VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
6/7/2022

SUBJECT:	SUBMITTED BY:
Establishment of Special Service Area #12 – Fairview Ridge Subdivision - 6000-6014 Fairview Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

An ordinance has been prepared proposing the establishment of Special Service Area #12 for the Fairview Ridge Subdivision at 6000-6014 Fairview Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the June 14, 2022 active agenda.

BACKGROUND

The Village is proposing establishment of Special Service Area (SSA) #12 for the Fairview Ridge Subdivision, which will serve as a safeguard in the event that the homeowners' association cannot or does not maintain the subdivision's common detention areas. The SSA will allow the Village to levy a special tax on the property owners for the maintenance of the common areas if the homeowners' association defaults and the Village is required to step in to provide such maintenance. The Village would then assume responsibility for maintaining the common areas.

The Fairview Ridge Subdivision is located on the west side of Fairview Avenue, approximately 100 feet north of 61st Street. The eight lot subdivision was approved on March 8, 2022 and recorded on May 26, 2022. The subdivision consists of seven single family residential lots with a stormwater management basin on the outlot. The subdivision approval included the establishment of a homeowners' association to maintain the stormwater management facilities (including but not limited to the detention basin, inlet and out structures and connecting storm sewers) and associated landscaping, swales and grass areas.

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

To establish the SSA the Village must first approve an ordinance proposing the establishment of the SSA. A public hearing must then be held at a Council meeting after notice is published in the paper and mailed to

those properties which would be included in the SSA. There is then a 60 day objection period following the public hearing. If 51% of the property owners and electors residing within the boundaries of the proposed SSA file an objection, then the SSA cannot be created. If this threshold is not met, then the Village can approve an ordinance establishing the SSA. Staff is not anticipating an objection as the entire subdivision is owned by the petitioner.

ATTACHMENTS

Ordinance
Aerial Map
Recorded Final Plat of Subdivision for the Fairview Ridge Subdivision

ORDINANCE NO._____

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 12 IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

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

Section 1. Authority to Establish Special Service Area.

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

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

Section 2. Findings. The Village Council finds:

A. It is in the public interest that the creation of the area hereinafter described as a special service area for the purposes set forth herein be considered.

B. That said area is compact and contiguous and constitutes the sole area to be benefitted from the maintenance and operation of said improvements.

C. That said area is zoned for residential purposes and will benefit specially from the municipal services to be provided and that the proposed municipal services are in addition to municipal services provided to the Village of Downers Grove as a whole and it is, therefore, in the best interest of the Village of Downers Grove that the levy of special taxes against said area for the services to be provided be considered.

Section 3. Public Hearing – Tax Rates.

That a public hearing be held on Tuesday, August 16, 2022 at 7:00 p.m. in the Council Chambers of the Civic Center, 801 Burlington Avenue, Downers Grove, Illinois, to consider the creation of Special Service Area Number 12 of the Village of Downers Grove, in the territory described in

the Notice set forth in Section 4 hereof. At the hearing, there will be considered the levy of an annual tax not to exceed an annual rate of three percent (3%) of the assessed value, as equalized, of the property in the Special Service Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Revenue Act of 1939. Notwithstanding the foregoing, taxes shall not be levied hereunder and said area shall be "dormant", and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace part or all of the "Common Area" and stormwater management facilities and associated landscaping, retaining walls and grass areas, as hereinafter identified, and the Village chooses to assume some or all of said responsibilities. The Village may annually levy hereunder up to the maximum rate specified herein for the cost of said services, as said services become necessary and are provided for.

Section 4. Notice of Hearing.

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

NOTICE OF HEARING

VILLAGE OF DOWNERS GROVE
SPECIAL SERVICE AREA NUMBER 12

NOTICE IS HEREBY GIVEN that on Tuesday, August 16, 2022 at 7:00 p.m., in the Council Chambers of the Civic Center, 801 Burlington Avenue, Downers Grove, Illinois, a hearing will be held by the Village Council of the Village of Downers Grove, to consider forming a Special Service Area consisting of the following described territory:

THE EAST 235 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE SOUTH 125.68 FEET THEREOF AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 320.68 FEET THEREOF), OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, SUBJECT TO THE EASEMENTS, RESTRICTIONS AND RESERVATIONS, IF ANY, OF RECORD AND ZONING ORDINANCES OF DOWNERS GROVE, ILLINOIS.

Commonly known as: 6000-6014 Fairview, Downers Grove, IL 60516
PIN: 09-17-405-010

The approximate street location for the area is 100 feet north of 61st Street. An accurate map of said territory is on file in the office of the Village Clerk and is available for public inspection.

All interested persons affected by the formation of Downers Grove Special Service Area Number 12, including all persons owning taxable real property within said special service area, will be given the opportunity to be heard regarding the formation and boundaries of the area and may object to the formation of the area and the levy of taxes affecting said area. The hearing may be adjourned by the Council to another date without further notice other than a Motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment. The purpose of the formation of Downers Grove Special Service Area Number 12 in general is to provide special municipal services to the area, including, but not limited to, municipal services in connection with the maintenance and operation of any "Common Area" of the subject property as defined in the Declaration of Covenants, Conditions, Easements and Restrictions for the Fairview Ridge Subdivision, including but not limited to real property and improvements thereto owned or maintained by the Association, and the stormwater management facilities (including, but not limited to, stormwater detention and retention basin areas, inlet and out structures, connection storm sewers, connecting surface drainage channels, subsurface drainage systems) and associated landscaping, retaining walls and grass areas located therein.

A special tax will be considered at the public hearing to be levied in an amount not to exceed an annual rate of three percent (3%) of the assessed value, as equalized to be levied against the real property included in the special service area. This tax may be levied for an indefinite period of time during and in the years subsequent to the date of this Ordinance. Notwithstanding the foregoing, taxes shall not be levied hereunder and said area shall be "dormant", and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace part or all of the "Common Area" and stormwater management facilities and associated landscaping, retaining walls and grass areas, as hereinafter identified, and the Village chooses to assume some or all of said responsibilities.

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

Dated this _____day of _____ 202_____.

_____
Rosa Berardi, Village Clerk

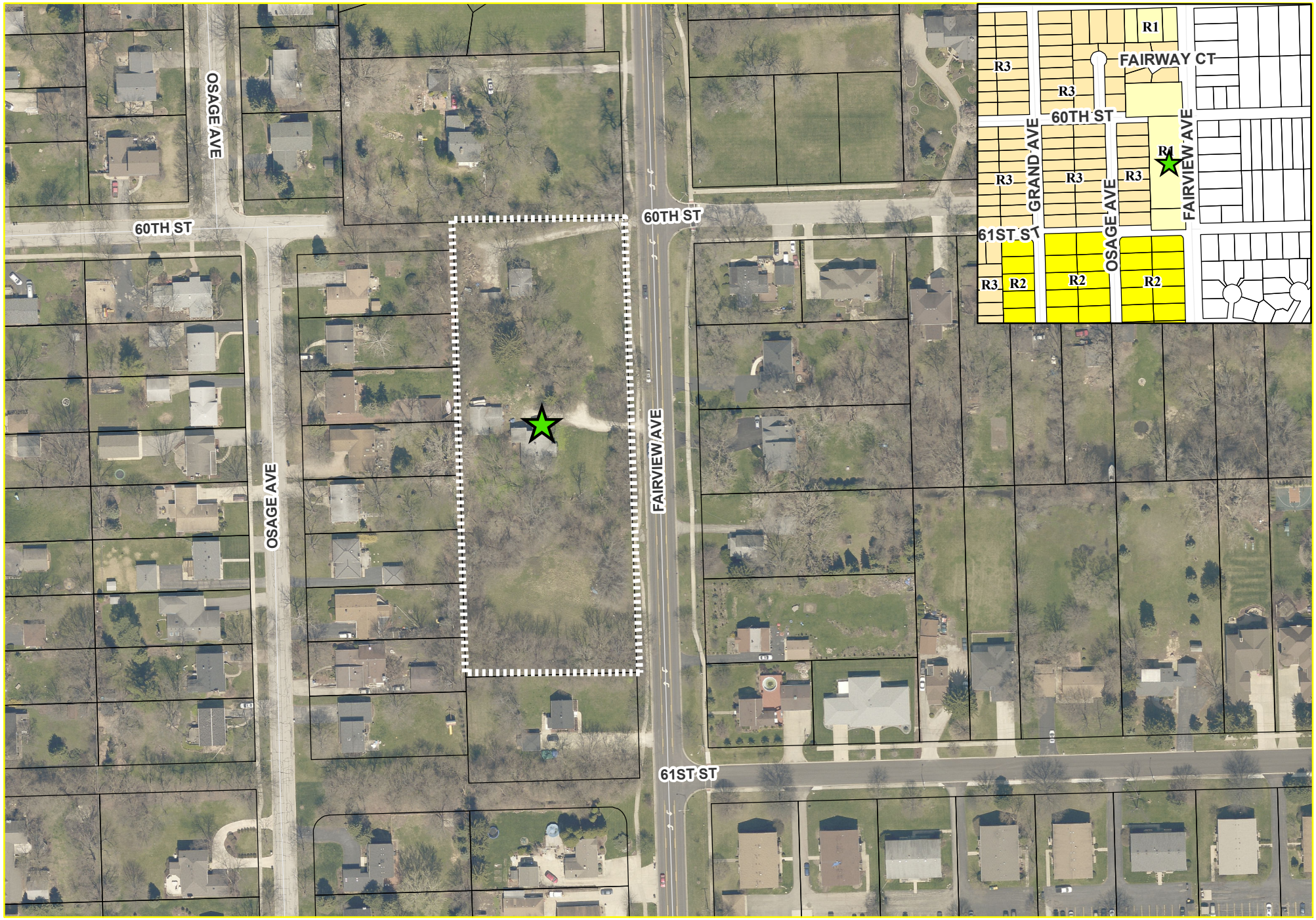
Section 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

_____
Mayor

Passed:
Published:
Attest:_____
Village Clerk

1\mw\ord.22\SSA#12-Propose



N

0 80 160 320 Feet

6000 - 6014 Fairview Avenue - Location Map

Subject Property

Project Location

8 1 0 8 9 7 4 5
Tx:40426667

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
05/26/2022 03:56 PM

DOCUMENT # R2022-051940

STATE OF ILLINOIS

COUNTY OF DU PAGE

CERTIFICATE

I, Rosa Berardi, DO HEREBY CERTIFY THAT I am the Village Clerk of the Village of Downers Grove, Du Page County, Illinois, and as such officer I have the lawful power and duty to keep an index and record of all proceedings of the Village Council of said Village, and of all ordinances and resolutions presented to or passed by said Village Council.

I DO HEREBY FURTHER CERTIFY, THAT the foregoing document is a true, correct and complete copy of a certain resolution now on file in my office, designated as Resolution 2022-26 and that said resolution was duly passed and approved by the Council of said Village at a meeting duly called and held in accordance with applicable law, at which a quorum was present and acting throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Downers Grove, Illinois, in the State and County aforesaid, this 23rd day of May, 2022.

SEAL

Municipal Clerk

DOCUMENT SUBMITTED WITH
LOW QUALITY / ILLEGIBLE PORTIONS

RES 2022-9333

Final Plat of Subdivision
21-PLC-0026

RESOLUTION NO. 2022-26

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR 6000-6014 FAIRVIEW 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 seven lots and create an outlot for stormwater detention, located on the west side of Fairview Avenue, approximately 100 feet north of 61st Street, commonly known as 6000-6014 Fairview Avenue, Downers Grove Illinois, legally described as follows:

THE EAST 235 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE SOUTH 125.68 FEET THEREOF AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 320.68 FEET THEREOF), OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, SUBJECT TO THE EASEMENTS, RESTRICTIONS AND RESERVATIONS, IF ANY, OF RECORD AND ZONING ORDINANCES OF DOWNERS GROVE, ILLINOIS.

Commonly known as: 6000-6014 Fairview, Downers Grove, IL 60516
PIN: 09-17-405-010

WHEREAS, notice had been given and a public hearing held before the Plan Commission on February 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 Fairview Ridge Subdivision, located at 6000-6014 Fairview 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 Fairview Ridge Subdivision, located at 6000-6014 Fairview, 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 Fairview Ridge Subdivision prepared by DesignTek Engineering Inc. dated 11/8/2021 and last revised on 1/13/2022, except as such plans may be modified to conform to Village Codes and Ordinances.

2. The Right-of-Way Vacation shall be recorded prior to the Final Plat of Subdivision.

3. 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.

4. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.

5. 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.

RES 2022-9333

6. The stormwater report must be updated per the Review Letter Comment Set #1 from the Village of Downers Grove dated 1/26/22 before any stormwater or building permits can be issued.

7. The petitioner shall install sidewalks for the entire subdivision before the release of the first home site building permit.

8. 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.

9. Petitioner shall pay $5,800 to the Village for the planting of ten (10) parkway trees 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.

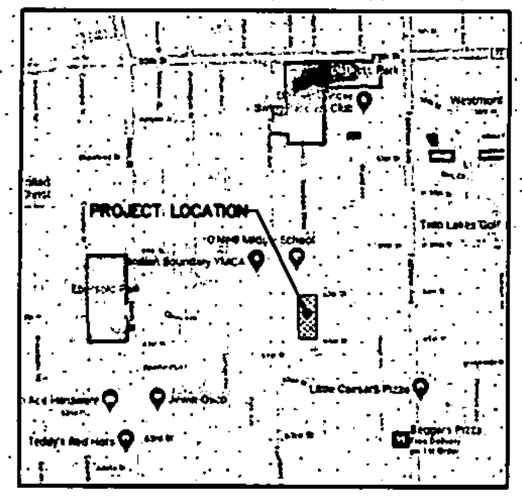
Mayor

Passed: 03/08/2022
Attest: _____
Village Clerk

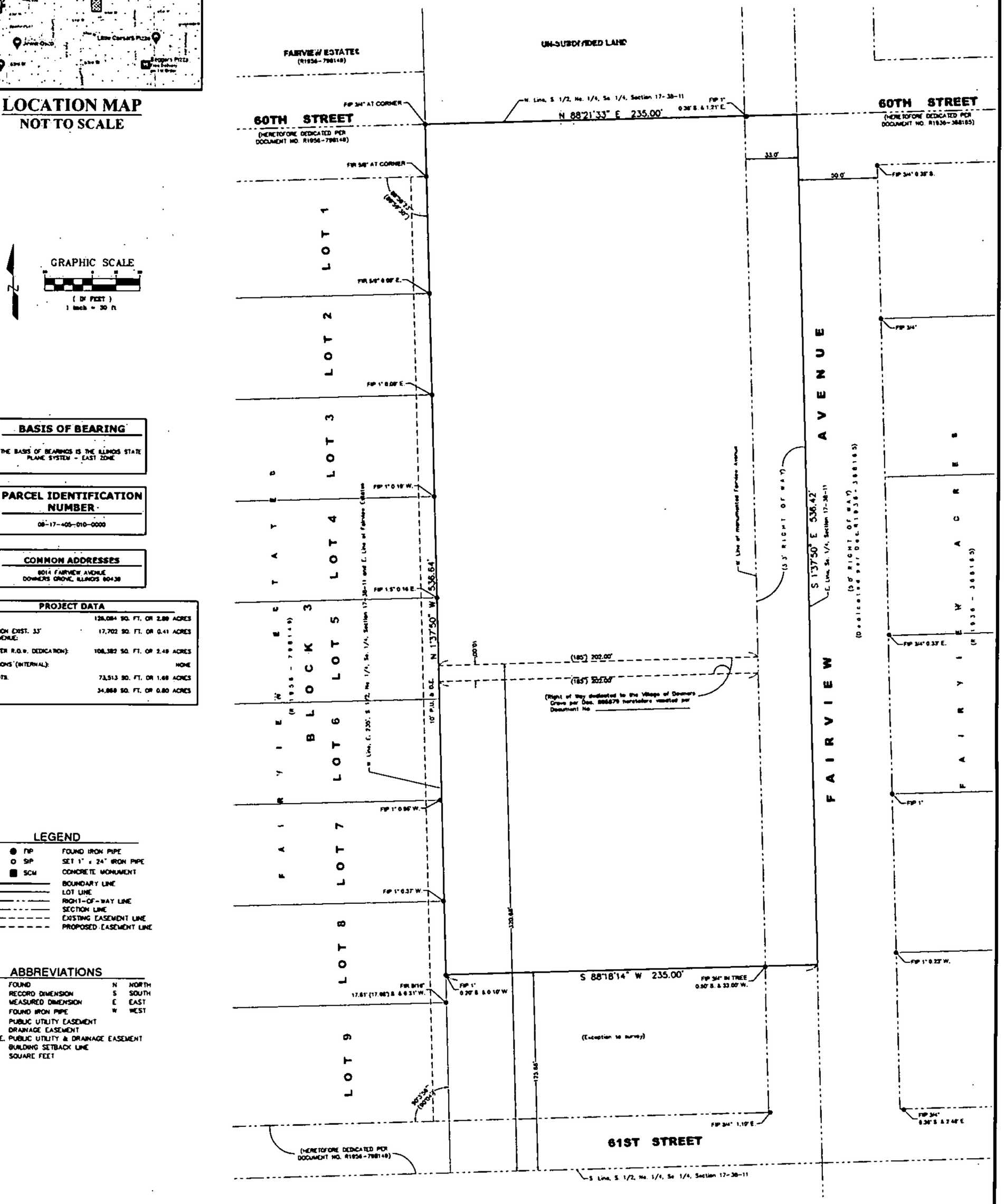
1\mw\res.22\FP-6000-6014-Fairview-21-PLC-0026

FINAL PLAT
OF
FAIRVIEW RIDGE

BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

PARCEL IDENTIFICATION NUMBER

08-17-405-010-0000

COMMON ADDRESSES

8014 FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS 60438

PROJECT DATA

GROSS AREA:	126,084 SQ. FT. OR 2.89 ACRES
R.O.W. DEDICATION (1ST. 33' OF FAIRVIEW AVENUE:	17,702 SQ. FT. OR 0.41 ACRES
NET AREA (AFTER R.O.W. DEDICATION):	108,382 SQ. FT. OR 2.49 ACRES
R.O.W. DEDICATIONS (INTERNAL):	NONE
RESIDENTIAL LOTS:	73,513 SQ. FT. OR 1.69 ACRES
OUTLOT A:	34,869 SQ. FT. OR 0.80 ACRES

LEGEND

● FIP	FOUND IRON PIPE
O SIP	SET 1" x 24" IRON PIPE
■ SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		

EXISTING CONDITIONS

GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE.
3. ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
4. OUTLOT A SHALL BE MAINTAINED BY THE HOA AND CC&R'S TO BE RECORDED UNDER SEPARATE DOCUMENTS

Original mylar submitted by and return to:

The Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60439

Send all future tax bills to:

Teton Development, LLC
1536 128th Street
Lemont, Illinois 60439

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9830 W. 190th Street, Suite I
Mokena, Illinois 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184 - 003748

PREPARED FOR:
TETON DEVELOPMENT, LLC

NO.	DATE	REVISIONS DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SJL
2.	01/26/22	VILLAGE COMMENTS	SJL

FINAL PLAT
FAIRVIEW RIDGE

SHEET NO. 1 of 3

DRAFTING COMPLETED:	11/08/2021	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED	07/27/2021	CHECKED BY:	SDS	SCALE	1" = 30'

Project No: 21-0012

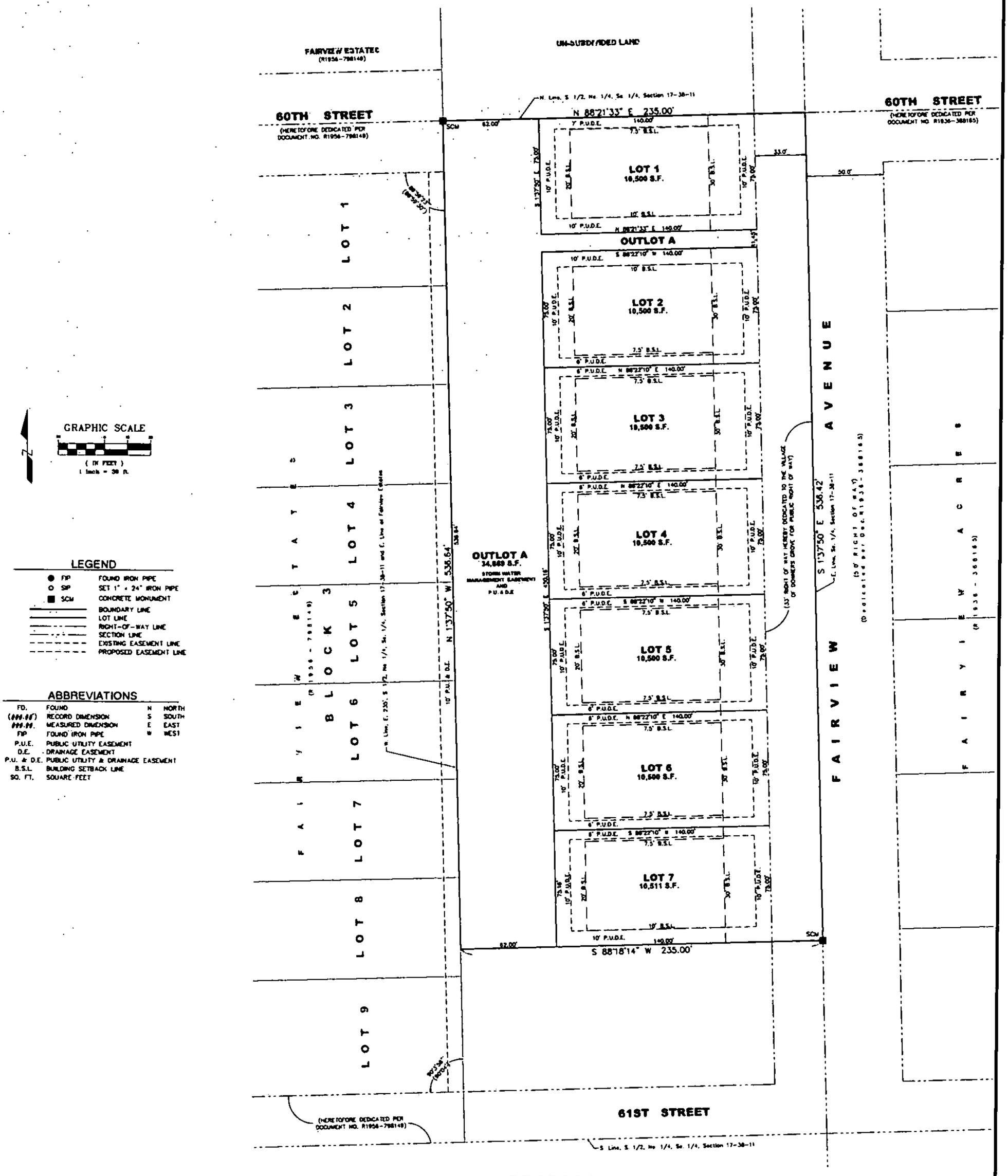
Res #2022-26

PARCEL IDENTIFICATION NUMBER

08-17-405-010-0000

FINAL PLAT
OF
FAIRVIEW RIDGE

BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND

● FIP	FOUND IRON PIPE
○ SIP	SET 1" x 24" IRON PIPE
■ SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##)	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		

PROPOSED CONDITIONS

GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE.
3. ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
4. OUTOUTLOT B SHALL BE MAINTAINED BY THE HOA AND CC&R'S TO BE RECORDED UNDER SEPARATE DOCUMENTS.

Stormwater Management Easement

Declarant hereby reserves and grants to the Village of Downers Grove easements in, over, under, through, and upon those areas designated on the Plat as "Stormwater Water Management Easement" for purposes of providing adequate stormwater drainage control together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the successors, the successors, heirs, assignees and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including obstructions in the final topographical grading plan which in any manner impedes or diminish stormwater drainage of subsection in, over, under, through or upon said easement areas. In the event such obstructions or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstructions or alterations or to perform other repairs, alterations or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto remain fully operational and that the condition of said drainage assessment complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage assessment, as set forth in this assessment, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of DuPage County, Illinois, constitute a lien against the assets of the property owner which caused such obstruction or alteration. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
DEI
9830 W. 190th Street, Suite L
Mokena, Illinois 60448
(708) 326-4981
FAX: (708) 326-4982
IL PROF. LIC. No.: 184 - 003746

PREPARED FOR:
TETON DEVELOPMENT, LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SJL
2.	01/26/22	VILLAGE COMMENTS	SJL

FINAL PLAT
FAIRVIEW RIDGE

DRAFTING COMPLETED:	11/08/2021	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY:	SDS	SCALE:	1" = 30'

SHEET NO. 2 of 3

Project No 21-0012

PARCEL IDENTIFICATION NUMBER

08-17-403-010-0000

FINAL PLAT
OF
FAIRVIEW RIDGE

BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

RESERVED FOR: DUPAGE COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS THIS _____ DAY OF _____ _____ A.D., 20____.

BY: _____

TITLE: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT, AS OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS FAIRVIEW RIDGE, TO THE BEST OF MY KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF ELEMENTARY SCHOOL DISTRICT OF DOWNERS GROVE #58 AND DOWNERS GROVE HIGH SCHOOL DISTRICT 99, IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____ ILLINOIS THIS _____ DAY OF _____ _____ A.D., 20____.

BY: _____

TITLE: _____

OWNER'S & SCHOOL DISTRICT NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____(NAME) _____ (TITLE) OF _____(COMPANY) IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS ____ DAY OF _____ A.D., 20____.

BY: _____
NOTARY PUBLIC

VILLAGE COUNCIL'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

BY: _____ ATTEST: _____
MAYOR VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, ILLINOIS 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.

THIS _____ DAY OF _____ A.D., 20____.

BY: _____
COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS THIS _____ DAY OF _____ A.D., 20____.

BY: _____
CHAIRMAN

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

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

BY: _____
COUNTY CLERK

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

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 UNDEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS _____ DAY OF _____ A.D., 20____.

BY: _____
COLLECTOR

DRAINAGE CERTIFICATE

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 THE 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.

DATED THIS _____ DAY OF _____ A.D. 20____.

BY: _____
ENGINEER

BY: _____
OWNER OR ATTORNEY

COMED COMPANY AND AT & T CORPORATION

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to COMED COMPANY and AT & T CORPORATION, their respective successors, 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 Public Utility & Drainage Easement, or P.U. & D.E." 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 Grantees' 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 Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Downers Grove, and their successors and assigns over all areas designated "Public Utility and Drainage Easement and those areas designated "P.U. & D.E." on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work.

The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Downers Grove and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Downers Grove and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Downers Grove, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of communication and broadcast signal systems in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys as required to provide the planned unit development and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstructions shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned owner hereby declares that the real property described in and depicted on this plat of subdivision shall be held, transferred, sold, conveyed and occupied subject to the following covenants and restrictions:

(a) All public utility structures and facilities, whether located on public or private property, shall be constructed wholly underground, except for transformers, transformer pads, light poles, 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 severally, 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 dashed 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 grantees' facilities or in, upon or over, the property within the stormwater or sewer easement without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

STORMWATER PROVISIONS

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____.

By: _____ (Owner)

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____(NAME) _____ (TITLE) OF _____(COMPANY) IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D., 20____.

BY: _____
NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK __M.

BY: _____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 235 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 125.68 FEET THEREOF), ALL IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OR WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF DOWNERS GROVE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PIPE 1" X 24" WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, UPON THE COMPLETION OF THE FINAL GRADING, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF DuPage COUNTY AND INCORPORATED AREAS, MAP NUMBER 17043C0186J, EFFECTIVE DATE ON AUGUST 1, 2019.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS 8TH DAY OF NOVEMBER A.D., 2021.

STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #035-003160
LICENSE EXPIRES ON NOVEMBER, 30, 2022

PROFESSIONAL LAND SURVEYOR · STEVEN J LAUB · STATE OF ILLINOIS · 035-003160 · MOKENA, IL

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

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
DEI
9930 W. 190th Street, Suite L
Mokena, Illinois 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184 - 003748

PREPARED FOR:
TETON DEVELOPMENT, LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SJL
2.	01/28/22	VILLAGE COMMENTS	SJL

FINAL PLAT
FAIRVIEW RIDGE

DRAFTING COMPLETED:	11/08/2021	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY:	SDS	SCALE:	1" = N/A

SHEET NO. 3 of 3

Project No. 21-0012

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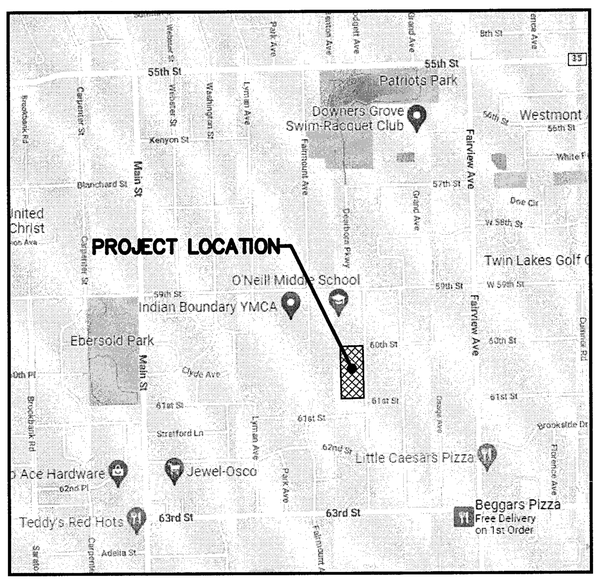
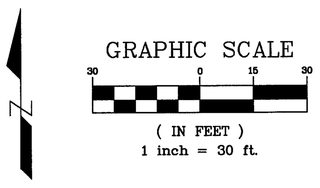
FINAL PLAT
OF
FAIRVIEW RIDGE

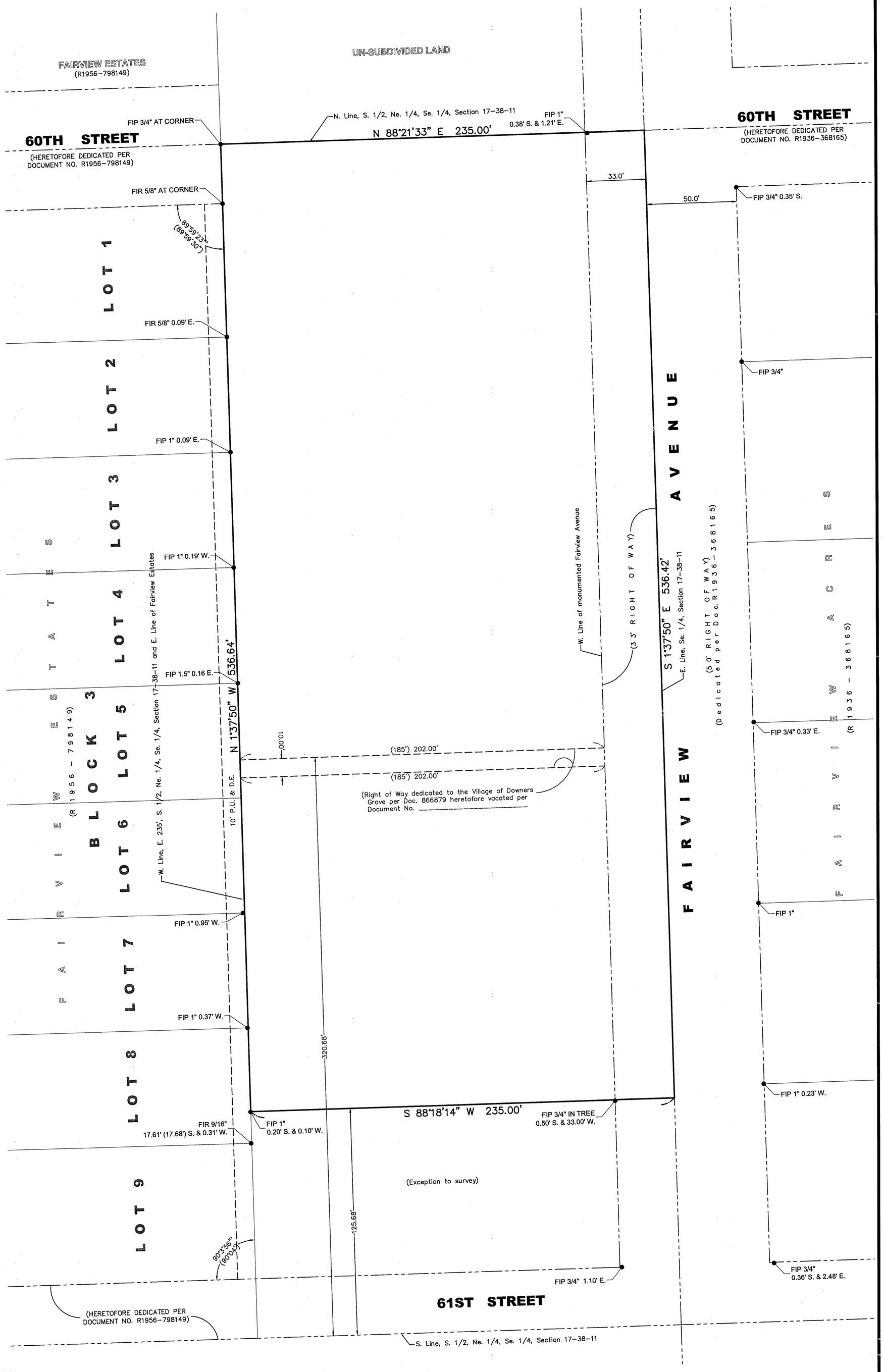
BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY, ILLINOIS
05/26/2022 03:56 PM
R2022-051940
RECORDER PLAT PAGE COUNT 1 OF 3



LOCATION MAP
NOT TO SCALE





BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM – EAST ZONE

PARCEL IDENTIFICATION NUMBER

09-17-405-010-0000

COMMON ADDRESSES

6014 FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS 60439

PROJECT DATA

GROSS AREA:	126,084 SQ. FT. OR 2.89 ACRES
R.O.W. DEDICATION EXIST. 33' OF FAIRVIEW AVENUE:	17,702 SQ. FT. OR 0.41 ACRES
NET AREA (AFTER R.O.W. DEDICATION):	108,382 SQ. FT. OR 2.49 ACRES
R.O.W. DEDICATIONS (INTERNAL):	NONE
RESIDENTIAL LOTS:	73,513 SQ. FT. OR 1.69 ACRES
OUTLOT A:	34,869 SQ. FT. OR 0.80 ACRES

LEGEND

● FIP	FOUND IRON PIPE
○ SIP	SET 1" x 24" IRON PIPE
■ SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		

EXISTING CONDITIONS

GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE.
3. ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
4. OUTLOT A SHALL BE MAINTAINED BY THE HOA AND CC&R'S TO BE RECORDED UNDER SEPARATE DOCUMENTS.

Original mylar submitted by and return to:

The Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60439

Send all future tax bills to:

Teton Development, LLC
1536 128th Street
Lemont, Illinois 60439

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
DEI
9930 W. 190th Street, Suite L
Mokena, Illinois 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184 - 003740

PREPARED FOR:
TETON DEVELOPMENT, LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SJL
2.	01/26/22	VILLAGE COMMENTS	SJL
3.	02/24/22	STORMWATER EASEMENT PROVISIONS	SJL
4.	03/02/222	FRONT EASEMENTS. LOTS 2-7	SJL

FINAL PLAT
FAIRVIEW RIDGE

DRAFTING COMPLETED:	11/08/2021	DRAWN BY.	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY:	SDS	SCALE:	1" = 30'

SHEET NO. 1 of 3
Project No: 21-0012

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PARCEL IDENTIFICATION NUMBER

09-17-405-010-0000

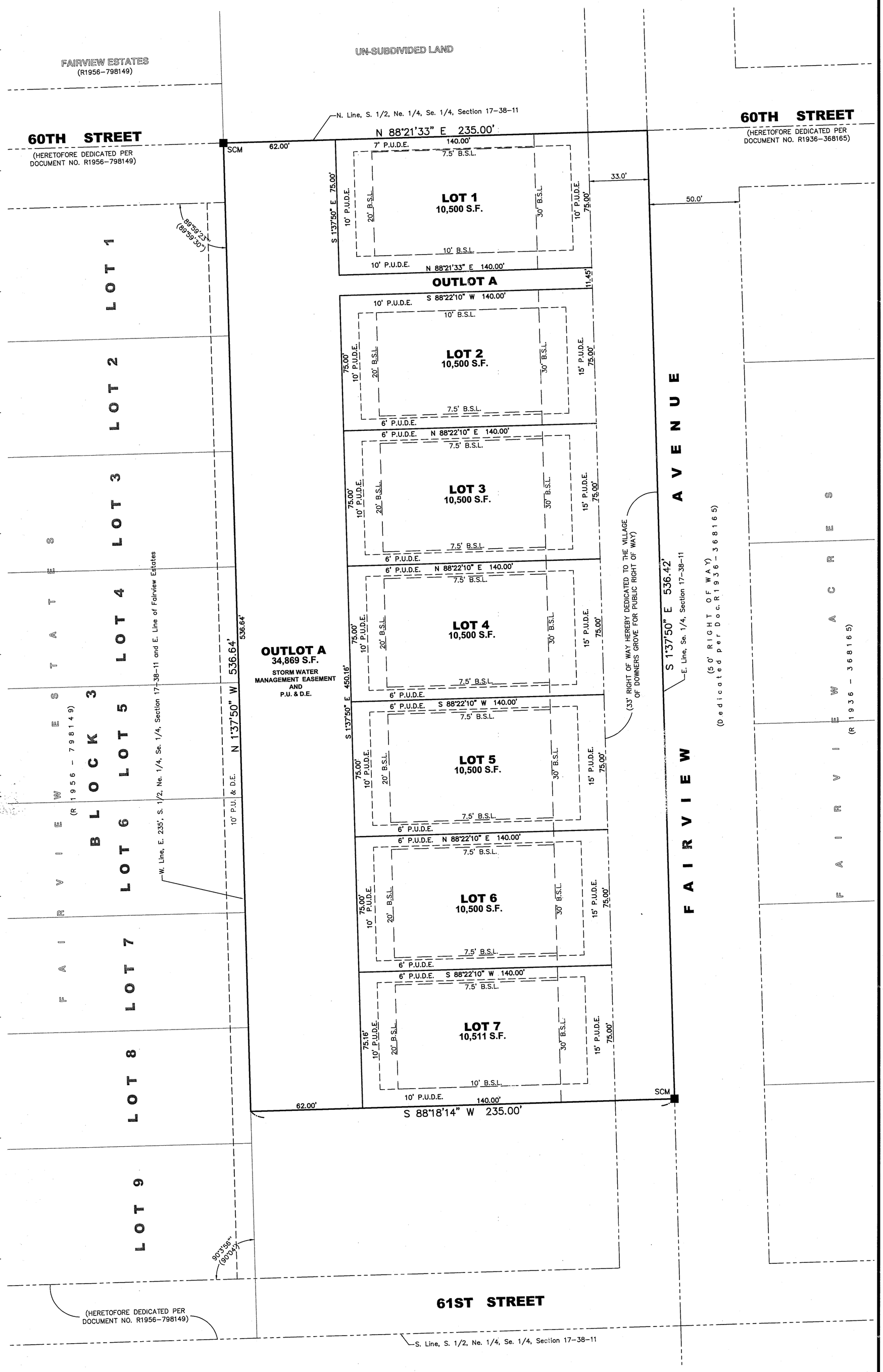
FINAL PLAT
OF
FAIRVIEW RIDGE

BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY, ILLINOIS

05/26/2022 03:56 PM
R2022-051940

RECORDER PLAT PAGE COUNT 2 OF 3



PROPOSED CONDITIONS

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND

● FIP	FOUND IRON PIPE
O SIP	SET 1" x 24" IRON PIPE
■ SCM	CONCRETE MONUMENT
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT LINE
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ABBREVIATIONS

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(###.##')	RECORD DIMENSION	S	SOUTH
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P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
SQ. FT.	SQUARE FEET		

GENERAL NOTES

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2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE.
3. ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
4. OUTOUTLOT 8 SHALL BE MAINTAINED BY THE HOA AND CC&R'S TO BE RECORDED UNDER SEPARATE DOCUMENTS.

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
DEI
9930 W. 190th Street, Suite L
Mokena, Illinois 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184 - 003740

PREPARED FOR:
TETON DEVELOPMENT, LLC

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SJL
2.	01/26/22	VILLAGE COMMENTS	SJL
3.	02/24/22	STORMWATER EASEMENT PROVISIONS	SJL
4.	03/02/222	FRONT EASEMENTS, LOTS 2-7	SJL

FINAL PLAT
FAIRVIEW RIDGE

DRAFTING COMPLETED:	11/08/2021	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY:	SDS	SCALE:	1" = 30'

SHEET NO. 2 of 3

Project No: 21-0012

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FINAL PLAT
OF
FAIRVIEW RIDGE

BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

PARCEL IDENTIFICATION NUMBER

09-17-405-010-0000

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY, ILLINOIS

05/26/2022 03:56 PM
R2022-051940

RECORDER PLAT PAGE COUNT 3 OF 3

RESERVED FOR: DUPAGE COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT Matteo Dev. IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT Burr Ridge, ILLINOIS THIS 10th DAY OF March, A.D., 2022.

BY: _____

TITLE: Member

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT, AS OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS FAIRVIEW RIDGE, TO THE BEST OF MY KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF ELEMENTARY SCHOOL DISTRICT OF DOWNERS GROVE #58 AND DOWNERS GROVE HIGH SCHOOL DISTRICT 99, IN DUPAGE COUNTY, ILLINOIS.

DATED AT Burr Ridge, ILLINOIS THIS 10th DAY OF March, A.D., 2022.

BY: _____

TITLE: MEMBER

OWNER'S & SCHOOL DISTRICT NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Amber Seilheimer, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Matteo Dev. (NAME) Member (TITLE) OF Teton Development (COMPANY) IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS 10th DAY OF March, A.D., 2022.

BY: _____
NOTARY PUBLIC

OFFICIAL SEAL
AMBER SEILHEIMER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/25/25

OFFICIAL SEAL
AMBER SEILHEIMER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/25/25

VILLAGE COUNCIL'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED THIS 10th DAY OF May, A.D., 2022, BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

BY: _____ ATTEST: _____
MAYOR VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Robin Lahey, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, ILLINOIS 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.

THIS 30 DAY OF March, A.D., 2022.

BY: Robin Lahey
COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS THIS 10TH DAY OF MAY, A.D., 20 22.

BY: _____
CHAIRMAN

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Joan Kaczmarek, 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 THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS 10TH DAY OF May, A.D., 2022.

BY: _____
COUNTY CLERK

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

THIS 4TH DAY OF APRIL, A.D., 2022.

BY: _____
COLLECTOR

DRAINAGE CERTIFICATE

I, SCOTT SCHREINER, 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 THE 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.

DATED THIS 18TH DAY OF MARCH, A.D. 2022.

BY: _____
ENGINEER

BY: _____
OWNER OR ATTORNEY

COMED COMPANY AND AT & T CORPORATION

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to COMED COMPANY and AT & T CORPORATION, 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 Public Utility & Drainage Easement, or P.U. & D.E." 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 Grantees' 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 Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Downers Grove, and their successors and assigns over all areas designated "Public Utility and Drainage Easement and those areas designated "P.U. & D.E." on the plat, to construct. reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work.

The right is also granted to cut down. trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Downers Grove and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Downers Grove and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Downers Grove, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of communication end broadcast signal systems in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plot for streets and alleys as required to provide the planned unit development and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstructions shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved end granted hereby.

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned owner hereby declares that the real property described in and depicted on this plat of subdivision shall be held, transferred, sold, conveyed and occupied subject to the following covenants and restrictions:

(a) All public utility structures and facilities, whether located on public or private property, shall be constructed wholly underground, except for transformers, transformer pads, light poles, 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 grantees' facilities or in, upon or over, the property within the stormwater or sewer easement without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

(H.O.A.) shall be responsible for maintenance of all landscaping areas and all stormwater facilities within the property depicted as Outlot A and marked Stormwater Management Easement and P.U. & D.E . The H.O.A. shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village and all other Village ordinances.

STORMWATER MANAGEMENT AND PUBLIC UTILITIES EASEMENTS

STORMWATER EASEMENT

A non-exclusive, perpetual easement is hereby granted to the Village of Downers Grove (the "Village") in, over, under, through, and upon Outlot A and shown on the plat and designated within the dashed or dotted lines (or similar designation) and marked "Stormwater Management Easement P.U. & D.E". for purposes of providing adequate stormwater drainage control together with reasonable access thereto. The easement shall run with the land and shall be binding upon the owner, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impeded or diminish stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstruction or alterations or to perform other repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto remain fully operational and that the condition of said drainage easement complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the H.O.A. or property owner. In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of the DuPage County, constitute a lien against the assets of the property owner which caused such obstruction or alteration. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER R2022-051940 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE 26th DAY OF May, A.D. 2022 AT 3:56 O'CLOCK P.M.

BY: _____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 235 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 125.68 FEET THEREOF), ALL IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OR WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF DOWNERS GROVE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PIPE 1" X 24" WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, UPON THE COMPLETION OF THE FINAL GRADING, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF DuPage COUNTY AND INCORPORATED AREAS, MAP NUMBER 17043C0186J, EFFECTIVE DATE ON AUGUST 1, 2019.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS 8TH DAY OF NOVEMBER A.D., 2021.

_____
STEVEN J. LAUB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #035-003160
LICENSE EXPIRES ON NOVEMBER. 30, 2022

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

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

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
DEI
9930 W. 190th Street, Suite L
Mokena, Illinois 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184 - 003740

PREPARED FOR:
TETON DEVELOPMENT, LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SJL
2.	01/26/22	VILLAGE COMMENTS	SJL
3.	02/24/22	STORMWATER EASEMENT PROVISIONS	SJL
4.	03/02/222	FRONT EASEMENTS, LOTS 2-7	SJL

FINAL PLAT
FAIRVIEW RIDGE

DRAFTING COMPLETED:	11/08/2021	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY:	SDS	SCALE:	1" = N/A

SHEET NO. 3 of 3

Project No: 21-0012

Submitted By: Village of Downers Grove
801 Burlington Ave
Downers Grove, IL 60515

L:\Projects\2021\21-0012\Survey\dwg\Subdivision\Final Plat\21-0012 FP_2022-02-24.dwg Plot Date: 3/8/2022 5:54 AM By: steve