREY KAPOVICH, PETITIONER AND OWNER.**

Petitioner, John Kapovich, 6831 Osage Avenue Downers Grove, IL 60516, explained that he and his wife purchased this property to subdivide it for their family. Mr. Kapovich noted that his daughters would likely take lots 3 and 4 and the other four lots would be sold off to the public. He then invited his engineer to explain the proposal in detail.

Joe Chiczewski, ESI Consultants Naperville, IL introduced the existing conditions of 7135 Dunham Road. He noted that the property ran from Dunham Road towards Matthias Road. He then explained that the existing home would be demolished and six new homes would be constructed. Mr. Chiczewski highlighted a small dedication along Dunham Road to clean up the sidewalk and the connection that is missing along Matthias Road. He then noted that two of the six lots were slightly smaller and that there would be access to the outlot. Finally, the outlot would serve as detention and it has been designed to comply with the Stormwater Ordinance.

Pro Tem Chair Rector requested more information on the outlot. Mr. Chiczewski explained that the outlot would capture surface water. He also noted that best management practices includes detention held in some stone that would add pervious area. When the outlot reaches an overflow spot it would have normal flow that would go out and that gets restricted. Once the water gets higher up it would flow overtop that, it go out through a storm sewer that would tie into another storm sewer that is just adjacent to this property, and there is permission to tie into this storm sewer. Mr. Chiczewski confirmed that the outlot would be dry most of the time.

Pro Tem Chair Rector asked if all six homes would be included in the HOA that would manage the outlot. Mr. Chiczewski confirmed Pro Tem Chair Rector's understanding was correct.

Commissioner Boyle inquired about the existing zoning for the lots. Mr. Chiczewski deferred to Senior Planner Flora Leon. Senior Planner Flora Ramirez noted that the lots were zoned Residential Detached House R-5A. Mr. Chiczewski added that the subdivision as designed met all of the minimum dimensional requirements in the Subdivision Ordinance. Commissioner Boyle agreed and noted that no variances were requested with this petition.

Commissioner Johnson asked what would occur if approval for the proposed storm sewer connection to the north were not received. Mr. Chiczewski shared that approval to connect the

## DRAFT

storm sewer to the north has been received. He also noted that original the case was scheduled for December of 2021 but was postponed to ensure the approval for the northern connection was received.

Chairman Pro tem Rector invited public comment.

Steve Vogrin, 7121 Matthias Road, indicated that his property was adjacent to proposed lot 5. Mr. Vogrin asked where the stormwater runoff for lots 5 and 6 would go.

Lorelai Harkins, 1130 Crystal Avenue Downers Grove, IL, asked why the two fire hydrants on Matthias Road were being removed with this proposal. Additionally, Ms. Harkins asked about proposed street lighting.

Jeff Heller, 1025 Claremont Drive Downers Grove, IL, President of the Hidden Pines Estates Townhomes Association, explained his concerns about drainage for lots 5 and 6. Additionally, there are concerns over the proposed heights and setbacks for the new structures. Finally, Mr. Heller shared that there is an old tree straddling the property line for the new development.

Chester Tom, 7205 Matthias Road Downers Grove, IL, congratulated and thanked the Plan Commission for promoting projects that enhance this area and that are cohesive. Mr. Tom then asked if the property included drainage provisions for the properties located to the south. Additionally, he asked if the new development took into account the detention area to the south. Specifically, Mr. Tom wanted to know if the new detention area accounted for the existing drainage patterns and provided sufficient volume for the properties to the south. Finally, Mr. Tom suggested that the construction entrance should be coming from the west on Dunham Road. He noted that there was already a curb cut and driveway on that property to minimize the impact on existing residents.

Chairman Pro tem Rector invited the petitioner to answer any questions from the public.

Mr. Chiczewski explained that the development had been designed to adhere with the Stormwater Ordinance. In terms of Matthias Road, there has been enhanced drainage to pick up any extra stormwater runoff. Mr. Chiczewski also noted that there were plans to protect the large tree by lot 5, however additional tree assessments would be required to ensure the tree is in good health to keep. He also noted that the plan incorporated the existing drainage patterns from the south by providing a flow through. Mr. Chiczewski also clarified that there was no proposal to eliminate fire hydrants. Finally, Mr. Chiczewski noted that both Matthias and Dunham Road would be resurfaced once the work is completed.

Commissioner Dmytryszyn noted that members of the public were interested in understanding the water run off for lots 5 and 6. Mr. Chiczewski explained that runoff on lots 5 and 6 is detained on site and then sent to Matthias Road and it is then diverted into the stormwater outlot.

Commissioner Dmytryszyn asked for confirmation that everything on lots 5 and 6 drains toward the west. Mr. Chiczewski confirmed Commissioner Dmytryszyn's understanding was correct. Commissioner Dmytryszyn asked if the future owner of lot 5 could choose to do something else with the tree as part of the construction process.

## DRAFT

Mr. Chiczewski shared that he was not aware of the existing conditions of the tree. The proposed plans show protection for the elm tree. He explained that if the proposal was approved, the improvement on Matthias Road and the outlot could occur as early as this spring. After that, each lot would have to come back with their own building permit. At the time the building permit comes through then you would have to see what the condition of the tree is at that time.

Chairman Pro tem Rector noted that the public had also asked questions about the construction entrance. Mr. Chiczewski noted that access is needed on both sides of the lot. He mentioned that they could continue to work with staff to determine what is preferred. Access is needed to build out Matthias Road and this is the area where the bulk of the construction will occur.

Ms. Flora Leon, Senior Planner, summarized the request before the commissioners, presented the existing conditions of the area, and said the entire property would be split into 6 lots 1 detention outlot. She then provided existing photos of the site noting that the public hearing noticing requirements were completed. As such, Ms. Leon shared that two emails were received after the Plan Commission report was posted. These two email could be found on the dais for review. Ms. Leon offered to address questions from the public and emails as she worked through the proposed site plan. She then provided the subdivision plan and confirmed the dimensional requirements were being met for all of the proposed parcels. The outlot does provide access for future maintenance to the detention area. She then explained that on Dunham Road there would be a 5-foot dedication to ensure the width of the right-of-way matches the existing dimension on Dunham Road to the north and south of the property. Concerning Matthias Road the proposal includes completion of this road with the required improvements that include sidewalks, lighting, and curb and gutter.

Ms. Leon noted that the petition was limited to the subdivision request and that stormwater is later reviewed during the building permit phase. However, staff wanted to include a stormwater explanation to address some to the public's concerns. Ms. Leon noted that this proposal was an improvement because the water is currently flowing north unrestricted. Additionally, the detention area to the north was designed to handle volume coming from 7135 Dunham Road. Concerning the detention area to the south of the development, there is an existing inlet and the water flows north. The proposed grading will accounts for this and redirects this water towards the outlot.

Commissioner Dmytryszyn appreciated the stormwater explanation as it helped him support the petition for approval.

Commissioner Boyle echoed the comments and noted that the proposal was residential and did not have any request for variances.

Commissioner Patel expressed support for the project as an overall improvement to the area.

Commissioner Toth asked if they were only assessing the subdivision of the lot. If the project moved forward then it would have to go through the stormwater and building permits. Chairman Pro tem Rector confirm that was correct. Commissioner Toth explained he saw no reason not to move forward.

Commissioner Johnson noted that she had no additional comments.

**DRAFT**

**WITH RESPECT TO FILE 21-PLC-0022 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED, AND HAVING MET THE STANDARDS OF APPROVAL FOR A FINAL PLAT OF SUBDIVISION AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING AND SUBDIVISION ORDINANCES AND IS IN THE PUBLIC INTEREST, COMMISIONER DMYTRYSZYN MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 21-PLC-0022, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION FOR THE KAPOVICH SUBDIVISION PREPARED BY ESI CONSULTANTS, LTD, DATED OCTOBER 18<sup>TH</sup>, 2021 LAST REVISED ON NOVEMBER 22, 2021, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. A SPECIAL SERVICE AREA SHALL BE ESTABLISHED AND RECORDED TO ENSURE ADEQUATE MAINTENANCE OF THE STORMWATER DETENTION AREA PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS.**
- 3. THE HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT FOR THE SUBDIVISION SHALL BE RECORDED WITH THE PLAT OF SUBDIVISION.**
- 4. THE PETITIONER SHALL PAY \$120,507.20 (\$56,412.95 FOR THE PARK DISTRICT, \$43,621.20 FOR SCHOOL DISTRICT 58 AND \$20,473.05 FOR SCHOOL DISTRICT 99) TO THE VILLAGE PRIOR TO EXECUTING THE FINAL PLAT OF SUBDIVISION.**
- 5. UPON INSTALLATION OF SANITARY SERVICES FOR LOTS 3, 4, 5 AND 6, THE PETITIONER SHALL GRIND AND RESURFACE THE ENTIRE WIDTH OF MATTHIAS ROAD IN FRONT OF THIS DEVELOPMENT BEFORE THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR ANY HOME SITE ON MATTHIAS ROAD. ALTERNATIVELY, THE SANITARY SERVICES SHALL BE CONSTRUCTED BEFORE THE SURFACE COURSE IS CONSTRUCTED ON MATTHIAS ROAD.**
- 6. THE PETITIONER SHALL INSTALL SIDEWALKS FOR THE ENTIRE SUBDIVISION BEFORE THE RELEASE OF THE FIRST HOME SITE BUILDING PERMIT.**
- 7. THE CONSTRUCTION ENTRANCE MUST BE PLACED AT THE SOUTH END OF THE EXTENDED MATTHIAS ROAD SO CONSTRUCTION TRAFFIC ENTERS FROM CRYSTAL AVENUE, NOT FROM THE NORTH.**
- 8. WRITTEN PERMISSION FROM THE SUBDIVISION TO THE NORTH OR SOUTH AND THE HOMEOWNER TO TIE INTO THEIR STORM SEWER WILL BE REQUIRED. IF PERMISSION CANNOT BE GRANTED THE STORMWATER FACILITY WILL BE REDESIGNED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY TO MEET THE VILLAGE'S STORMWATER ORDINANCE. IF A REDESIGN IS NECESSARY, THE PETITIONER WILL BE REQUIRED TO CONNECT TO THE EXISTING VILLAGE STORM SEWER ON DUNHAM ROAD, AS APPROVED BY THE VILLAGE. AN EASEMENT WOULD BE REQUIRED FOR THE PIPE FROM THE OUTLET CONTROL STRUCTURE TO THE DUNHAM ROAD RIGHT-OF-WAY.**

## DRAFT

9. A PERMIT WILL BE REQUIRED FROM IEPA FOR THE NEW WATER MAIN. A COPY OF THE PERMIT MUST BE PROVIDED TO THE VILLAGE BEFORE ANY BUILDING PERMITS WILL BE ISSUED.
10. A PERMIT WILL BE REQUIRED FROM THE DUPAGE COUNTY HEALTH DEPARTMENT FOR THE REMOVAL OF THE EXISTING SEPTIC TANK.
11. NEW WATER SERVICES ALONG DUNHAM ROAD SHALL BE DIRECTIONALLY BORED.
12. NO OBSTRUCTIONS INCLUDING LANDSCAPING, TREES, FENCES, OR IMPROVEMENTS OF ANY KIND EXCEPT GRASS SHALL BE PERMITTED WITHIN THE 12.35-FOOT STORMWATER AND DRAINAGE EASEMENT (THE NORTHERN MOST SEVEN FEET ALONG LOT 1 AND THE WESTERNMOST 5.35 FEET OF OUTLOT A).
13. THE PLAN DOES NOT SHOW ANY PATIOS, DECKS, POOLS. THE ALLOWABLE IMPERVIOUS FOR EACH LOT IN THE FUTURE WILL BE DETERMINED BY THE IMPERVIOUS AREA USED FOR THE SITE RUNOFF STORAGE CALCULATIONS.
14. THE VILLAGE WILL CHARGE \$580 PER PROPOSED TREE IN THE RIGHT-OF-WAY, AND THE VILLAGE WILL PLANT THE TREES. BASED ON VILLAGE CODE SECTION 20.401(A)(8) TWELVE (12) TREES WILL BE REQUIRED. THE PETITIONER SHALL PAY \$6,960 FOR PARKWAY TREES PRIOR TO THE ISSUANCE OF ANY PERMITS. .

**SECOND BY COMMISSIONER PATEL. ROLL CALL:**

**AYE: COMMISSIONERS BOYLE, DMYTRYSZYN, JOHNSON, PATEL, ROCHE, TOTH, RECTOR**

**NAY: NONE**

**MOTION PASSED. VOTE: 7-0**