ORD 2025-10916 Page 1 of 11

VILLAGE OF DOWNERS GROVE Report for the Village Council Meeting 10/14/2025

| SUBJECT: | SUBMITTED BY: | |
|--|--|--|
| Proposed Special Service Area #14 - Talon Preserve Subdivision - 100 39th Street | Stan Popovich, AICP Director of Community Development | |

SYNOPSIS

An ordinance has been prepared proposing the establishment of Special Service Area #14 for the Talon Preserve Subdivision at 100 39th Street.

STRATEGIC PLAN ALIGNMENT

The Goals 2025-2027 identified Exceptional Municipal Services.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the October 7, 2025 Village Council meeting. Staff recommends approval on the October 14, 2025 Active Agenda.

BACKGROUND

The Village is proposing establishment of Special Service Area (SSA) #14 for the Talon Preserve 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 Talon Preserve Subdivision is located at the northwest corner of Cumnor Road and 39th Street. The 38 lot subdivision was approved on September 16, 2025 and recorded on September 29, 2025. The subdivision consists of 35 single family residential lots with stormwater management basins on two outlots and a landscape buffer on a third 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 outlet 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.

ORD 2025-10916 Page 2 of 11

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 still owned by the petitioner.

ATTACHMENTS

Ordinance Aerial Map

Recorded Final Plat of Subdivision for the Talon Preserve Subdivision

VILLAGE OF DOWNERS GROVE COUNCIL ACTION SUMMARY

| INIT | IATED: | Village Attorney | DATE: _ | October 14, 2025 |
|-------------|----------------|------------------------|----------------|--|
| | | (Name) | | |
| REC | OMMENDA | ATION FROM: | oard or Depar | FILE REF: |
| <u>NATI</u> | URE OF AC | TION: | STEPS N | NEEDED TO IMPLEMENT ACTION: |
| <u>X</u> | Ordinance | | Motion to | o Adopt "AN ORDINANCE PROPOSING |
| _ | Resolution | | AREA #1 | TABLISHMENT OF SPECIAL SERVICE 14 (TALON PRESERVE) IN THE E OF DOWNERS GROVE, ILLINOIS |
| _ | Motion | | AND PRO | OVIDING FOR A PUBLIC HEARING THER PROCEDURES IN CONNECTION |
| | Other | | THEREW | WITH", as presented. |
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| SUM] | MARY OF | TEM: | | |
| | tion of this o | ordinance shall propos | se the establi | ishment of SSA #14 for the Talon Preserve |
| RECO | ORD OF AC | CTION TAKEN: | | |
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ORD 2025-10916 Page 4 of 11

| ORDINANCE NO | • |
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AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 14 (TALON PRESERVE) 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.

<u>Section 2</u>. 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, December 16, 2025 at 7:00 p.m. in the Betty Cheever Council Chambers of the Civic Center, 850 Curtiss Street, Downers Grove, Illinois, to consider the creation of Special Service Area Number 14 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

ORD 2025-10916 Page 5 of 11

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 14

NOTICE IS HEREBY GIVEN that on Tuesday, December 16, 2025 at 7:00 p.m., in the Betty Cheever Council Chambers of the Civic Center, 850 Curtiss Street, 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 south ½ of the southeast ¼ of the southwest ¼ of Section 33, Township 39 North, Range 11 East of the Third Principal Meridian, (except the south 50 feet of the south ½ of the southeast ¼ of the southwest ¼ of said Section 33) in DuPage County, Illinois. Also known as the south 10 chains (660 feet) of the east half of the southwest quarter of Section 33, Township 39 north, range 11 east of the Third Principal Meridian (except the south 50 fee thereof) in DuPage County, Illinois

Commonly known as: 100 39th Street, Downers Grove, IL 60515

PIN: 06-33-300-006

The approximate street location for the area is on at the northeast corner of Cumnor Road and 39th 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 14, 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 14 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 Talon Preserve 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 outlet 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 | <u>_</u> . |
|------------|--------|-----|-----------------------------|
| | | | |
| | | | Rosa Berardi, Village Clerk |

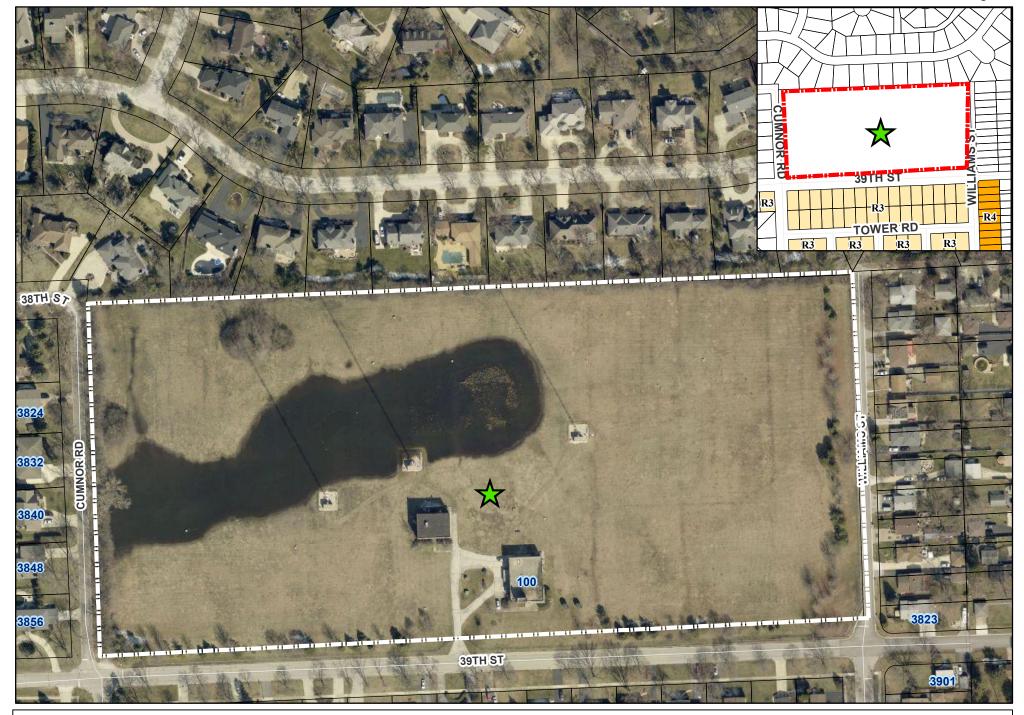
ORD 2025-10916 Page 7 of 11

 $\underline{\textbf{Section 5}}$. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

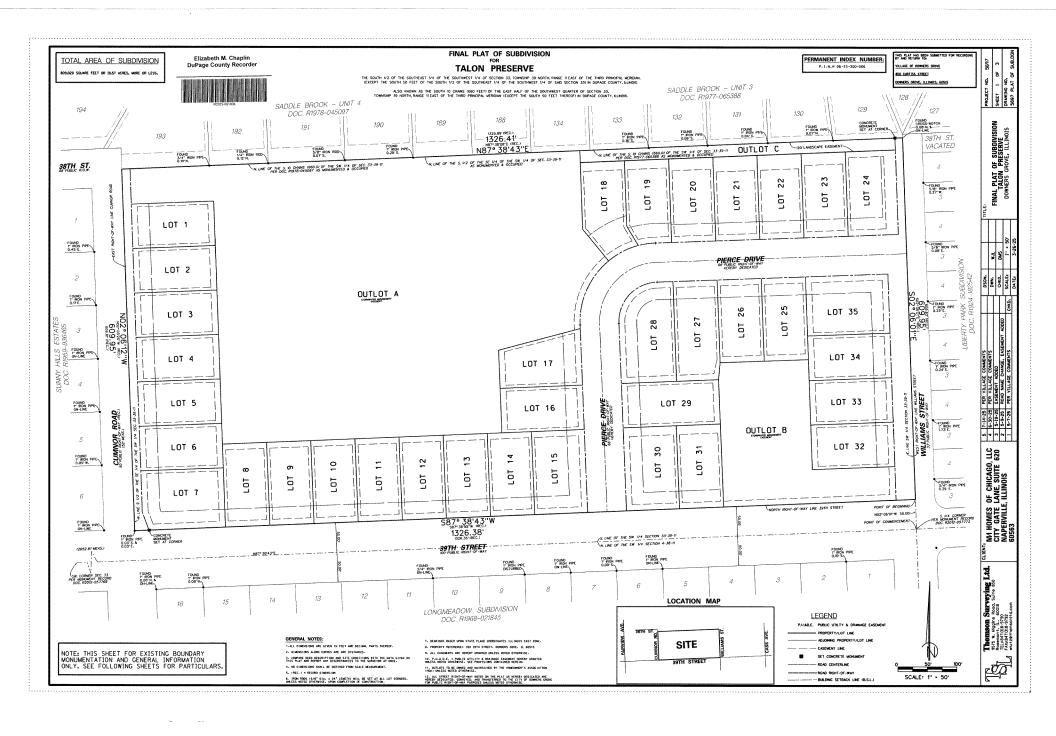
| | Mayor |
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| Passed: | · |
| Published: | |
| Attest: | |
| Village Clerk | |

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Subject Property
Site Location





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| THE COUNTY OF TH | LAND SURVEYOR, AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF, | N OF SAD SURVEY AND IN THE EVENT THE VALAGE SHALL CA | NOTIFICATION OF PERFORMED MY WORK PURSUANT TO THESE PARAGRAPHS, THE | | MEURES I. |
| THE THEORY OF SHAPE AND ADDRESS OF THE CONTROL OF T | THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE VILLAGE OF DOWN DUPAGE, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS: | HERS GROVE, COUNTY OF COST OF SUCH WORK OR ACTION, INC. NICHRED, IF THE AMOUNT SO CHARGE | DIS NOT PAID BY THE ASSOCIATION WITHIN THERTY 130 DAYS | TYPICAL EASEMENT DIMENSIONS LOT | |
| THE THEORY OF SHAPE AND ADDRESS OF THE CONTROL OF T | THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 EAST OF THE THRO PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH SO FEET OF T | 33, TOWNSHIP 39 NORTH, RANGE AND COSTS OF COLLECTION, SHALL BE HE SOUTH 1/2 OF THE THIS SUBDIVISION AND THE VILLAGE SH | THE VALAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST COME A LEN UPON THE LANGSCAPE EASEMENT AREA AND ALL LOTS WITHIN ALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND | 1 mars 10 mars | STORMWATER MININAGEMENT EASEMENT OWNER HEREBY CRAITS TO THE VILLAGE OF DOWNERS GROVE A STORMWATER MINAGEMENT EASEMENT MARKED AS |
| SOUTH ST. TOTS WETSECTION WITH SOUTH DATE TO WITH S | ALSO KNOWN AS THE SOUTH 10 CHAINS (660 FEET) OF THE EAST HALF OF TH | INTY, ILLINDIS. COSTS, AND TO EMPORCE SUCH LEN A E SOUTHWEST QUARTER OF NOTHING IN THESE PARAGRAPHS SHALL | S IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW, BE CONSTRUED TO CONSTITUTE A PUBLIC USE EASEMENT OR A DEDICATION | (10" PULDLE, ON THE STREET SIDE) | FACULTIES WITHIN THE PROPERTY AND A RICHT OF ACCESS TO PRIVATELY-OWNED LAND FOR THE REASONABLE EXERCISE OF THE RICHTS GRANTED TO THE VILLAGE. |
| SOUTH ST. TOTS WETSECTION WITH SOUTH DATE TO WITH S | SCUTION 33, TOWNSHIP 39 NOWTH, HANGE TEAST OF THE THIRD PRINCIPAL MER. 50 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS. | IUIAN (EXCEP) THE SOUTH OF ANY PORTION OF THE LANDSCAPE | EASEMENT AREA TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE, | | OWNER SHALL BE RESPONSELE TO INSPECT AND MAINTAIN THE STORMMATER FACILITIES ON THE PROPERTY. NO BULDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED ON SAID EASEMENT NOR SHALL ANY OTHER CHANGE BE |
| SOUTH ST. TOTS WETSECTION WITH SOUTH DATE TO WITH S | DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SE 39 NORTH, RANGE ITEAST OF THE THIRD PRINCIPAL MERIDIAN AS ESTABLISHED F | ECTION 33, TOWNSHIP PER DOCUMENT | | STREET | MARE UN THE PROPERTY THAT MOST MATERIALLY AFFECT THE PROPER MANAGEMENT, OPERATION OR CONTINUED MAINTENANCE OF MY STORWARTER FACILITY: MAPGE STORMMATER FACILITY: MAPGE STORMMATER FACILITY: MAPGE STORMMATER FACILITY: MAPGE STORMMATER FACILITY: MAPGE TO MAINTENANCE OF MY STORMMATER FACILITY. |
| SOUTH ST. TOTS WETSECTION WITH SOUTH DATE TO WITH S | RZUIZ-U3-7773: THENCE NORTH 02 DEGREES OF MINUTES OF SECOND WEST, ALON SOUTHWEST QUARTER OF SECTION 33, 50.00 FEET TO THE POINT OF BEGINNIN 38 MINUTES 55 SECONDS WEST, ALONG A LINE 50.00 FEET NORTH OF AND PAR | NG THE EAST LINE OF SAID GOTHEROE SOUTH BY DEGREES THE UNDERSIDED DIFFERENCE OF THE UNDERSIDED DIFFEREN | TIVE COVENANTS ECLARS THAT THE REAL PROPERTY DESCRIBED IN AND DEPOTED ON THE PLAY | (HOT TO SCALE) | IN THE EVENT THE VILLAGE DETERMINES, IN IT'S SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PROCEDURG PARAGRAPH HAVE BEEN VIOLATED OR THAT PROPER MAINTENANCE OF THE CROMMATES FAR THESE |
| SOUTH ST. TOTS WETSECTION WITH SOUTH DATE TO WITH S | OF SAID SOUTHWEST GUARTER OF SECTION 33, 1328.36 FEET TO A POINT ON SOUTHEAST GUARTER OF SAID SOUTHWEST GUARTER OF SECTION 33; THENCE NO MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE OF THE SOUTHEAST IN | THE WEST LINE OF THE OF SUBDIVISION SHALL BE HELD, TRA- VORTH 02 DEGREES COVENANTS AND RESTRICTIONS: LURATER OF THE SOUTHWEST | | | IS NOT SEENS PERFORMED OR THAT PROPER OPERATION OF THE STORMWATER FACILITES IS NOT OCCURRING ON THE PROPERTY AT ANY THE THE VILLAGE AFTER TEN (10) DAYS PROPER WRITTEN NOTICE TO THE OWNER, MAY, |
| SOUTH ST. TOTS WETSECTION WITH SOUTH DATE TO WITH S | QUARTER OF SECTION 33, ALSO BEING THE EAST LINE OF CUMINOR ROAD, 509.9 WITH THE NORTH LINE OF THE SOUTH NO CHAINS (660.0 FEET) OF SAID SOUTH ALSO BEING THE SOUTH INF OF SAIDS FROOK LINE 4. HOW MAKENED AND COLOR | IFEET TO ITS INTERSECTION WEST QUARTER OF SECTION 33. CUMPON THENER MORTH. SHALL BE CONSTRUCTED WHOLLY UN | S AND FACILITES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, DERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, | MOTE: THE LOT DETAIL IS DROWNED AS A DEFERENCE ONLY AND | CORRECTING MY VIOLATION AND (B) PERFORMING MANTENANCE WORK ON AND TO THE STORMWATER FACILITIES. |
| SOURCE OF THE PLANT OF THE LINES WELLOW STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE STREET BY A MANAGE OF T | 87 DEGREES 38 MINUTES OR SECONDS EAST, ALONG SAID NORTH LINE OF THE OF SAID SOUTHWEST QUARTER OF SECTION 33, AND THE SOUTH LINE OF SAIDL BROOK LINT 4. 1325.89 FET TO ITS INTERSECTION WITH SAID FAST LIANG OF T | SOUTH 10 CHANS (660.0 FEET) HELDLATINS, VALVES, MARKERS AND LE BROOK UNIT 3 AND SADDLE OF DOWNERS GROVE PRIOR TO RECK HER SOLITHMENT O HARDER OF | OWNER OF THE PLAT OF SUBDIVISION. | SHALL BE SUPERSEDED BY ANY ZOMBO CROSANCES OR PUD APPROVALS OF THE VILLAGE WHICH MAY CONFLICT WITH SAID | STORMMATER MANAGEMENT EASEMENT, THE VELAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO GETRAT THE ENTIRE COST OF SUCH MORE, MICLIUMN ADMINISTRATIVE COSTS, ETHER BEFORE OR |
| SOURCE OF THE PLANT OF THE LINES WELLOW STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE PLANT OF THE STREET HAVE SERVED BY A MANAGE OF THE STREET BY A MANAGE OF T | SECTION 33: THENCE SOUTH 02 DEGREES 06 MINUTES OF SECOND EAST, ALONG SOUTHWEST QUARTER OF SECTION 33, ALSO BEING THE WEST LINE OF WILLIAM THE POWNT OF BEGINNING OF THIS DESCRIPTION. | SAID EAST LINE OF THE SERVING THE SEVER STREET LIGHTING, POTABLE WE SERVER STREET LIGHTING, POTABLE WE SERVED FOR AND ISSUITED TO THE SECRIFIED TO THE SECRIFIE | SUBDIVISION, AND OTHER PROPERTY WITH STORM DRANAGE, SAMTARY ATER SERVICE, AND OTHER PUBLIC UTLITY SERVICES, IS HEREBY E. VELLACE OF DOWNERS GROVE AND DOWNERS GROVE CAMITARY DISTRICT THEM | SHOW DETAILS, THIS LOT DETAIL SHALL NOT BE INTERPRETED OR ENFORCED AS A COVENANT THAT THAN WITH THAT LAND ENERGY BY OWNERS WITHIN THE TAILOR DESCRIPTION. | AFTER SUCH COST IS INCURRED, IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THRITY (30) DAYS FOLLOWING DUMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT SUCH CHARGE, TOGETHER WITH NITEREST AND COSTS OF COLLECTION, SHALL BECOME A LIFE INFON THE PROPROPERTY MAN THE WITHIN COLLECTION, SHALL BECOME A LIFE INFON THE PROPROPERTY MAN THE WITHIN COLLECTION, SHALL BECOME A LIFE INFON THE PROPROPERTY MAN. |
| THE STREET OF THE PLAT RET AS A REPORT OF THE PLAT RET AS A REPORT OF THE PLAT RET AS A REPORT OF THE STREET AND A PLAT RET AS A REAL PLAT RET AS | | RESPECTIVE SUCCESSORS AND ASSIGNMENT OF THE FACILITY OF THE FA | NS, JOHTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN, AND SES AND EOUPMENT USED IN CONNECTION WITH THE PUBLIC WATER TY SEWERS STORM DEALINGS SYSTEM STORES THE DESCRIPTION OF THE PUBLIC WATER | SUBDIVISION. THE ZONING ORDINANCES OF THE VILLAGE SHALL PREVAIL. | THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. |
| THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT LENGES MANAGES TO A BOUNDARY STATE OF THE CONFORMS TO THE CONFORMS | WE FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION DENTIFIED C BE SET, AND IRON RODS WILL BE PLACED AT ALL LOTS CORNERS AND POINTS | CONCRETE MORNIMENTS WILL OTHER PUBLIC UTAITY SERVICE, AND OF CHANGE IN ALIGNMENTS. THE GROUND SHOWN WITHIN THE DO | THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH TIED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAMAGE | BUILDING SETBACK DETAIL | THE STORMMATER MANAGEMENT EASEMENT SHALL RUN WITH THE PROPERTY AND SHALL BE BHONG UPON AND MARE TO THE BENEFIT OF THE OWNER OF THE PROPERTY, THE OWNER'S SUCCESSORS, ASSIGNS AND GRANTEES, AND ALL |
| THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT LENGES MANAGES TO A BOUNDARY STATE OF THE CONFORMS TO THE CONFORMS | WE FURTHER CERTEY THAT THIS PROPERTY IS LOCATED IN ZONE X, AREA OF | EASHENI," ON SHEAR LANGUAGE DI DESIGNATED ON THE PLAT FOR STRE NINNAL FLODO HAZARD, TREES, BUSHES AND ROOTS AS MAY | ESTUMBLISHED AS STUMBARDER UN SEWER LASSMEINT, AND THE PROPERTY ETS AND ALEYS, TOGETHER WITH THE RIGHT TO CUT, TRAN OR REMOVE BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE | B.S.L. • BUILDING SETBACK LINE | PROTECTION OF ATTEMPTING TO VOCATE MY PROCESSING THEM DEFORCED TO THIS STORMWATER MANAGEMENT EASEMENT MAY BE SOUGHT BY THE VILLAGE BY ANY PROCESSING AT LAW OR IN EQUITY AGAINST MAY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VOCATE MY PROVISION, EITHER TO RESTRAIN VIOLATION, TO COMPER. |
| THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT LENGES MANAGES TO A BOUNDARY STATE OF THE CONFORMS TO THE CONFORMS | AS SHUWIN UPUN THE FEDERAL EMERCENCY MANAGEMENT AGENCY'S FLOOD INSU NO. 17043-C-0178-J, MAP DATE: AUGUST 1, 2019. | URANCE RATE MAP RIGHT TO ENTER UPON THE SUBDIVING OVER GRANTEES FACLITIES OR IN, UP WITHOUT THE PRIOR WITTON CONSO | NED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED ON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT NT OF GRANTES, AFTER BISTALLATION OF ANY SUCH FACEITES. THE GRANE | | AFFEMATIVE ACTION OR TO RECOVER DAMAGES AND AGAINST THE PROPERTY TO ENFORCE ANY LIEN CREATED BY THIS STORMHATER MANAGEMENT EASEMENT. |
| THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT LENGES MANAGES TO A BOUNDARY STATE OF THE CONFORMS TO THE CONFORMS | WE FUNCIFIER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF DOWNERS GO A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AU 12 OF ARTICLE 11 OF THE ILLINOIS MURRICIPAL CODE AS AMENDED. | ROVE WHICH HAS ADOPTED OF THE SUBDIVIDED PROPERTY SHAL THORIZED BY DIVISION OPERATION AND MAINTENANCE THERE! | L NOT BE ALTERED BY A MANGER SO AS TO INTERFERE WITH THE PROPER DE. | 1 1 1 1 | DATED THIS TO DAY OF SEPTEMBEY. A.D. 2025. |
| OVEN HOSE MY HAND AND SEA AT ROSEMONT, LEHROS COUNTY OF SCHIEGER AND DEAN AT ROSEMONT, LEHROSE | | ANDAROS FOR A BOUNDARY STATE OF 11 INDIE 1 | ECORD | | |
| THE STATE OF THE PROPERTY OF THE WARRING STATE OF T | | R J COUNTY OF COOK 1 | minimum, | | ATTEST: YE CCD. |
| SURVEYOR GIVEN (BOCER MY HAMO AND SEAL THAT 10TH DAY OF SEPTEMBER A.O., 2025. WALTER ALLUTZ PREPARED FOR: PR | 11 01 | WE. THOUSON SURVEYING, LIMIT 184-002768. IN ACCORDANCE WI 3576 PERMISSION TO THE VILLAGE ME | | 1 12 311 | |
| PREPARED FOR: STREET PREPARED FOR: MI HOMES OF CHICAGO, LLC MI HOM | 1 //// // // // // | URVEYOR \$ \$ GIVEN BINDER MY HAND AND SEAL | THE DUPAGE COUNTY RECORDER OF DEEDS. PROFESSIONAL PROFESSIONAL LAND | The second of th | IP Rose |
| LICKISE EXPRES ADMIL EARLY SUITE 620 STREET M/I HOMES OF CHICAGO, LLC 2155 CTTY GATE LANE, SUITE 620 2155 CTTY GATE LANE, SUITE 620 2155 CTTY GATE LANE, SUITE 620 AND TO SCHOOL TO S | 1 / / 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | Markons 1/93 | SURVEYOR STATE OF ILLINOIS | | PREPARED FOR: |
| DUSIGN FROM LICENSE EXPRES APRIL 30, 2027 OF THE LICENSE | LICENSE EXPRES: NOVEMBER 30, 2026 LICENSE EXPRES: NOVEMBER 30, 2026 LINDIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768 | ONT ILLINOIS PROFESSIONAL LAND S | URVEYOR NO. 3576 | STREET STREET | M/I HOMES OF CHICAGO, LLC M/I HOMES OF CHICAGO, LLC |
| NAPERVILLE, IL 60563 NAPERVILLE, IL 60563 | DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027 | MY LICENSE EXPIRES NOVEMBER DESIGN FIRM LICENSE EXPIRES | APRIL 30, 2027. | | NAPERVILLE, IL 60563 2135 CITY GATE LANE, SUITE 620 NAPERVILLE, IL 60563 |