

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
AUGUST 14, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision for 5505 Middaugh Avenue	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution has been prepared for the Final Plat of Middaugh Subdivision to subdivide the existing property located at 5505 Middaugh Avenue into two lots.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the August 21, 2007 active agenda.

BACKGROUND

The site is located at the southeast corner of 55th Street and Middaugh Avenue and is zoned R-4 Single Family Residence District. The existing lot currently improved with a single family residence is 150.72 feet wide and 213.5 feet deep and has an area of 32,178.72 square feet.

The property is located in an established neighborhood with predominantly 60 foot wide lots. The petitioner is proposing to subdivide the lot into two lots that are 75.36 feet wide by 213.51 feet deep each. The two proposed lots would meet and exceed the minimum lot dimension requirements for the R-4 Zoning District. The characteristics of the two proposed lots are summarized in the table below:

5505 Middaugh Avenue Subdivision	Required Lot Width	Proposed Lot Width	Required Lot Depth	Proposed Lot Depth	Required Lot Area	Proposed Lot Area
Lot 1	75 feet	75.36 feet	140 feet	213.53 feet	10,500 sq. ft.	16,089 sq. ft.
Lot 2	75 feet	75.36 feet	140 feet	213.51 feet	10,500 sq. ft.	16,089 sq. ft.

The petitioner has not requested any exceptions from the Subdivision Ordinance. Sidewalks have previously been constructed along both 55th Street and Middaugh Avenue. Therefore, no additional sidewalk construction is required at this time. The final plat of subdivision indicates both lots will meet all utility easement requirements.

Per Subdivision Ordinance, the petitioner is required to pay School and Park Donations to offset the impact of new residential uses. The maximum gross total donation obligation is \$9,473.44 (based on two four-bedroom houses). A credit of \$2,964.72 is given for the existing three bedroom residence which will have to be demolished before the plat of subdivision is recorded. Therefore, a total

payment of \$6,508.72 must be made to the Village prior to the recording of the plat and is subject to confirmation by the Department of Community Development upon application for building permits.

The breakdown of School and Park Donations is summarized in the table below:

5505 Middaugh Avenue Subdivision	Total to School District 58	Total to School District 99	Total to Park District	Total Donations per Dwelling
Lot 1	\$1,668.59	\$ 784.80	\$2,283.33	\$4,736.72
Lot 2	\$1,668.59	\$ 784.80	\$2,283.33	\$4,736.72
Existing House Credit	- \$ 927.80	- \$ 333.60	- \$1,703.32	- \$2,964.72
Total	\$2,409.38	\$1,236.00	\$2,863.34	\$6,508.72

The Plan Commission considered the project at the June 6, 2007 meeting and recommended unanimous approval of the proposed Middaugh Avenue Subdivision with the conditions noted in the staff report. Staff concurs with the Plan Commission recommendation.

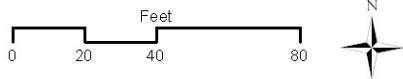
ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated June 4, 2007

Minutes of the Plan Commission Hearing dated June 4, 2007



5505 MIDDAUGH AVENUE

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF SUBDIVISION FOR THE MIDDAUGH AVENUE SUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Subdivision approval for the Middaugh Avenue Subdivision, located at the Southeast corner of Middaugh Avenue and 55th Street, Downers Grove, Illinois, legally described as follows:

Lots 83 (except the East 70 feet and the South 75 feet thereof) and 84 (except the East 70 feet thereof) in Branigar Brothers Downers Grove Farms, being a subdivision in Sections 17 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 14, 1920 as Document Number 144285, in DuPage County, Illinois

Commonly known as 5505 Middaugh Avenue (PIN 09-18-203-045)

WHEREAS, notice has been given and hearing held on June 4, 2007 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for the Middaugh Avenue Subdivision as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for the Middaugh Avenue Subdivision, be and is hereby approved subject to the following conditions:

1. The subdivision shall substantially conform to the final plat of subdivision prepared by C.M. Lavoie & Associates, Inc. dated December 8, 2006; last revised April 25, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to recording of the Final Plat of Middaugh Subdivision, the existing house on the property shall be demolished.
3. Prior to recording of the Final Plat of Middaugh Subdivision, the petitioner shall pay to the Village of Downers Grove a total of \$6,508.70 as school and park donations.
4. Each individual lot shall have its own separate water service and B-Box.

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

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

Mayor

Passed:

Attest: _____
Village Clerk



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: June 4, 2007

FROM: Department of Community
Development

PREPARED BY: Damir Latinovic
Planner

TITLE

PC 20-07; Middaugh Avenue Subdivision (5505 Middaugh Avenue); The petitioner is requesting approval of the Final Plat of Subdivision to divide one existing lot into two new lots for the property located at the southeast corner of Middaugh Avenue and 55th Street.

Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: John Kouchoukas - Middaugh Development Inc.
Po Box 141
Oak Park, IL 60303

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residence District.
EXISTING LAND USE: Single Family Residential.
PROPERTY SIZE: Approximately 32,178 square feet.
PIN: 09-18-203-045

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residence	Residential 0-6 DU/acre
SOUTH:	R-4 Single Family Residence	Residential 0-6 DU/acre
EAST:	R-4 Single Family Residence	Residential 0-6 DU/acre
WEST:	R-4 Single Family Residence	Residential 0-6 DU/acre

ANALYSIS

SUBMITTALS

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

Development:

1. Project Summary
2. Applications/Petitions for Public Hearing
3. Plat of Easement (Plat of Survey)
4. Final Plat of Subdivision

DESCRIPTION

The site located at the southeast corner of 55th Street and Middaugh Avenue is zoned R-4 Single Family Residence District. The existing lot currently improved with a single family residence is 150.72 feet wide and 213.5 feet deep. The petitioner is proposing to subdivide the existing property into two (2) lots. The new lots would be 75.36 feet wide by 213.5 feet deep.

The petitioner filed a petition for lot reconfiguration involving this property in August of 2006. As part of the lot reconfiguration, the common property line between Parcel A and Parcel B was moved southward to create a large 150.72 feet wide by 213.5 feet deep Parcel A, as outlined in the enclosed Plat of Easement. The petitioner is now requesting to subdivide the Parcel A into two lots, Lot 1 and Lot 2 as outlined in the enclosed Plat of Middaugh Subdivision.

The property is located in an established neighborhood with predominantly 60 foot wide lots. Per the Subdivision Ordinance, any newly created lot shall have a minimum lot width of 75 feet, minimum depth of 140 feet and a minimum area of 10,500 square feet. The two proposed lots would be 75.36 feet wide by 213.5 feet deep. With an area of approximately 16,089.36 square feet, each lot will meet or exceed the minimum lot dimension requirements for the R-4 Zoning District. The characteristics of the two proposed lots are summarized in the table below:

5505 Middaugh Avenue Subdivision	Required Lot Width	Proposed Lot Width	Required Lot Depth	Proposed Lot Depth	Required Lot Area	Proposed Lot Area
Lot 1	75 feet	75.36 feet	140 feet	213.53 feet	10,500 sq. ft.	16,089 sq. ft.
Lot 2	75 feet	75.36 feet	140 feet	213.51 feet	10,500 sq. ft.	16,089 sq. ft.

Because the development is less than three acres, stormwater detention is not required. The petitioner has not requested any exceptions from the Subdivision Ordinance.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

The subject property is zoned R-4 Single Family Residence District. The Future Land Use Plan designates the site as Residential at a density of 0-6 dwelling units per acre. The proposal for two single family lots is consistent with the existing Future Land Use designation and other Village planning documents.

COMPLIANCE WITH THE ZONING ORDINANCE

The proposed subdivision is consistent with the uses listed for the R-4 Single Family Residence District. The plans indicate there will be two (2) single family residential lots. As outlined above, both lots will meet the minimum lot dimension requirements listed in the R-4 Zoning District.

COMPLIANCE WITH THE SIGN ORDINANCE

This section is not applicable to this petition.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

This section is not applicable to this petition.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

Required School and Park District Donations

The Subdivision Ordinance establishes the schedule of School and Park District donations to offset the impact of new residential uses. The petitioner has stated the intent to construct two (2) new residences on Lots 1 and 2. The maximum gross total donation obligation is \$9,473.44 (based on two four-bedroom houses). A credit of \$2,964.72 is given for the existing 3 bedroom residence which will be demolished before the plat of subdivision is recorded. Therefore, a total payment of \$6,508.72 must be made to the Village prior recording of the plat and is subject to confirmation by the Department of Community Development upon application for building permits. The breakdown of School and Park Donations is summarized in the table below:

5505 Middaugh Avenue Subdivision	Total to School District 58	Total to School District 99	Total to Park District	Total Donations per Dwelling
Lot 1	\$1,668.59	\$ 784.80	\$2,283.33	\$4,736.72
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Total	\$2,409.38	\$1,236.00	\$2,863.34	\$6,508.72

Sidewalks

Sidewalks have previously been constructed along both 55th Street and Middaugh Avenue. Therefore, no additional sidewalk construction is required at this time. The petitioner will be required to repair any sections of sidewalk damaged during construction of any structures on the lots.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to subdivide the existing lot into two new lots to enable the construction of two new single family homes. If the subdivision is approved, each lot will need to have its own separate water service and B-Box. Both single family structures will be required to meet all of the provisions in the Village's Stormwater Management Ordinances.

The final plat of subdivision indicates both lots will meet all utility easement requirements.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has indicated the property will continue to be adequately serviced by emergency vehicles.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

RECOMMENDATIONS

The proposed final plat of subdivision is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation of the Final Plat of Middaugh Subdivision petition to the Village Council subject to the following conditions:

1. The subdivision shall substantially conform to the final plat of subdivision prepared by C.M. Lavoie & Associates, Inc. dated December 08, 2006; last revised April 25, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to recording of the Final Plat of Middaugh Subdivision, the existing house on the property shall be demolished.

3. Prior to recording of the Final Plat of Middaugh Subdivision, the petitioner shall pay to the Village of Downers Grove a total of \$6,508.70 as school and park donations.
4. Each individual lot shall have its own separate water service and B-Box.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

MIDDAUGH

DEVELOPMENT, INC.

April 10, 2007

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

Attn: Jeff O'Brien

Re: 5505 Middaugh
Subdivision

Dear Mr. O'Brien

I am providing this written overview summary of our intent to subdivide the property located at 5505 Middaugh in Downer Grove. This property is owned by Middaugh Development, Inc, for which I am the owner.

Attached is a proposed "Subdivision Plat" dated 12-08-2006, which describes the two proposed lots that would result from the subdivision.

The resulting two proposed lots will comply with the current Zoning Ordinance requirements for an R3 Zone. Both lots will have a frontage of greater than the required 75' and also exceed the required area of 10500 SF.

I have also attached the following as required by the "Application Packet" provided to me:

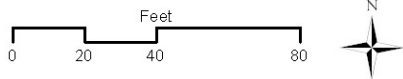
- Completed Petition for Plan Commission Application
- Application fee of \$200
- Current Plat of Survey
- Mail labels for all properties within 250 of the perimeter of the site

Please call me with any questions you may have, and to discuss the next steps.

Sincerely,



John P. Kouchoukos, AIA

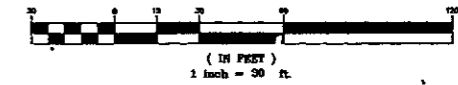


5505 MIDDAUGH AVENUE

PLAT OF EASEMENT

PLAT
R2006-189102
SEP. 28. 2006
12:19 PM

GRAPHIC SCALE



LEGEND

(0.00) RECORD INFORMATION
0.00 MEASURED INFORMATION
LIMITS OF SURVEY

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED ELECTRIC AND SBC TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF ELECTRICITY AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT 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 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT", WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO FAR AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

THE TERMS "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), 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 AS AN APPURTENANCE TO THE SEPARATELY OWNED LOT, 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 TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND SIDEWALKS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT, OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

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

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF DOWNERS GROVE, INCLUDING BUT NOT LIMITED TO, COMED, SBC, INCO, AND COMCAST, AND (INDSDALE AND DOWNERS GROVE) SANITARY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SIGNALS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MARKLES, PATCH BASKING, CONDUITS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, AS MAY BE REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
MIDDALGH DEVELOPMENT, INC

THIS IS TO CERTIFY THAT _____ IS AN 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 Downers Grove, ILLINOIS, THIS 27 DAY OF SEPTEMBER, 2006.

BY: John Kouchovas ATTORNEY

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, FREDERICKA BIETKUSIS, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

JOHN P. KOUCHOVAS IS THE

MIDDALGH DEVELOPMENT, INC

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 27 DAY OF SEPTEMBER, 2006.

BY: Fredricka Bietkusis NOTARY PUBLIC

BY: John Kouchovas ATTORNEY

BY: John Kouchovas ATTORNEY

BY: John Kouchovas ATTORNEY

BY: John Kouchovas ATTORNEY

BY: John Kouchovas ATTORNEY

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BY: John Kouchovas ATTORNEY

BY: John Kouchovas ATTORNEY

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED THIS 26 DAY OF September, 2006, BY THE OFFICIALS VILLAGE OF DOWNERS GROVE.

BY: Don Puchner VILLAGE MANAGER

BY: John H. Hill VILLAGE CLERK

CERTIFICATE OF COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS INSTRUMENT NUMBER R2006-189102 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE 28 DAY OF September, A.D., 2006, AT 12:19 O'CLOCK P. M. IN BOOK _____ OF PLATS ON PAGE _____

BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER

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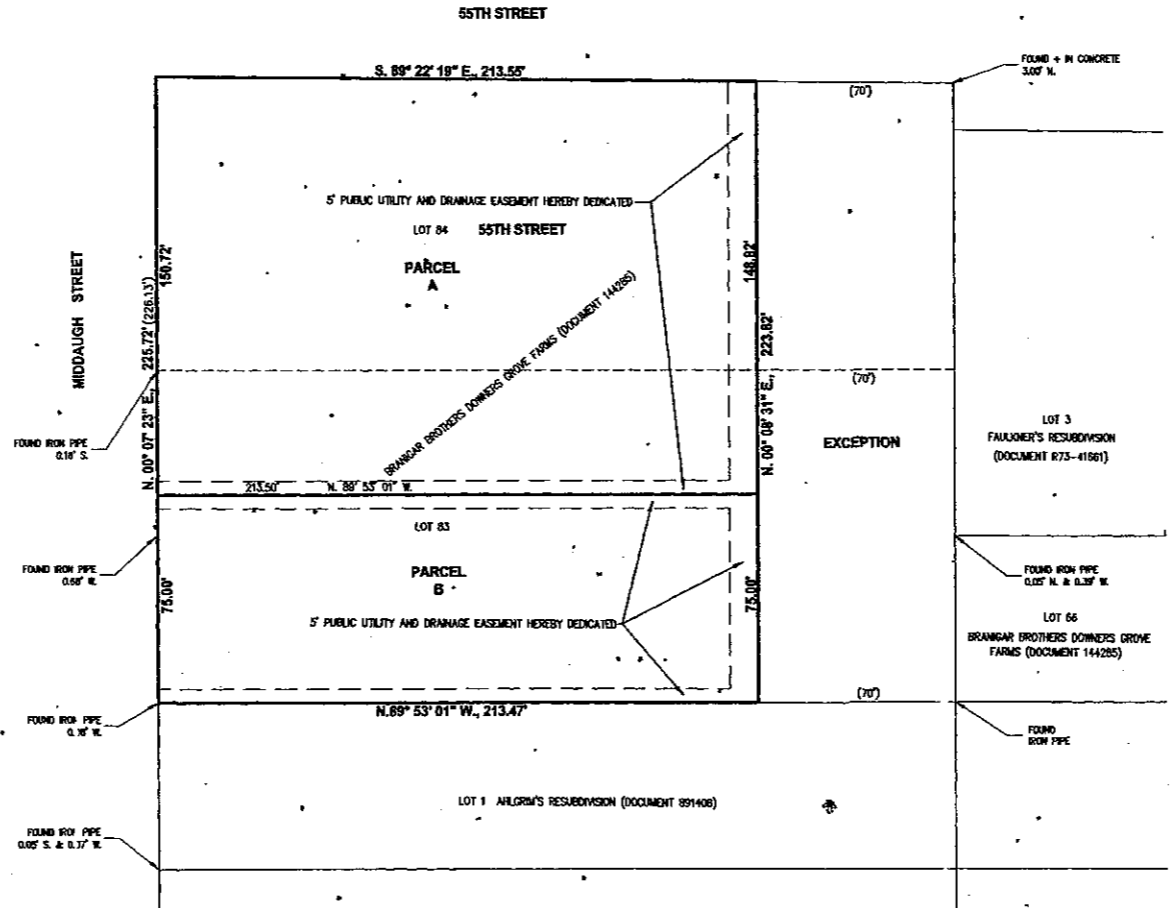
BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER

BY: Fredricka Bietkusis RECORDER



DESCRIPTION

PARCEL A:
LOTS 83 (EXCEPT THE EAST 70 FEET AND THE SOUTH 75 FEET THEREOF) AND 84 (EXCEPT THE EAST 70 FEET THEREOF) IN BRANNGAR BROTHERS DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1920 A DOCUMENT NUMBER 144285, IN DU PAGE COUNTY, ILLINOIS.

PARCEL B:
THE SOUTH 75 FEET OF LOT 83 (EXCEPT THE EAST 70 FEET THEREOF) IN BRANNGAR BROTHERS DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1920 AS DOCUMENT NUMBER 144285, IN DU PAGE COUNTY, ILLINOIS.

PARCEL NUMBERS: 09-18-203-040
09-18-203-042

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

THIS IS TO CERTIFY THAT I, ROBERT W. STASK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322, HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT PLAINFIELD, ILLINOIS, THIS 15TH DAY OF SEPTEMBER, A.D., 2006.

Robert W. Stask
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322
LICENSE RENEWAL/DATE OF EXPIRATION: 11-30-06



NOTES

- FIELD SURVEY PERFORMED ON MARCH 8, 2006.
- PLAT REPRESENTS A BOUNDARY SURVEY OF A DESCRIPTION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, TITLE COMMITMENT NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL OF LAND.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BASES OF BEARINGS: SOUTH LINE OF 55TH STREET = SOUTH 81° 22' 19" EAST (ASSUMED).

SUBMITTED BY:
MIDDALGH DEVELOPMENT, INC
P.O. BOX 141
CAK PARK, IL. 60303 - 0141

For Details of this Letter
See Doc. R2006-189102

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These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the site improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

HEARTH PROPERTIES

SEC OF MIDDALGH AND 55TH STREET
DOWNERS GROVE, ILLINOIS

PLAT OF EASEMENT		DRAWN BY: JACO	CHECKED BY: RWS
		SCALE: 1"=30'	DATE: 9-15-06
		JOB NUMBER: 08-108	SHEET: 1 OF 1
CML	Consulting Civil Engineering Land Planning & Surveying 1050 West Route 136 Plainfield, Illinois 60544 voice 815-254-0505 fax 815-436-5158	DATE	DESCRIPTION
		1 09-20-06	NORTH VIL. COAR. CERT. PER VIL.
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C.M. Lavole & Associates, Inc.

FINAL PLAT OF MIDDAUGH SUBDIVISION

A RESUBDIVISION OF PART OF LOTS 83 AND 84 IN BRANIGAR BROTHERS DOWNERS GROVE FARMS
SECTION 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE VILLAGE OF DOWNERS GROVE, DU PAGE COUNTY, ILLINOIS.

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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 _____ 20____

BY: _____ COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

THIS _____ DAY OF _____ 20____

BY: _____ COLLECTOR

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE.
THIS _____ DAY OF _____ 20____

BY: _____ CHAIRMAN

VILLAGE COUNCIL'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED THIS _____ DAY OF _____ 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

BY: _____ MAYOR BY: _____ VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

BY: _____ COUNTY CLERK

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ROBERT W. STASIK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 83 (EXCEPT THE EAST 70 FEET AND SOUTH 75.00 FEET THEREOF) AND 84 (EXCEPT THE EAST 70 FEET THEREOF) IN BRANIGAR BROTHERS DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1929 AS DOCUMENT NUMBER 144285, IN DU PAGE COUNTY, ILLINOIS.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED, AND THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP PANEL NUMBER 170197C0804A, SHOWING AN EFFECTIVE DATE OF JULY 1, 2004.

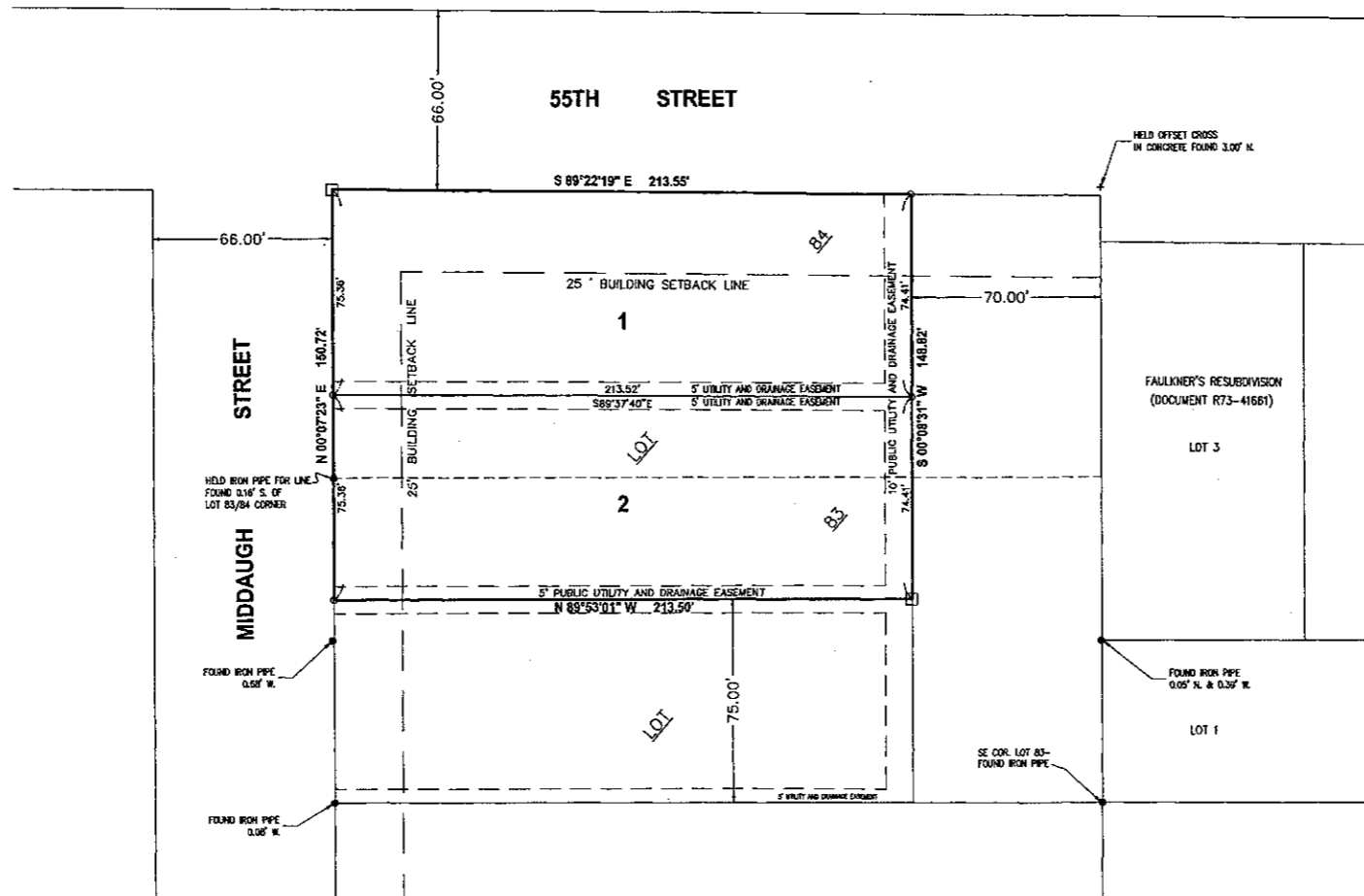
C. M. LAVOIE AND ASSOCIATES, INC.

BY: _____ DATE: _____ 2007.

ROBERT W. STASIK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322
LICENSE RENEWAL/DATE OF EXPIRATION: 11-30-2008



© Copyright, 2006 C. M. Lavoie & Associates, Inc. These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF DOWNERS GROVE, INCLUDING BUT NOT LIMITED TO, COMED, SBC, NICOR, AND COMCAST, AND (HINSDALE AND DOWNERS GROVE) SANITARY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDINGS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, AS MAY BE REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE.

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT MIDDAUGH DEVELOPMENT, INC. 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. THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS KOUCHUKOS SUBDIVISION, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DOWNERS GROVE HIGH SCHOOL DISTRICT 99, AND ELEMENTARY SCHOOL DISTRICTS OF DOWNERS GROVE NUMBER 58, IN DU PAGE COUNTY, ILLINOIS.

DATED AT _____ DAY OF _____ 20____ ILLINOIS

BY: _____ (SIGNATURE)

(PRINTED NAME AND TITLE)

ATTEST: _____

TITLE: _____

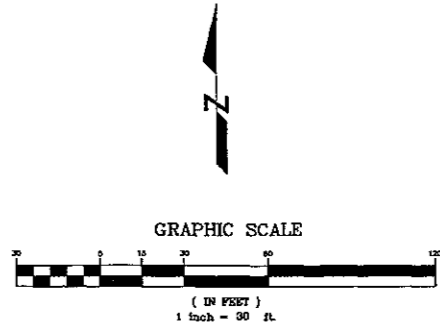
NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) OF

MIDDAUGH LAND DEVELOPMENT, INC. WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FORGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____

BY: _____ NOTARY PUBLIC



LEGEND
□ INDICATES SET CONCRETE MONUMENT
○ INDICATES SET 3/4" PIPE

CERTIFICATE OF COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL CONCERNS

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ DIRECTOR FOR THE DU PAGE COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL CONCERNS, DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION, AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE DU PAGE COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL CONCERNS.

DATED AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

BY: _____ DIRECTOR

ENGINEER/OWNER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND 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 COVERED BY THIS PLAT OF RESUBDIVISION IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP PANEL NUMBER 170197C0804A, SHOWING AN EFFECTIVE DATE OF JULY 1, 2004.

DATED THIS _____ DAY OF _____ 20____

BY: _____ ENGINEER BY: _____ OWNER OR ATTORNEY

CERTIFICATE OF COUNTY RECORDER
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

BY: _____ RECORDER

HEARTH PROPERTIES
SE COR. MIDDAUGH ST. & 55TH ST.
DOWNERS GROVE, IL.

SUBDIVISION PLAT

DRAWN BY: GRB CHECKED BY: RWS
SCALE: 1"=30' DATE: 12-08-2006
JOB NUMBER: 06-108 SHEET: 1 OF 1

#	DATE	DESCRIPTION
1	04-25-2007	REVISED PER VILLAGE REVIEW
2		
3		
4		
5		
6		
7		
8		

C.M. Lavoie & Associates, Inc.
Consulting Civil Engineering
Land Planning & Surveying
1050 West Kole 126
Plainfield, Illinois 60544
voice 815-254-0505
fax 815-436-5158

FILE NO. PC 20-07; Middaugh Avenue Subdivision (5505 Middaugh Avenue); A petition seeking Final Plat of Subdivision approval for property located at the Southeast corner of Middaugh Avenue & 55th Street, commonly known as 5505 Middaugh Avenue, Downers Grove, IL (PIN 09-18-203-045; John Kuchoukos, Petitioner; Middaugh Development Inc., Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-20-07

Village Planner, Mr. Latinovic reported the parcel is approximately 32,000 square feet located at the southeast corner of Middaugh Avenue and 55th Street, in the R-4 zoning district. The petitioner would like to subdivide the lot into two lots, each approximately 75.36 feet wide and 213.5 feet deep. The two proposed lots will meet the Subdivision Ordinance requirements. Single-family residences are proposed for each lot in the future. School and park donations will be required for the two lots. The petitioner has not indicated the number bedrooms for each residence to be developed and, therefore, will be required to pay the maximum amount for a four-bedroom house, or approximately \$4,736.32. Because an existing single-family residence is on the lot, the petitioner will receive a credit in the amount of \$2,964.72 because the residence will have to be demolished prior to recording of the plat. The total required payment by the petitioner to the Village for \$6,508.72 which will be required to be paid prior to the recording of the plat.

The subdivided lots will meet all utility easement requirements. Staff believes the proposal is compatible with the existing Future Land Use Map classifications and recommends that the Plan Commission make a positive recommendation to the Village Council subject to the conditions in staff's report.

A question was raised about the status of a lot to the east of Parcel A to which Mr. Latinovic confirmed was not part of the proposal. Clarification followed on the relocation of the common property line between Parcel A and Parcel B back in August 2006 in order to create the future two lots on Parcel A, as proposed in this petition.

Petitioner/architect, Mr. John Kouchoukas, 6312 N. Glenwood, Chicago, Illinois, representing Hart Properties, introduced partner Mr. Jim Menick. Mr. Kouchoukas reported that this was his third project in the area. He purchased the property about two years ago with the intent to construct homes in the same general area. If approved, he will submit plans for the next two homes in the fall. He is trying to bring quality homes into the area.

Chairman Jirik opened up the meeting to public comment.

Ms. Linda Dorenhauser, 55415 Brookbank, voiced concerns about additional flooding because her property sits low. She pointed out her home on the map.

Mr. Latinovic stated that as part of the standard plan review, the petitioner's plans for new homes will have to meet the requirements of the Stormwater Management Ordinance and Village Storm Water engineers will review the plans, which is standard procedure.

There being no further comments, Chairman Jirik closed the public comments portion of the meeting. No questions followed from the commissions. The petitioner had no closing comments.

Mr. Matejczyk asked staff to expand on the stormwater adequacy for the area to ease residents' concerns. Mr. Mike Millette, Assist. Director of Public Works, explained the area did not have adequate facilities to handle the drainage. However, there were plans to add storm/sewer on Brookbank this summer. He offered, if directed, to look at ways to alleviate the low lying areas since the timing offered an opportunity. He recommended that concerned residents contact him directly about their flooding concerns.

WITH RESPECT TO FILE NO. PC 20-07, MRS. HAMERNIK MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR APPROVAL OF THE REQUEST, SUBJECT TO STAFF'S FOUR CONDITIONS AS OUTLINED IN THE STAFF REPORT:

- 1. THE SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY C.M. LAVOIE & ASSOCIATES, INC. DATED DECEMBER 08, 2006; LAST REVISED APRIL 25, 2007, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES;**
- 2. PRIOR TO RECORDING OF THE FINAL PLAT OF MIDDAGH SUBDIVISION, THE EXISTING HOUSE ON THE PROPERTY SHALL BE DEMOLISHED;**
- 3. PRIOR TO RECORDING OF THE FINAL PLAT OF MIDDAGH SUBDIVISION, THE PETITIONER SHALL PAY TO THE VILLAGE OF DOWNERS GROVE A TOTAL OF \$6,508.70 AS SCHOOL AND PARK DONATIONS; AND**
- 4. EACH INDIVIDUAL LOT SHALL HAVE ITS OWN SEPARATE WATER SERVICE AND B-BOX.**

SECONDED BY MRS. RABATAH. ROLL CALL:

AYE: MRS. HAMERNIK, MRS. RABATAH, MR. COZZO, MR. MATEJCZYK, MR. QUIRK, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 7-0