RES 2022-9382 Page 1 of 17

VILLAGE OF DOWNERS GROVE Report for the Village 4/5/2022

SUBJECT:	SUBMITTED BY:
Plat of Subdivision - 1122 Gilbert Avenue	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 two lots.

STRATEGIC PLAN ALIGNMENT

The goals for 2021-2023 include Exceptional Municipal Services.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the April 12, 2022 active agenda per the Plan Commission's 8:0 positive recommendation. The Plan Commission discussed this petition at its March 7, 2022 meeting and found that the Final Plat of Subdivision met the standards of approval for a Plat of Subdivision (Section 20.301 and 20.305).

BACKGROUND

Property Information & Zoning Request

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 1122 Gilbert into two lots. The subject property is zoned DT, Downtown Transition. Currently the 2.08 acre property is improved with a multi-family structure and Village Commuter Parking Lot D. Both improvements will remain on the lots.

The property was purchased in 1980 from the Village. At that time, the petitioner and the Village entered into a lease agreement that allowed for the continued use of the parking lot in the rear as off-street public parking until 2078. Two additional lease agreements allowed Immanuel Residences to use the parking lot for access leading to the building's loading dock and for residential parking between 6:00 P.M. and 6:00 A.M. The associated lease agreements currently remain in place.

The property was never formally subdivided in 1980 and the requested Plat of Subdivision will formally recognize the development as two lots of record. Approval of the subdivision would support the continued use of a multi-family residential building and associated parking lot.

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Compliance with the Subdivision Ordinance

The two new lots comply with the minimum lot area, lot width and lot depth. The petitioner is providing the required five-foot wide public utility and drainage easements along the side and rear lot lines and a ten-foot wide stormwater easement over the existing storm sewer. An ingress and egress easement will be granted on Lot 2. Both the watermain and sidewalk easements will be maintained. There are no school and park donations required with this application

Compliance with the Zoning Ordinance

The property is zoned DT, Downtown Transition. Multi-family developments are allowable special uses in the DT Zoning District. While there is no special use permit for the development, Village records indicate lawful establishment of the use and structure. At the time of construction, the property was zoned B-2: Business District General Retail (per the 1965 Zoning Ordinance) and the use was permitted by right.

Additionally, per Section 28.7.080 off-street parking spaces may be leased as commuter parking if a special use or shared parking agreement is in place. The Village currently holds a lease agreement that grants continued use of the rear parking lot for public off-street parking purposes for Commuter Lot D. The subdivision of the subject property into two lots with the existing zoning classification allows for the continued use an accessory/commuter parking lot and the existing multifamily residential building.

Engineering and Public Improvements

The property will consist of two lots with access to Gilbert Avenue. The ingress and egress easement will be granted for the benefit of Lot 1. There are no public improvements required with the subdivision application at this time.

Compliance with the Comprehensive Plan

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

- Continued availability of a variety of housing and dwelling unit types and densities.
- Support for multi-family development that is used to transition between single family residential areas and higher intensity commercial uses.
- The reduction of land area devoted to surface parking through shared parking agreements.

Public Comment

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal.

ATTACHMENTS

Resolution Aerial Map

Staff Report with attachments dated March 7, 2022

Draft Minutes of the Plan Commission Hearing dated March 7, 2022

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Final Plat of Subdivision 22-PLC-0006

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR 1122 GILBERT 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 subdivide one lot into two lots, located approximately 176 feet northwest from the intersection of Gilbert Avenue and Forest Avenue, commonly known as 1122 Gilbert Avenue, Downers Grove Illinois, legally described as follows:

A PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF GILBERT AVENUE AT A POINT 30 FEET NORTH AND 50 FEET EAST OF THE QUARTER SECTION STAKE BETWEEN SECTIONS 7 AND 8 AFORESAID AND RUNNING THENCE NORTH 274.75 FEET TO A STAKE IN THE SOUTH LINE OF RAILROAD LANDS AT SIMONSON'S NORTHEAST CORNER; THENCE SOUTH 89° 00' EAST ALONG THE SOUTH LINE OF RAILROAD LANDS, 321.58 FEET; THENCE SOUTH 56° 15' EAST 17.8 FEET ON THE SOUTH LINE OF SAID RAILROAD LANDS, THENCE SOUTH ALONG THE LANDS OWNED BY JOHN OLDFIELD, 258 FEET TO THE NORTH LINE OF SAID GILBERT AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID AVENUE 336.76 FEET TO SIMONSON'S SOUTHEAST CORNER AND THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1122 Gilbert Avenue, Downers Grove, IL 60515 PIN: 09-08-126-002

WHEREAS, notice had been given and a public hearing held before the Plan Commission on March 7, 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 Immanuel's Plat of Subdivision, located at 1122 Gilbert Avenue, 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 Immanuel's Plat of Subdivision, located at 1122 Gilbert Avenue, Downers Grove, Illinois, is hereby approved subject to the following condition:

 The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Immanuel's Plat of Subdivision prepared by Edward J. Molloy and Associates, dated October 18th 2021, last revised on November 22, 2021, except as such plans may be modified to conform to Village Codes and Ordinances.

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

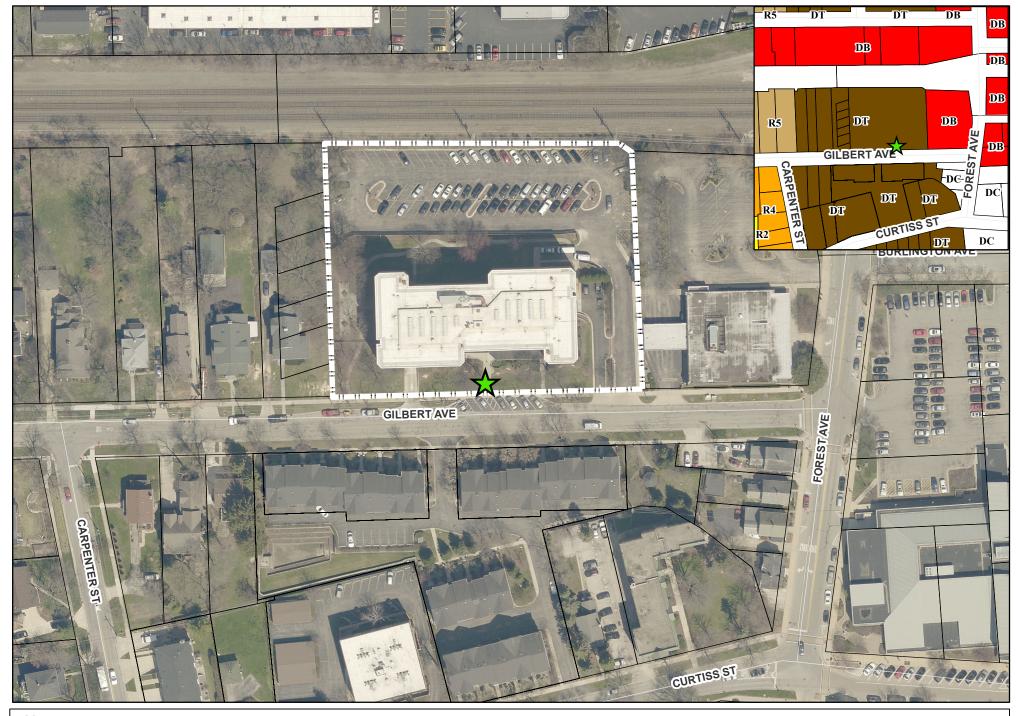
RES 2022-9382 Page 4 of 17

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

	Mayor
Passed:	·
Attest:	
Village Clerk	

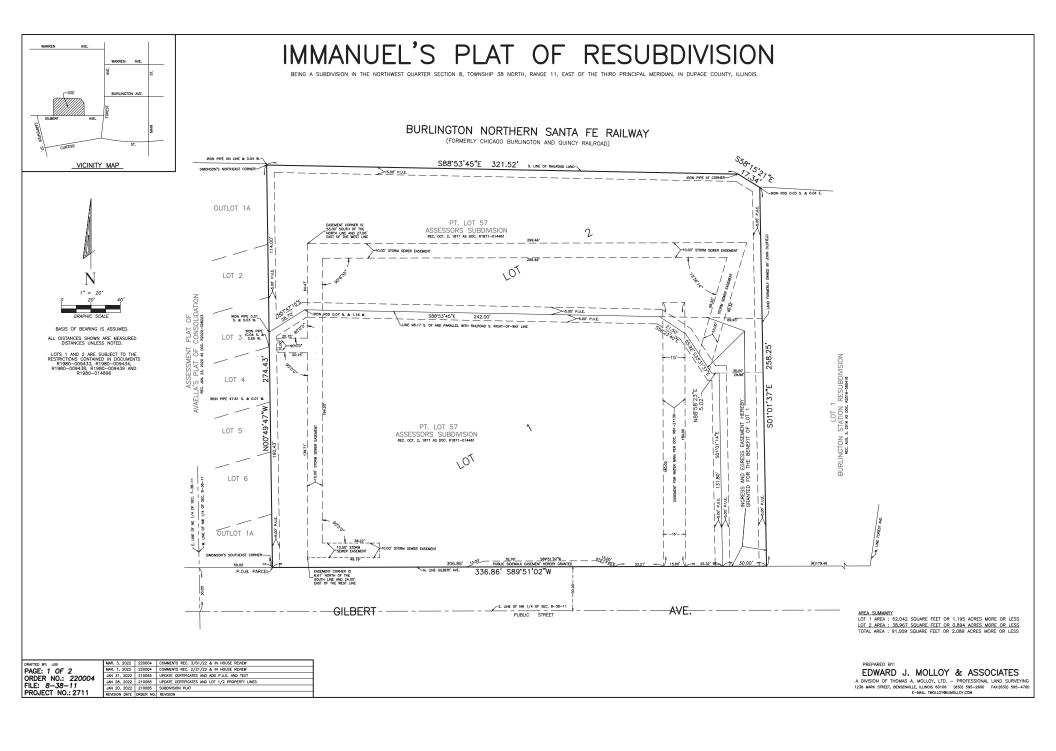
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RES 2022-9382



RES 2022-9382 Page 7 of 17

IMMANUEL'S PLAT OF RESUBDIVISION

BEING A SUBDIVISION IN THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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BY: NAME: RALPH GAINES			
TITLE: PRESIDENT			
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COUNTY OF DUPAGE)			
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PROJECT No.: 2711

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VILLAGE COLLECTOR CERTIFICATE

TAX PARCEL PERMANENT INDEX NUMBERS: 09-08-126-002

AFTER RECORDING RETURN TO; VILLAGE CLERK VILLAGE OF DOWNERS GROVE 801 BURLINGTON AVENUE DOWNERS GROVE, IL 60515

PLAT SUBMITTED BY AND SEND FUTURE TAX BILLS TO: IMMANUEL RESIDENCES

COUNTY CLERK CERTIFICATE

I. JEAN MCZIMAREK, COUNT GLERK OF DUPIGE COUNTY, LLUNGS, DO HERBY CERTIFY THAT THERE ARE NO BUNDENT CREENST, ATMES, NO LUNGST, OF THE LAND FORFETED TAKES AND NO REDEEMBLE TAY SALES, AGAINST ANY OF THE LAND INCLUDED IN THIS FLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED LASTATUTORY FEES IN CONNECTION WITH THIS PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPIAGE COUNTY, LLUNGS,

AD 2022 -

1113 DAT OF, A.D. 2022.
COUNTY CLERK
COUNTY RECORDER CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON
THE DAY OF A.D. 2022,
AT O'CLOCKM. AS DOCUMENT NUMBER
RECORDER OF DEEDS

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RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIONED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICIED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERD, SOLD, CONVERGE AND COLUMBED SUBJECT TO THE FOLLOWING COMPANY TO RECEIVED AND FACILITIES, WHICHER LOCATED ON PUBLIC OF REVISITE FOR FACILITIES, WHICHER LOCATED ON PUBLIC OF REVISITE FROMETY SHALL BE CONSTRUCTED WHOLLY UNDERSORUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PAGS, LIGHT POLCS, REQULATORS, WALVES, MARKERS AND SMILLAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAY OF SUBDIVISION.

PROOF TO RECORDING OF THIS PLAT OF SUBDIVISION.

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PROFESSIONAL AUTHORIZATION:

STATE OF ILLINOIS) SS COUNTY OF DUPAGE 3

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HERBER AUTHORIZE THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, LILLINOS, INS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDAPH 12, BY

SIGNED AT BENSENVILLE, ILLINOIS THIS 1ST DAY OF MARCH , A.D. 2022.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM — LICENSE NO. 184-004840

THOMAS A. MOLLOY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409 (EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS) SS COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ELINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I WAS SURVEYOR AND PLATTED THE TOLLORING DESCRIBED PROPERTY FOR THE PURPOSE.

A PART OF LOT 57 OF THE ASSESSIOR'S SUBDIVISION OF SECTION B, TOWNSHIP AS BORTH, RANCE 11, EAST OF THE THIRD PRINCIPAL MERDIAN, DESCRIBED AS FOLLOWS: EGENINIC IN THE ADDRESS ASSESSIOR'S SUBDIVISION STAKE BETWEEN SECTIONS THAT DAY OF THE THIRD PRINCIPAL MERDIAN, DESCRIBED AS SECTIONS A DAY OF A POINT 30 FEET MORTH AND 50 FEET EAST OF THE QUARTER SECTION STAKE BETWEEN SECTIONS TABLE SETIMED. SECTIONS 7 AND 8 AFORESAID AND RUNNING THENCE NORTH 274.75 FEET TO A STAKE IN THE SOUTH LINE OF RALEGOU LANDS AT SIMMSON'S NORTHEAST CORNER; THENCE SOUTH 89 TO FEST ALONG THE SOUTH LINE OF RALEGOU LANDS LINE OF SAID RALEGOU LANDS. THE LANDS NORTHEAST LINE OF SAID GUISERT WEIGHT SOUTH ALONG THE LANDS OWNED BY JOHN CLOFFELD, 258 FEET TO THE NORTH LINE OF SAID GUISERT WEIGHT FINECE SOUTH ALONG THE MORTH LINE OF SAID GUISERT WEIGHT SIMMSON'S SOUTHEAST CORNER AND THE PLACE OF BEGINNING, ALL IN DEPRACE COURTY, LILINGS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTEY THAT AN EMMINITION OF THE FEDERAL EMERGENCY MANAGEMENT ACCENT FELLOW INSURANCE RATE MAY COMMUNITY-PANEL MAY ELECTRICATE TO COMMUNITY-PANEL FOR THE FORESTY FALS WITHIN A SPECIAL FELOO PHAZARO AREA AND THAT SAID PROPERTY OF THE WITHIN A SPECIAL FELOO PHAZARO AREA AND THAT SAID PROPERTY OF THE OLD WAS AREAS DETERMINED TO BE OUTSIDE OF THE O.2% ANNUAL CHANGE FLOODER AS AREAS DETERMINED TO BE OUTSIDE OF THE O.2% ANNUAL CHANGE FLOODER.

I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

FURTHER CERTIFY PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS. SIGNED AT BENSENVILLE, ILLINOIS THIS 1ST DAY OF MARCH . A.D. 2022.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840



THOMAS A MOLLOY VALID ONLY WITH EMBOSSED SEAL (EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

PREPARED BY-

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING 1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700 E-MAIL: TMOLLOY/0E/MOLLOY.COM

RES 2022-9382 Page 8 of 17



VILLAGE OF DOWNERS GROVE REPORT FOR THE PLAN COMMISSION MARCH 7, 2022 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
22-PLC-0006 1122 Gilbert Avenue	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 two lots.

NOTICE

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

GENERAL INFORMATION

OWNERS/ Immanuel Residences, Inc.
PETITIONER: 1900 Spring Road Apt. 300
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: DT, Downtown Transition
EXISTING LAND USE: Multi-Family Residential
PROPERTY SIZE: 91,009 sq. ft. (2.089 acres)

Pins: 09-08-126-002

SURROUNDING ZONING AND LAND USES

ZONING FUTURE LAND USE

NORTH:DB, Downtown BusinessDowntownSOUTH:DT, Downtown TransitionDowntownEAST:DB, Downtown BusinessDowntown

WEST: DT, Downtown Transition 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

PROJECT DESCRIPTION

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 1122 Gilbert into two lots. The subject property is located approximately 176 feet northwest from the intersection of Gilbert Avenue and Forest Avenue and is zoned DT, Downtown Transition. Currently the 2.08 acre

22-PLC-0006; 1122 Gilbert Avenue March 7, 2022 Page 2

property is improved with a multi-family structure and an accessory parking lot, Village commuter parking Lot D. Both improvements will remain on the lots.

The property was purchased in 1980 from the Village. At that time the petitioner and the Village entered into a lease agreement that allowed for the continued use of the parking lot in the rear as off-street public parking until 2078. Two additional lease agreements allowed Immanuel Residences to use the parking lot for access leading to the building's loading dock and for residential parking between 6:00 P.M. and 6:00 A.M. The associated lease agreements currently remain in place.

The property was never formally subdivided in 1980 and the requested Plat of Subdivision will formally recognize the development as two lots of record. Approval of the subdivision would support the continued use of a multi-family residential building and associated parking lot.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The existing neighborhood is a mix of attached and detached single family residential properties. Directly to the east of this property there is also an existing multi-family residential building. The Future Land Use Map identifies the property within the Downtown District.

A goal of the Comprehensive Plan is to promote the continued availability of a variety of housing and dwelling unit types and densities. Specifically the Comprehensive Plan supports multi-family development that is used to transition between single family residential areas and higher intensity commercial uses. The proposed subdivision supports the continued use of this property as a multi-family residential development. Additionally, the Comprehensive Plan encourages the reduction of land area devoted to surface parking through shared parking agreements. The rear parking lot will continue to be leased to the Village per the existing license agreement. Thus, the parking will continue to serve as both Commuter Lot D and residential parking for the Immanuel Residences. The proposed subdivision is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned DT, Downtown Transition. Multi-family developments are allowable special uses in the DT Zoning District. While there is no special use permit for the development, Village records indicate lawful establishment of the use and structure. At the time of construction, the property was zoned B-2: Business District General Retail (per the 1965 Zoning Ordinance) and the use was permitted by right.

Additionally, per Section 28.7.080 off-street parking spaces may be leased as commuter parking if a special use or shared parking agreement is in place. The Village currently holds a lease agreement that grants continued use of the rear parking lot for public off-street parking purposes (Commuter Lot D). The subdivision of the subject property into two lots with the existing zoning classification allows for the continued use an accessory/commuter parking lot and the existing multifamily residential building.

COMPLIANCE WITH SUBDIVISION ORDINANCE

The two new lots comply with the minimum lot area, lot width, and lot depth as noted in Table 1.

Table 1: Subdivision Regulations

Immanuel Subdivision	Lot Width (Req. 75 ft.)	Lot Depth (Req. 140 ft.)	Lot Area (Req. 10,500 sq. ft.)
Lot 1	306.86 ft.	160.43 ft.	52,042 sq. ft.
Lot 2	336.86 ft.	285.25 ft.	38,967 sq. ft.

The petitioner is providing the required five-foot wide public utility and drainage easements along the side and rear lot lines and a ten-foot wide stormwater easement over the existing storm sewer. An ingress and egress easement will be granted on Lot 2. Both the watermain and sidewalk easements will be maintained.

22-PLC-0006; 1122 Gilbert Avenue March 7, 2022 Page 3

There are no school and park donations required with this application.

ENGINEERING/PUBLIC IMPROVEMENTS

The property will consist of two lots with access to Gilbert Avenue. The ingress and egress easement will be granted for the benefit of Lot 1. There are no public improvements required with the subdivision application at this time.

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 has received comments from multiple residents concerned about future development. There are no development plans for either lot at this time.

STANDARDS OF APPROVAL

The petitioner is requesting a Final Plat of Subdivision to subdivide the existing single parcel into two lots. The proposed Final Plat of Subdivision meets the standards of Sections 20.301 and 20.305 of the Subdivision Ordinance and Section 28.4.010 of the Zoning Ordinance.

DRAFT MOTION

Staff will provide a recommendation at the March 7, 2022 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 22-PLC-0006:

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 22-PLC-0006, subject to the following conditions:

 The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Immanuel's Plat of Subdivision prepared by Edward J. Molloy and Associates, dated October 18th 2021, last revised on November 22, 2021, except as such plans may be modified to conform to Village Codes and Ordinances.

Staff Report Approved By:

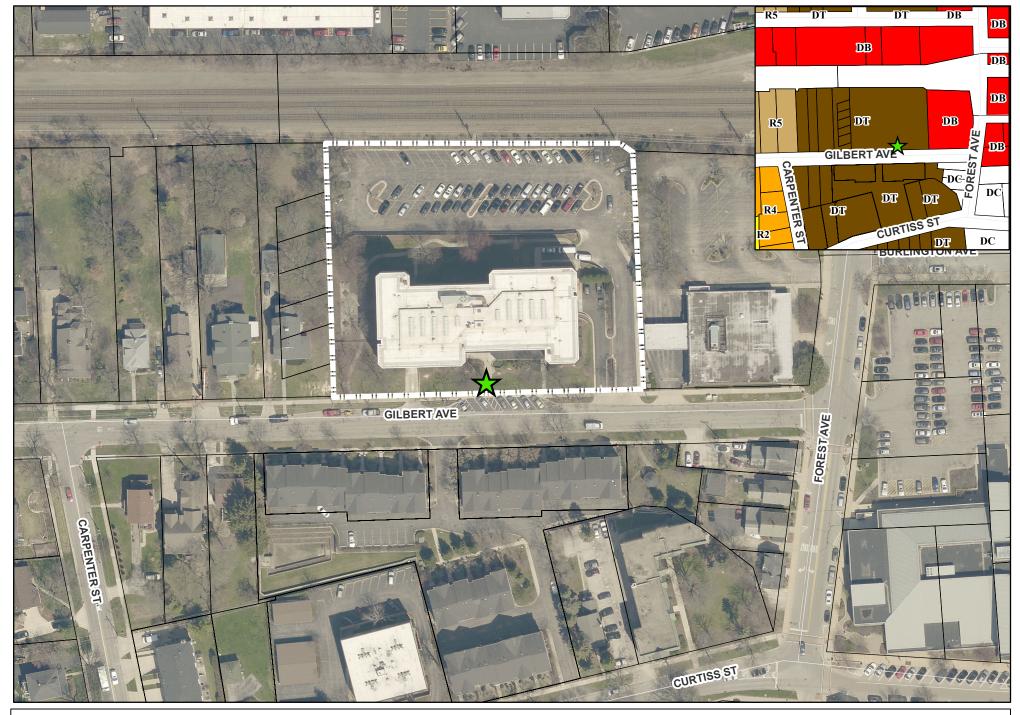
Stanley J. Popovich, AICP

Director of Community Development

SP:fi

-att

RES 2022-9382 Page 11 of 17





Subject Property
Project Location

RES 2022-9382 Page 12 of 17

Project Summary/Narrative Statement 1122-1134 Gilbert Avenue

Immanuel Residences

The applicant, Immanuel Residences Inc. acquired the subject property from the Village in 1980. The subject property was not subdivided in 1980. The property was "divided" in 3 parcels. Parcel 1 is the current Village parking lot; parcel 2 is the access driveway to the parking lot; and parcel 3 is where the Immanuel Residences building is located. Immanuel Residences, Inc. and the Village entered into a Lease Agreement in 1980 whereby the Village leased parcel 1 and parcel 2 for off-street public parking until 2078. The Village then entered into two separate license agreements with Immanuel Residences, Inc. that allow use of parcel 2 for purposes of accessing the Immanuel Residences building's loading dock and also allow building residents to park their passenger vehicles in the parking lot between 6:00 p.m. and 6:00 a.m.

The purpose of the subdivision is to subdivide the property into 2 new lots. Lot 1 will comprise parcel 3 where Immanuel Residences is located. Lot 2 will compromise parcel 1 (the current Village parking lot) and parcel 2 (the access driveway to the parking lot).

RES 2022-9382 Page 13 of 17

AVE. LEGEND: Sanitary Manhok WARREN AVE. Storm Catch Basin/Inlet Light Pole Lamp or Spotlight Utility Pole W/Overhead Wire — or — Ottifity Pole W/Overhead Wire Anchor for Power Pole Traffic Sign Concrete Filled Post Electric Vault VICINITY MAP Electric Transformer Electric Pedestal/Box Handicap Parking Space Underground Electric Lines Per Paint Markings ______ T _____ Underground Telephone Lines Per Paint Markings g _____ Underground Gas Lines Per Paint Markings Depressed Curb

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, BLUNOIS 60106 (630) 595-2600 Fox (630) 595-4700

ALTA/NSPS LAND TITLE SURVEY

PARCELLAND, EXECUTE DESIGNED AT ANY CONTINUE GROUPE LIVER DESIGNED TO MAKE A STREET, SEC. AN ACCOUNT, ON ONCE TOWN LIVER, L.Y. AS THANKS, DAVID AS OF MAKE A STREET, AND A

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A PART OF LOT 57 OF ASSESSOR'S SURGASSOR OF SECTION B. TORNINE 9 MORTH, RANCE 11 EAST OF THE THEO PRINCIPAL MERDANA DESCRIBED AS FOLLOWS: COMMISSION IN THE MORTH LINE, OF CHIEFF AND LIST AT A PORT 30 FEET MORTH AND DESCRIBED AS FOLLOWS: COMMISSION IN THE MORTH LINE, OF CHIEFF AND LIST AT A PORT 30 FEET MORTH AND DESCRIBED AS FOLLOWS: COMMISSION IN A STANKE THE PORT SOUTH LINE OF PRINCIPAL AND ADDITIONAL THE PORT AND THE ADDITIONAL TO A STANKE THE PORT SOUTH LINE OF PRINCIPAL AND ADDITIONAL THE PORT AND THE ADDITIONAL THE PORT AND TH THE LOOM HE SO YET DOT O'T O'T CURRENT SETTING THE THINK THE THE THINK THE T

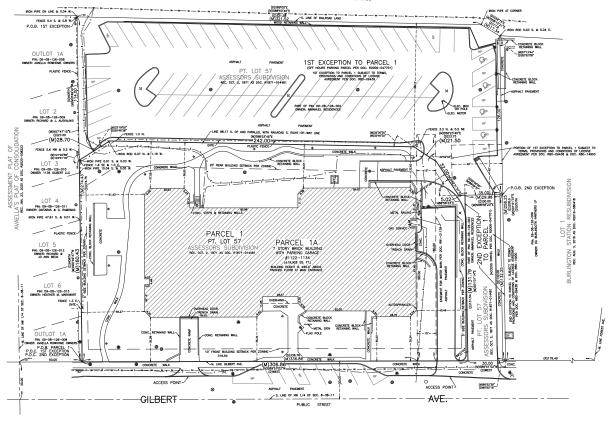
AND ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL:

THE PROPERTY OF THE PROPERTY O

COMMONLY KNOWN AS: 1122-1134 GILBERT AVENUE, DOWNERS GROVE, ILLINOIS

BURLINGTON NORTHERN SANTA FE RAILWAY

(FORMERLY CHICAGO BURLINGTON AND QUINCY RAILROAD)



SURVEYOR'S NOTES

SURVEYOR'S NOTES

SURVEYOR'S NOTES

FILE NUMBER 11950 VERSION 5 WITH A COMMINDATION OF NOTIMER 9, 2021:

12. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN GROUND LEASE AS DESCRIBED IN SCHEDULE A ITEM 4 PARCEL 1: BY AND BETREEN: IMANUEL RESIDENCES, INC. AND GROVE SENIOR LIVING, L.P.

NAMED TO BE AND STREET OF THE PARCEL AND OFF HOURS PARKING PARCEL PER DOCUMENT NOTED ON THE DRAWING

13. COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHED BY DEED: DATED: OCTOBER 1, 1979 RECORDED: FEBRUARY 13, 1980

RECORDER, TREMANY 13, 1980

COURSEN'S ROSSON-DO-SECREMENT TO QUITCHAM DEED:
DATE: TREMANY 14, 2008

COURSEN'S ROSSON-DO-SECREMENT TO QUITCHAM DEED:
DOCUMENT STREMANY 14, 2008

COURSEN'S ROSSON-DO-SECREMENT STREMANY 14, 2008

COURSEN'S PROPERTY FOR ELDERLY OR HANDICAPPED FAMILIES AS DEFINED THEREIN, VENUE
AFFECTS, PROCE. THE PROPERTY FOR ELDERLY OR HANDICAPPED FAMILIES AS DEFINED THEREIN, VENUE
AFFECTS, PROCE.

1
MATS, CONDITIONS AND RESTRICTIONS DO NOT PROVIDE FOR A REVERSION OF TITLE IN THE EVENT OF A BREACH THEREOF. (NOT A SURVEY RELATED MATTER)

14. TERMS AND PROVISIONS OF LEASE AGREEMENT: BY AND RETWEID: IMMUNE, RESIDENCES OF THE EVANGELICAL HOSPITAL ASSOCIATION AND THE VILLAGE OF DOWNERS GROVE INVESTIGENCES LIKE 14, 1400.

ONDER TREAMY 11, 1989

ONDER TREAMY 12, 1989

ONDER TREAMY 13, 1989

15. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LICENSE AGREEMENT:
BY AND BETWEEN: VILLEG OF DOWNERS GROVE AND IMMANUEL RESIDENCES OF THE EVANGELICAL HOSPITAL ASSOCIATION
BETWEEN THE PROPRIEME AT THE PROPRIEME AND THE PROPRIEME ASSOCIATION OF THE EVANGELICAL HOSPITAL ASSOCIATION OF THE PROPRIEME ASSOCIA

RECORDED: PEBRUARO 13, 1960 DOCUMENT #: R80-09438 RE-RECORDED: MARCH 11, 1980

COCUMENT, E-RES-14600

RELATE TO PARRONS CIES, INCLUDING THAT AND PREQUENCY, FOR REDIGIT OF OTHER PROPERTY
AFFECTS SOUTH 40 PEET OF THE EAST 40 FEET OF PARCEL 1 (AFFECTS PORTION OF 1ST EXCEPTION TO PARCEL 1 AND ALL OF 2ND EXCEPTION TO PARCEL 1 AND BENEFITS PARCEL 1. PLOTTED ON THE
OPENING!

16. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LICENSE AGREEMENT: BY AND BETWEEDE VILLAGE OF DOWNERS GROVE AND IMMANUEL RESIDENCES OF THE EVANGELICAL HOSPITAL ASSOCIATION BEFOREMENT FERBURARY 13 1983.

RECORDED: FEBRUARY 13, 1980 DOUMENT #; R80-09439 RELAKE TO: PARKING FOR BENEFIT OF OTHER PROPERTY AFFECTS: PARKING FOR BENEFIT OF OTHER PROPERTY

11. DESIGNET IN FUNCE OF VALUES OF DEBURES GROVE ESTABLISHED OF GRAVE:
RECORDER AND AS, 1981
RECORDER AND, 23, 1981
RECORDER OF UNITY OF UNITY OF THE PROPERTY OF THE PROPERTY

25, DESIDENT IN TWANG OF CONCRET OF LINES N, INC., ITS SUCCESSIONS AND ASSEMBLISHED BY GRANT OF DESIDENT:
TOP BROCKINGS OF DESIDENT STREET, AND ASSEMBLISHED BY GRANT OF DESIDENT:
DOUBLER 15, PRO31-504527
APPLIEST: MARCILL SCOUNTED GOS NOT RECOTE EXACT LOCATION OF SAID DESIDENT, [INCT PLOTTED ON THE DRAWNEL EXEMBLIST IS BLANKET IN NATURE OFFE PIN 69-68-126-002]

26. ENCROMENTION 4 FOOT CHAIN LINK FENCE ON PARCEL 1 OF INSURED PREMISES OVER THE NORTHERN BOUNDARY LINE BY 1.39 FEET AND REFERENCED ON SURVEY BY EDWARD J. MOLLOY & ASSOCIATE DATES JUNE 24, 2021 AND DESIGNATED AS ORDER NO. 2100065 AND PROJECT NO. 2711, INSIRE SITE IMPROVEMENTS PLOTTED ON THE DRIVANNES. TAX PARCEL PERMANENT INDEX NUMBER: PART OF PIN 09-08-126-002

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL VEHICULAR ACCESS TO AND FROM GLBERT AVENUE. A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHBAY ENCROACHMENT STATEMENT: POSSBLE ENCROACHMENT OF PLASTIC FENCE ALONG THE MORTH LINE OF PARCEL 1 BY FROM 1.3 FEET TO 3.3 FEET (OWNERSHIP UNKNOWN); POSSBLE ENCROACHMENT OF PLASTIC FENCE ALONG THE WEST LINE OF PARCEL 1 BY FROM 1.3 FEET TO 1.6 FEET (OWNERSHIP UNKNOWN); ENCROACHMENT OF CONCRETE WALK ALONG THE SOUTH LINE OF PARCEL 1.

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED; SEE DRIVING FOR MONUMENTS PLACED AT MAJOR CORNERS OF THE SURVEYED PROPERTY OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE POSTED ADDRESS OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELD WORK IS 1122 GILBERT AVENUE, DOWNERS GROVE, ILLINOIS,

TABLE A - ITEM 3. STATEMENT AS TO FLOOD ZONE CLASSIFICATIONS INSEED ON OUR REVIEW OF THE FEDERAL EMPRENCY MANAGEDIT AGENCY (F.E.M.A.) FLOOD INDIRANCE RATE MAP COMMUNITY-PAND.

NO. 1704/30167/ WITH A MAP REVISED DATE OF AUGUST 1, 2019, THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DETWIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2X ANNUAL.

TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: PARCEL 1 LEGALLY DESCRIPTO HEREON CONTAINS A GROSS LAND AREA OF 52.077 SOLARE FEET OR 1.1955 ACRES

TABLE A — ITEM 6(A) & 6(B) STATEMENT REGARDING ZONING CLASSPICATION AND RESTRICTIONS; THIS SURVEY REFLICTS CIPTAN ZONING INFORMATION PROVIDED TO THIS SURVEYOR AS REPURENCED IN THE PLANNE & ZONING RESCARGE COMPANY FOR REPORT FOR PZR SITE NUMBER: 144016-1 DATED FINAL — 04/23/2021.

DESTRIC ZONING DESCARGED COMPANY FOR PERSON TO THE NUMBER: 144016-1 DATED FINAL — 04/23/2021.

EXISTING ZORING DESIGNATION: DT, DOMINTOWN TRANSITION DISTRICT
BULDING SETBACK UNES: FRONT/STREET = 10 FEET; SIDE = 5 FEET; REAR = 20 FEET
MAXIMUM BULDING HEIGHT OR STORIES: 36 FEET / 3 STORIES
MINIMUM LOT ARGA: 10,500 SQUARE FEET
MINIMUM LOT WOTH: 50 FEET
MINIMUM LOT WOTH: 50 FEET

MINMOU LOT MOTH: 50 FEET MAXIMUM FLOOR AREA RATIO: 2.5 REQUIRED PARKING SPACES: 0.4 SPACES PER DWELLING UNIT

TABLE A - ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL; SIE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT; SEE DRAWING FOR THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF GROUND LEVEL.

TABLE A - ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE; SEE DRAWING FOR REFERENCE FINISHED GRADE POINT AND THE MEDICEPHONE ENVISION OF DEVELOP BOWER.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FEATURES.

TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES; PARCEL 1 LEGALLY DESCRIBED HEREON CONTAINS A TOTAL OF 33 EXISTING DENTITIBALE PAINT STRIPED 31 BEGINNE BANKS AND 2 DESCRIBED HEREON CONTAINS A TOTAL OF 33 EXISTING DENTITIBALE PAINT STRIPED 31 BEGINNE BANKS AND 2 DESCRIBED HEREON CONTAINS A TOTAL OF 33 EXISTING DENTITIBALE PAINT STRIPED AND THE BANKS CARREST INFORMATION OF THE BANK

TABLE A - ITEM 10 STATEMENT AS TO DIMSION OR PARTY WALLS; SURVEYOR FINDS NO DIMSION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.

THE A. IN A 1/10 A 1/10

TABLE A - ITEM 13 STATEMENT REGARDING ADJOINING OWNERS; SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE DUPAGE COUNTY TREASURER'S WEBSITE.

TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET; SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET,

TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING ADDITIONS ON OR WITHIN THE PROPERTY LEGALLY DISCREDE HEREON IN THE PROCESS OF CONDUCTING THE PIELDMORK.

TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES; SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY AND FINES NO GISERAND ENDEDNICE OF RECENT STREET OR SDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF COMPLICTING THE FIELD WORK.

TABLE "A" ITEM 18 STATEMENT OF OFFSITE EASEMENTS: SURVEYOR FINDS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS JABLE A __IEM_19_STATEMENT_RECARDING_PROFESSIONAL_LIMBILITY_INSURANCE, PROFESSIONAL_LIMBILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMAL MADURIT OF \$1,000,000 TO BE EFFECT THRECORDING TEAL CORPORATE OF BELLIAMENTED FOR POLICY BEST OF THE SURVEYOR IN THE MINIMAL MADURIT OF \$1,000,000 TO BE EFFECT THRECORDING TEAL CORPORATE OF BELLIAMENT OF BELLIAMENT OF THE SURVEYOR IN THE MINIMAL MADURIT OF \$1,000,000 TO BE

TABLE A - ITEM 20 ADDITIONAL REQUESTED STATEMENTS: SEASON ME OF SEX MONORDOR OF CONCENSION MEAN ANAMED STOCKED HERE OF THE CHIEF TO SETTING THE OFFICE COURT AN ADMITTAL FOR THE OFFICE CHIEF THE

b. THE PROPERTY LEGALLY DESCRIBED HEREON IS THE SAME AS THE PROPERTY LEGALLY DESCRIBED AS PARCELS 1 AND 1A IN TITLE SERVICES MIDWEST LLC COMMITMENT FOR TITLE INSINJUNCES 115567 VERSION 3 WITH A COMMITMENT DATE OF SEPTEMBER 17, 2021.

c. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND DO NOT REFLECT ANY RECORD DRAWINGS d. EMBRACE LIVING COMMUNITIES WEBSITE - IMMANUEL RESIDENCES STATES 120 APARMENTS

 SURVEYOR FINDS NO OBSERVABLE EVIDENCE THAT THE PROPERTY SERVES ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR ECRESS f. PARCEL 1 LEGALLY DESCRIBED HEREON FORMS MATHEMATICALLY CLOSED FIGURE WITHIN ±0.1 FEET

g. PARCEL 1 LEGALLY DESCRIBED HEREON CONTAIN NO GAPS, GORES OR OVERLAPS ALONG ITS COMMON BOUNDARY LINES.

. SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF RALEGADS, TRACKS AND SPURS WITHIN OR INSTITUTE ADJOINING PARCEL 1 LEGALLY DESCRIBED HEREON IN THE PROCESS OF CONDUCTING THE FELDWORK

5. SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURNAL GROUNDS WITHIN PARCEL 1 LEGALLY DESCRIBED HEREON IN THE PROCESS OF CONDUCTING THE FIELDWORK

I. SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF FELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT IN THE PROCESS OF CONDUCTING THE FIELD WORK. FURTHER, SURVEYOR HAS NOT EEEN NOTIFIED BY THE CLIENT THAT MAY DELINEATION WILL BE PERFORMED.

I, THOMAS A, MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:

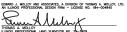
ASSIGNANCES.

MEF INVESTMENT PARTNERS FUND X LP, AN ILLINOIS LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS;
NEF ASSIGNMENT CORPORATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS NOMINEE, ITS BENEFICIARIES, THE ASSISTANT UNDERSTOOD AND LINES BUTTON-PROFIT UNDERSTOON, AS NOMERLE, ITS BERTHAMES, MINIONAL EDUTY FIREN, INC., AN LLADO SON-TIER-REPORT OFFORTHOLINE, SUCCESSORS AND/OR ASSIGNS, BOWL OF ARRICKS.

TERRITORING TO THE LOW MERTINGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE BRANK OF NEW YORK MELLON, NA. CORPORATION, ITS SUCCESSORS AND ASSIGNS; THE BRANK OF NEW YORK MELLON, NA. CORPORATION, ITS SUCCESSORS AND ASSIGNS; THE BRANK OF NEW YORK MELLON, NA.

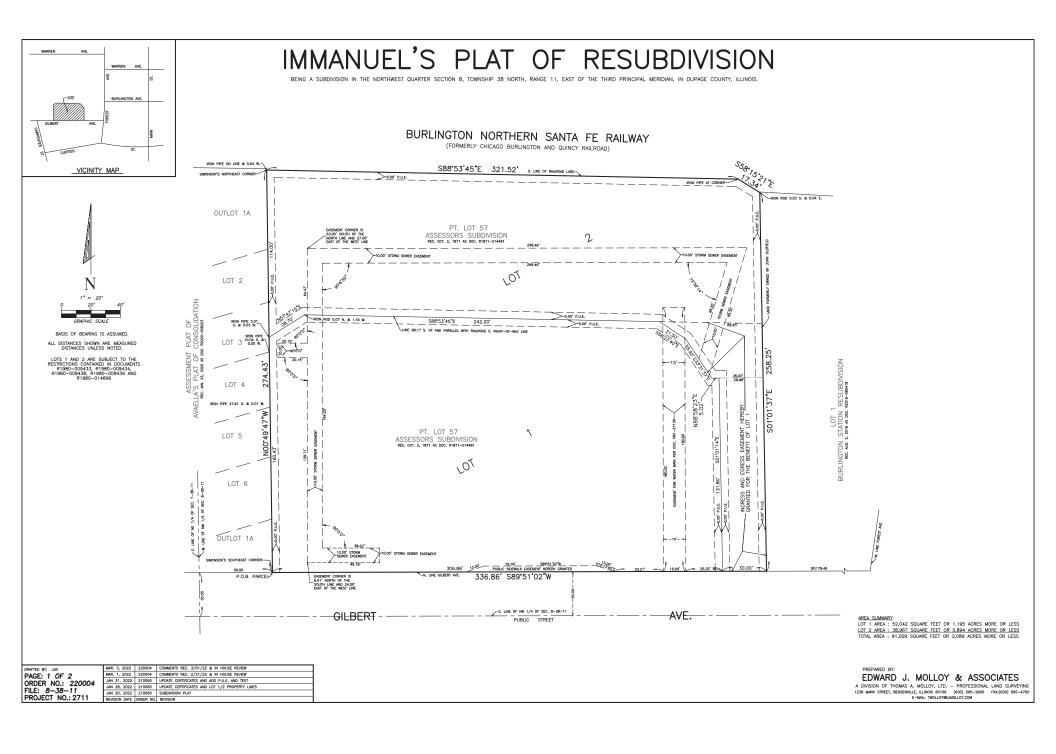
EMBRACE LIVING DEVELOPMENT; TITLE SERVICES MIDWEST LLC, AS AGENT; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THES S TO CERTEY THAT THE MAY BE THAT AND THE SUPEYT ON WHICH IT IS BASID REFE. MAY BE ACCORDANCE WITH THE DOZI MARMAN STRANDOWN DEVEN, BECOMMENTED FOR ALLY AND SEN AND THE SUPEYT, BOWNE CHARGEMEN AND ADMITTED BY ALTA AND ROSPS, AND INCLUDES TRUSS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 11(b), 12, 13, 14, 16, 77, 18 AND 10 OT AREL TO THESELY DIMENSIONS ARE SHOWN IN TEXT AND DICKMAL ARRIST THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 17, 2021. IGNED AT BENSENVILLE, ILLINOIS THIS 19TH DAY OF NOVEMBER , A.D. 2021



LINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3-00

PAGE: 1 OF 1 ORDER NO.: 210065 FILE: 8-38-11 NOV. 23, 2021 210065 ADD WELLAND STATEMENT
NOV. 19, 2021 210065 COMMENTS RECEIVED 11/9/21 AND REVISED TITLE REC. 11/16/2021
JUNE 4, 2021 210065 COMMENT LETTER DATED 9/19/21 AND COMMENT LETTER DATED 9/20/21 RES 2022-9382 Page 14 of 17



RES 2022-9382 Page 15 of 17

IMMANUEL'S PLAT OF RESUBDIVISION

BEING A SUBDIVISION IN THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE AND SI	CHOOL DISTRIC	T STATEM	ENT
STATE OF ILLINOIS) SS			
COUNTY OF DUPAGE)			
IMMANUEL RESIDENCES, INC., A CERTIFY THAT IT IS THE OWNER IT HAS CAUSED SAID PROPERTY SUBDIVIDING SAME RIOT TWO LOST THEREIN SET FORTH AND DOES STYLE AND THE REFERON SHOWN THAT THE LAND INCLUDED HEREI COMMUNITY HIGH SCHOOL DISTR 1995—8800, DOWNERS GROVE, IL 600 DISTRICT NO. 502.	LLINOIS NOT FO OF PART OF TH TO BE SURVEYE 'S AS SHOWN H HEREBY ACKNOW N. IT FURTHER (N. FALLS WITHIN CT 99, 7925 JA ADE SCHOOL DE \$15 (630)719-5	R PROFIT E PROPER D AND PLA EREON FOI LEDGE ANI CERTIFIES 1 THE FOLL INES AVENI STRICT 58, 800, ILLINI	CORPORATION, DOES HERSEN THE DESCRIPTION AND THAT NOTESTIMED TREED AND THAT NOTESTIMED TREED AND THAT NOTESTIMED TREED AND THE LISES AND PURPOSES A ADOPT THE SAME UNDER THE OWNER LISES OF THE SOMOTEDOR. WITH CORPORAGE, IL 60517 (8:30) 2.20 OWARRENAITE FROM, SUITE DIS PUBLIC COMMUNITY COLLEGE
			DF, A.D. 2022
IMMANUEL RESIDENCES, INC., A I			
IMMANUEL RESIDENCES, INC., A I	LUNOIS NOT FO	K FROIII	CORPORATION
BY:			
NAME: RALPH GAINES			
TITLE: PRESIDENT			
NOTARY PUBLIC CERTIFICATE			
STATE OF ILLINOIS)			
STATE OF ILLINOIS) SS COUNTY OF DUPAGE)			
L			A NOTARY PUBLIC IN AND FOR
SAID COUNTY, IN THE STATE AFC IMMANUEL RESIDENCES, INC., A J KNOWN TO ME TO BE THE SAME INSTRUMENT, APPEARED BEFORE SIGNED AND DELIVERED THE SAIL AND AS THE FREE AND VOLUNTA AND AS THE FREE AND VOLUNTA AND PURPOSES THEREIN SET FO	RESAID, DO HER LLINOIS NOT FO PERSON WHOS ME THIS DAY IN D INSTRUMENT A RY ACT OF SAID RTH.	REBY CERTI R PROFIT : E NAME IS I PERSON IS HIS/HER UMITED I	A NOTARY PUBLIC IN AND FOR FY THAT BALPH GAINS OF CORPORATION, PERSONALLY SUBSCRIBED TO THE FORECOING NAND ACKNOWLEGED THAT HE/SHE OWN FREE AND VOLUNTARY ACT JABILITY COMPANY FOR THE USES
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A.D. 2022 MY COMMISSION EXPIRES:			
MY COMMISSION EXPIRES:			
NOTAF	RY PUBLIC		
MORTGAGEE CERTIFICATE			
)S.	s.		
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SIGNED AT	, THIS	DAY OF_	, A.D. 2022
PW.			
BY:			
NAME:			
TITLE:			
NOTARY PUBLIC CERTIFICATE			
STATE OF)	s.		
COUNTY OF)			
l,			, A NOTARY PUBLIC IN AND FOR
SAID COUNTY, IN THE STATE AF	RESAID, DO HE	REBY CERT	IFY THAT OF THE BANK OF NEW YORK
MELLON TRUST COMPANY, N.A., WHOSE NAME IS SUBSCRIBED TO DAY IN PERSON AND ACKNOWLE INSTRUMENT AS HIS/HER OWN FOLUNTARY ACT OF SAID LIMITED SET FORTH.	PERSONALLY K) THE FOREGOIN)GED THAT HE/ FREE AND VOLUM) LIABILITY COM	NOWN TO IG INSTRUM SHE SIGNE VTARY ACT PANY FOR	A NOTARY PUBLIC IN AND FOR FIFT THAT CO FTHE BANK OF NEW YORK ME TO BE THE SAME PERSON OF NEW YORK THIS DAND DELIVERED THE SAID AND DELIVERED THE SAID AND AND AS THE FREE AND THE USES AND PURPOSES THEREIN THE USES AND PURPOSES THEREIN
GIVEN LINDER MY HAND AND OF			
A.D. 2022			
MY COMMISSION EXPIRES:			·
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ED BY: JJB	MAR 3 2022	220004	COMMENTS REC. 3/01/22 & IN HOUSE REVIEW
GE: 2 OF 2	MAR. 1, 2022	220004	COMMENTS REC. 2/21/22 & IN HOUSE REVIEW
GE: 2 OF 2 DER NO.: 220004	JAN 31, 2022	210065	COMMENTS REC. 2/21/22 & IN HOUSE REVIEW UPDATE CERTIFICATES AND ADD P.U.E. AND TEXT UPDATE CERTIFICATES AND LOT 1/2 PROPERTY LINES SUBDIVISION PLAT
E: 8-38-11	JAN 28, 2022	210065	SUBDIVISION PLAT

REVISION DATE ORDER NO REVISION

PROJECT No.: 2711

VILLAGE COL	LLECTOR CERTIFICATE
l	, COLLECTOR FOR THE VILLAGE
OF DOWNER DELINQUENT	S GROVE, DO HEREBY CERTIFY THAT THERE ARE NO OR UNPAID CURRENT OR FORFFITFD SPECIAL
ASSESSMENT	IS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE
NOT BEEN A THIS PLAT.	COLLECTOR FOR THE VILLAGE S GROVE, DO HERBBY CERTIFY THAT THERE ARE NO OR UNMAID CURRENT OR FOREFITED SPECIAL IS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN
	_ DAY OF, A.D. 2022.
VILLAGE COL	LECTOR
VILLAGE PLA	N COMMISSION CERTIFICATE
APPROVED E	BY THE PLAN COMMISSION OF THE VILLAGE OF ROVE.
THIS	DAY OF, A.D. 2022.
CHAIRMAN.	
VILLAGE COL	UNCIL CERTIFICATE
APPROVED 1	THIS DAY OF A.D. 2022 INCIL OF THE VILLAGE OF DOWNERS GROVE.
BY THE COL	JNCIL OF THE VILLAGE OF DOWNERS GROVE.
MAYOR	
mrst Oth	
VILLAGE CLE	RK
DOWNERS O	ROVE SANITARY DISTRICT CERTIFICATE
GROVE SANI	TARY DISTRICT DO HEREBY CERTIFY THAT THERE ARE NO
DELINQUENT	OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
OR ANY DEF APPORTIONE	COLLECTOR OF THE DOWNERS TARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO OR UNPAID CURRENT OR FORFEITED SPECUL ASSESSMENTS TERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN D AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
	DAY OF, A.D. 2022.
COLLECTOR	OF THE DOWNERS GROVE SANITARY DISTRICT
DRAINAGE C	
I	, A REGISTERED PROFESSIONAL ENGINEE
I AND DEPIC	AND, THE OWNER OF THE TED HEREON OR HIS DULY AUTHORIZED ATTORNEY DO HERERY
STATE, THAT	TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE
PROVISION H	AS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH
HAS A RIGH	T TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNE
FOR IN ACC	ORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES
SU AS TO F	REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTH
AS ENGINEE	R, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE
SUBJECT OF	THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCAT
EMERGENCY	AND AND AND AND AND AND AND AND
	DAY OF, A.D. 2022.
	, n.b. 2022.
ILLINOIS LIC	ENSED PROFESSIONAL ENGINEER
ILLINOIS LIC	ENSE NUMBER / EXPIRATION DATE
BY:	
OWNER C	R DULY AUTHORIZED ATTORNEY
PRINT NAME	

TAX PARCEL PERMANENT INDEX NUMBERS: 09-08-126-002

AFTER RECORDING RETURN TO; VILLAGE CLERK VILLAGE OF DOWNERS GROVE 801 BURLINGTON AVENUE DOWNERS GROVE, IL 60515

PLAT SUBMITTED BY AND SEND FUTURE TAX BILLS TO: IMMANUEL RESIDENCES

COUNTY CLERK CERTIFICATE

TING DAY OF

I, JEAN KACZMARIK, COLUNTY CLERK OF DUPAGE, COUNTY, LLIVIOS, DO HEREBY CERTIFY THAT HIRER ARE NO DELINQUENT CESSENAL TAXES, NO IMPADI FORFEITED TAXES AND NO REDEEMBLE TAX SALES ADMIST MAY OF THE LAND INCLUDED IN THIS PLAT. I, FURTHER CERTIFY THAT I HAVE RECENT HAS TAXED AND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, LLIVIOS, SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, LLIVIOS,

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THIS DAT OF, A.D. 2022.
COUNTY CLERK
COUNTY RECORDER CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON
THE DAY OF A.D. 2022,
AT O'CLOCKM. AS DOCUMENT NUMBER
RECORDER OF DEEDS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

RESCRIBE MATING BESWINN HE SUBPLISH AND UTIES TO SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

THE VILLAGE OF DOWNERS GROVE, COMMONWEALTH EIGHD CONCORDING THE PROPERTY STORY OF THE STORY OF THE PROPERTY STORY OF THE PROPERTY STORY OF THE PROPERTY STORY OF THE STORY OF

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

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 MUCK OR AS AM APPORTENANCE TO THE SEPARATELY OWNED AND AREA OF THE SEPARATELY SUPPLIED AND AREA OF THE SEPARATELY SUPPLIED BY A BUILDING, SERVICE BUSINESS DISTINCT ON STRUCTURES SUCH AS A PROPERTION OF PROPERTIES OF THE SERVICE AND AREA OF THE SERVICE AND AREA

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIONED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICIED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERD, SOLD, CONVERGE AND COLUMBED SUBJECT TO THE FOLLOWING COMPANY TO RECEIVED AND FACILITIES, WHICHER LOCATED ON PUBLIC OF REVISITE FOR FACILITIES, WHICHER LOCATED ON PUBLIC OF REVISITE FROMETY SHALL BE CONSTRUCTED WHOLLY UNDERSORUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PAGS, LIGHT POLCS, REQULATORS, WALVES, MARKERS AND SMILLAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAY OF SUBDIVISION.

PROOF TO RECORDING OF THIS PLAT OF SUBDIVISION.

(§) AN LESSUANT FOR SERVING THE SUBDIVISION. AND DIRECT PROPERTY
WITH STOME DRAINERS, SWITHAN SERVER, STREET LIGHTING, FORABLE MINTER
SERVICE, AND OTHER PUBLIC UNITY SERVICES, IS HEREEY RESERVED FOR
AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE
AND SERVICE, AND OTHER PUBLIC UNITY SERVICES, IS HEREEY RESERVED FOR
AND GRANTED TO THE PUBLIC WATER OF THE PUBLIC WATER STREET, THE RESERVICE SUCCESSORS AND ASSIGNA, ONTITY
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PROFESSIONAL AUTHORIZATION:

STATE OF ILLINOIS) SS COUNTY OF DUPAGE 3

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HERBER AUTHORIZE THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, LILLINOS, INS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDAPH 12, BY

SIGNED AT BENSENVILLE, ILLINOIS THIS 1ST DAY OF MARCH , A.D. 2022.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM — LICENSE NO. 184-004840

THOMAS A. MOLLOY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409 (EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS) SS COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ELINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I WAS SURVEYOR AND PLATTED THE TOLLORING DESCRIBED PROPERTY FOR THE PURPOSE.

A PART OF LOT 57 OF THE ASSESSIOR'S SUBDIVISION OF SECTION B, TOWNSHIP AS BORTH, RANCE 11, EAST OF THE THIRD PRINCIPAL MERDIAN, DESCRIBED AS FOLLOWS: EGENINIC IN THE ADDRESS ASSESSIOR'S SUBDIVISION STAKE BETWEEN SECTIONS THAT DAY OF THE THIRD PRINCIPAL MERDIAN, DESCRIBED AS SECTIONS A DAY OF A POINT 30 FEET MORTH AND 50 FEET EAST OF THE QUARTER SECTION STAKE BETWEEN SECTIONS TABLE SETIMED. SECTIONS 7 AND 8 AFORESAID AND RUNNING THENCE NORTH 274.75 FEET TO A STAKE IN THE SOUTH LINE OF RALEGOU LANDS AT SIMMSON'S NORTHEAST CORNER; THENCE SOUTH 89 TO FEST ALONG THE SOUTH LINE OF RALEGOU LANDS LINE OF SAID RALEGOU LANDS. THE LANDS NORTHEAST LINE OF SAID GUISERT WEIGHT SOUTH ALONG THE LANDS OWNED BY JOHN CLOFFELD, 258 FEET TO THE NORTH LINE OF SAID GUISERT WEIGHT FINECE SOUTH ALONG THE MORTH LINE OF SAID GUISERT WEIGHT SIMMSON'S SOUTHEAST CORNER AND THE PLACE OF BEGINNING, ALL IN DEPRACE COURTY, LILINGS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTEY THAT AN EMMINITION OF THE FEDERAL EMERGENCY MANAGEMENT ACCENT FELLOW INSURANCE RATE MAY COMMUNITY-PANEL MAY ELECTRICATE TO COMMUNITY-PANEL FOR THE FORESTY FALS WITHIN A SPECIAL FELOO PHAZARO AREA AND THAT SAID PROPERTY OF THE WITHIN A SPECIAL FELOO PHAZARO AREA AND THAT SAID PROPERTY OF THE OLD WAS AREAS DETERMINED TO BE OUTSIDE OF THE O.2% ANNUAL CHANGE FLOODER AS AREAS DETERMINED TO BE OUTSIDE OF THE O.2% ANNUAL CHANGE FLOODER.

I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

FURTHER CERTIFY PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS. SIGNED AT BENSENVILLE, ILLINOIS THIS 1ST DAY OF MARCH . A.D. 2022.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD. AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840



THOMAS A MOLLOY VALID ONLY WITH EMBOSSED SEAL (EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

PREPARED BY-

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING 1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700 E-MAIL: TMOLLOY/0E/MOLLOY.COM

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DRAFT MINUTES

VILLAGE OF DOWNERS GROVE PLAN COMMISSION MEETING

March 7, 2022, 7:00 P.M.

FILE 22-PLC-0006: A PETITION SEEKING APPROVAL FOR A FINAL PLAT OF SUBDIVISION TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS. THE PROPERTY IS CURRENTLY ZONED DT, DOWNTOWN TRANSITION AND IS LOCATED AT 1122 GILBERT AVENUE (09-08-126-002). IMMANUEL RESIDENCES, INC., OWNER AND PETITIONER

Petitioner, Steve Friedland, introduced himself as an attorney with Applegate & Thorne-Thomsen, representing Immanuel Residences. Mr. Friedland also noted that Anne Oliva who represents Embrace Living Communities, owners of Immanuel Residences, was also present. He then explained that the request was more of a cleanup from their perspective. Immanuel Residences owns the property with the entire parcel conveyed to them by the Village of Downers Grove in 1980. When the Village conveyed the property, the principal building was constructed and then Immanuel Residences leased the parking lot back to the Village through 2078. As such, the Village controls the parking and access drive. Due to a refinancing of the building, the lenders were confused because even though Immanuel Residences owns the entire parcel, they only control the area where the building stands. Mr. Friedland went on to explain that because the property was not subdivided in 1980 it is just one large parcel. The purpose is to create two lots. With Lot 1 dedicated for the Immanuel Residences and Lot 2 used for the Village parking lot and the accessory drive. Mr. Friedland noted that nothing would change. Instead, this change helps convince their lenders the mortgage is really only needed for Lot 1. Mr. Friedland stated that the intention was to make things simpler from a property standpoint. Mr. Friedland concluded by stating that they believed they met all of the subdivision standards in terms of dimensions and easements.

Chairman Rickard invited public comment. No public comment was received. Staff was invited to speak.

Ms. Flora Leon, Senior Planner, introduced this project as a final plat of subdivision. She showed the location of the site on a map and noted that the property was zoned D-T. The request was to subdivide one lot of record into two lots of record. She summarized the request before the commissioners and presented the existing conditions of the area. She then provided existing photos of the site and included photos of the existing building and parking lot. The proposed subdivision plat was presented and existing and proposed easements were highlighted. Specifically, Ms. Leon noted that an ingress/egress easement would be granted at the entrance of lot 2 for the benefit of lot 1. She then showed the requirements for new subdivisions and stated that the proposed subdivision would meet the area, width, and depth. Ms. Leon concluded the presentation by stating that staff felt that all of these standards were, and should the Planning Commission agree there was a draft motion on page three of the staff report.

Commissioner Johnson asked where the dock doors were located on the building. Ms. Flora Leon confirmed the location of the dock doors and noted that the ingress/egress easement would allow for the continue access to these dock doors by the Immanuel Residences.

PLAN COMMISSION 1 March 7, 2022

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DRAFT MINUTES

Commissioner Maurer noted that based on the aerial photograph the typical residences vehicular traffic goes on the western lane of the entrance. The two lanes along the east are used to access the Village parking lot. Ms. Flora Leon confirmed that was correct.

Commissioners provided positive comments and support for the petition. Chairman Rickard entertained a motion.

WITH RESPECT TO FILE 22-PLC-0006 AND 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, COMMISSIONER BOYLE MOVED THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 22-PLC-0006, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION FOR THE IMMANUEL'S PLAT OF SUBDIVISION PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, DATED OCTOBER 18TH 2021, LAST REVISED ON NOVEMBER 22, 2021, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.

SECOND BY COMMISSIONER TOTH. ROLL CALL:

AYE: COMMISSIONERS RECTOR, JOHNSON, DMYTRYSZYN, PATEL, ROCHE, TOTH, CHAIRMAN RICKARD

NAY: NONE

MOTION PASSED. VOTE: 8-0

/s/ Village Staff
Recording Secretary
(As transcribed by MP-3 audio)