

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 20, 2007 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision for a Lot Split with a Flag Lot Exception	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution has been prepared for the Final Plat of Subdivision for a lot split with a flag lot exception at 4516 Roslyn Road.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2006-2011 identified *Preservation of the Residential and Neighborhood Character*. Supporting these goals are the objectives *Tolerance of Neighborhood Private Redevelopment* and *Continuing Reinvestment in the Neighborhoods*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the November 13, 2007 Council Workshop.

Staff recommends denial at the November 20, 2007 Council Meeting.

BACKGROUND

The property, currently zoned R-4 Single Family Residential, is located on the west side of Roslyn Road approximately 160 feet south of Traube Avenue. The parcel is 100 feet wide by 406 feet deep. The petitioner is proposing to split the lot and create two lots, a front lot and a flag lot. The dimensions of the lots are shown below and meet the lot area and dimension requirements for flag lot development. The petitioner is requesting a final plat of subdivision to create two lots of record.

	Width (ft)	Length (ft)	Area (sf)
Lot 1 (Front)	80	200	16,000
Lot 2 (Flag)	100	206.32	20,632

If the lot split is approved, the petitioner desires to own both lots at this time. Due to the design of the house currently being constructed on the parcel, the property owner will be required to modify the site and the existing house prior to the sale of Lot 2. These modifications shall be recorded in a deed restriction. Additionally, a cross-access agreement shall be recorded to provide driveway access for Lot 1 on Lot 2.

The Village Council adopted new provisions for creating flag lots in 2002. In 2002, there were discussions about prohibiting flag lots, but the Council determined flag lots may be created in the case where there are

unique circumstances or when the trend of development in the neighborhood favors their creation. At that time, the Council classified flag lots as an exception to the Subdivision Ordinance which requires additional standards be met for approval. The standards focus on avoiding negative impacts to the neighborhood. Staff does not believe these standards have been met. There are eight flag lots and eight front lots on Roslyn Road, between Ogden Avenue and Maple Avenue. Since 1989, five (5) Roslyn Road flag lots have been approved by the Village. The flag lots were created in 1992, 1997, 1998, 1999, and 2002. Staff believes the development of five flag lots over a period of 18 years along with the fact that the last flag lot was developed in 2002 does not constitute a trend.

The Plan Commission considered the project at the October 22, 2007, meeting and recommended unanimous approval of the proposed lot split with a flag lot exception. The Plan Commission believed the proposal met the standards and that flag lots are the trend of development along Roslyn Road. Two neighbors expressed concern about the character of the neighborhood and the potential drainage impacts of the flag lot. Staff does not concur with the Plan Commission recommendation and recommends the Village Council deny the requested lot split with a flag lot exception.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** November 20, 2007
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-3-07
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE APPROVING A LOT SPLIT WITH A FLAG LOT EXCEPTION FOR THE PROPERTY COMMONLY KNOWN AS 4516 ROSLYN ROAD", as presented.

SUMMARY OF ITEM:

At their meeting of October 22, 2007, the Plan Commission recommended adoption of the attached ordinance which would approve a lot split with a flag lot exception for the property located at 4516 Roslyn Road.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A LOT SPLIT WITH
A FLAG LOT EXCEPTION FOR THE PROPERTY
COMMONLY KNOWN AS 4516 ROSLYN ROAD**

WHEREAS, the Owner of the property known as 4516 Roslyn Road has requested a lot split with a flag lot exception pursuant to Sections 20-302, Section 20-600 and 20-602 of the Downers Grove Municipal Code; and,

WHEREAS, the lot is proposed to be divided as shown on the Plat of Survey, dated August 16, 2007, (incorporated herein and attached hereto as Exhibit A) which will result in two lots with one of the lots being a flag lot as defined under the Downers Grove Municipal Code; and,

WHEREAS, this property is in the R-4, Single Family Residential Zoning District; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing on the proposed lot split with a flag lot exception on October 22, 2007, in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission recommended that the lot split with a flag lot exception be approved.

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

SECTION 1. That the provisions of the preamble are incorporated into this ordinance.

SECTION 2. A lot split with a flag lot exception as described above is hereby approved for the property located at 4516 Roslyn Road.

SECTION 3. This lot split and flag lot exception shall be subject to the following conditions:

1. The lot split shall substantially conform to the preliminary plat of subdivision prepared by Genesis Survey, PC dated August 16, 2007; the site plan and topographic survey prepared by Genesis Survey, PC dated August 29, 2006 and revised on October 19, 2006; and the Future Driveway Plan and Details prepared by Genesis Survey, PC dated August 29, 2006 and revised on October

19, 2006 except as such plans may be changed to conform to Village codes, ordinances, and policies and the following conditions.

2. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a plat of subdivision granting five (5) foot public utility and drainage easements along all side property lines and ten (10) foot utility and drainage easements along all rear property lines.
3. Prior to Village Council consideration, a site plan indicating the location of all fire hydrants within 100 feet of the property shall be provided to the Village. If there are no fire hydrants within sixty (60) feet of the front lot line of the pole of the flag lot, the petitioner shall install a fire hydrant at their sole expense prior to the sale of the flag lot.
4. Prior to the Plat of Subdivision being recorded, a letter of credit for stormwater improvements shall be provided in accordance with Chapter 20 of the Village's Municipal Code or stormwater improvements shall be completed as approved by WSWPD (Westmont Surface Water Protection District). The amount of credit shall be determined by WSWPD.
5. Prior to the Plat of Subdivision being recorded, the petitioner shall pay to the Village a total of \$4,736.71 as school and park donations (\$2,283.33 to Downers Grove Park District, \$1,668.59 to Downers Grove Elementary School District 58, and \$784.80 to Community High School District 99) subject to verification by the Department of Community Development.
6. The petitioner shall record the Plat of Subdivision with the DuPage County Recorder within one year of Village Council approval. Three copies of the recorded plat shall be provided to the Village.
7. The petitioner shall record a deed restriction with the Plat of Subdivision that identifies the installation of a fire hydrant (if necessary), the reconfiguration of the existing porch overhang, the relocation of the existing garage doors and the reconfiguration of the existing driveway that shall be completed prior to the sale of Lot 2. A copy of these deed restrictions shall be provided to the Village after they have been recorded.

SECTION 4. The Village Manager and staff are authorized and directed to take all steps necessary to implement the Village's approval of this lot split with a flag lot exception.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

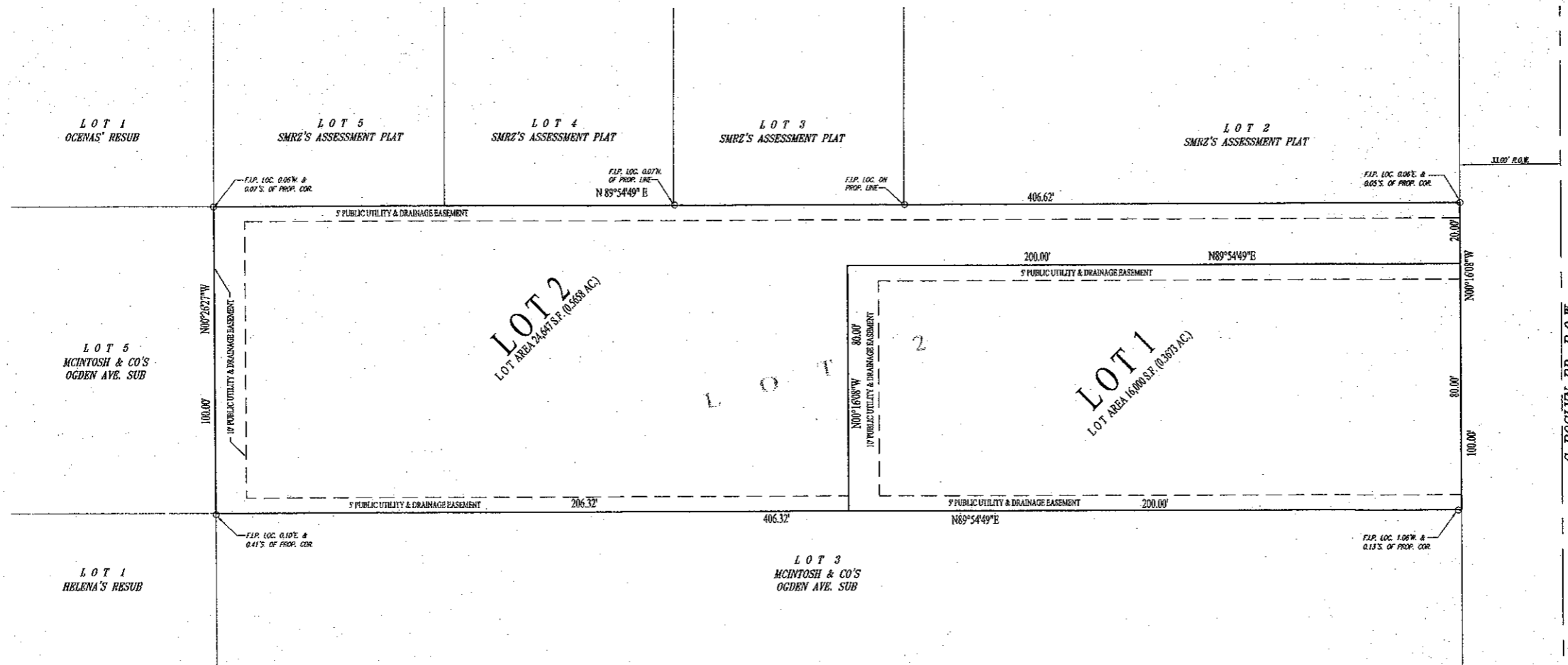
Attest: _____

Village Clerk

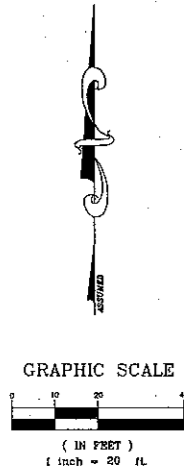
ROBERTS SUBDIVISION OF

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

AFFECTS P.I.N. 09-04-311-029
AREA OF PARCEL: 40,647 S.F.



UPON APPROVAL AND RECORDING, IRON PIPES WILL BE SET
AT ALL PROPERTY CORNERS. CONCRETE MONUMENTS
WILL BE SET AT TWO OPPOSITE SUBDIVISION CORNERS.



REVISIONS:	
#	DATE BY DESCRIPTION

PROJ MGR: T.G.S.
DRAWN BY: R.R.
DATE: 8/16/07

PLANS PREPARED FOR:
MR. DAN ROBERTS
4516 S. ROSLYN RD.
DOWNERS GROVE, IL. 60515

ROBERTS SUBDIVISION
4516 S. ROSLYN RD.
DOWNERS GROVE, IL. 60515
DATE OF FIELD WORK COMPLETION: 6/12/06

Genesis Survey, PC
PROFESSIONAL DESIGN FIRM No. 184-002822
3070 BROADWAY, SUITE 105
BIRLETT, ILLINOIS 60157
PH: (630) 836-0830 FAX: (630) 836-8838

GENESIS JOB NO.
06-245 Sub
SHEET 1 OF 2

ROBERTS SUBDIVISION OF

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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 the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at Wheaton, DuPage County, Illinois, this _____ day of _____, 2007.

County Clerk

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, Village Engineer of the Village of Downers Grove, Illinois, hereby certify that the land improvements described in the annexed plat and the plans and specifications therefor meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated at Downers Grove, DuPage County, Illinois, this _____ day of _____, 2007.

Village Engineer

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, Village Collector of the Village of Downers Grove, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any delinquent installments thereof that have been apportioned against the tract of land included in the annexed plat.

Dated at Downers Grove, DuPage County, Illinois, this _____ day of _____, 2007.

Village Collector

PLAN COMMISSION AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

Under the authority provided by 65 Illinois Compiled Statutes Act 5, Article 11, Division 12 and ordinance adopted by the Village Board of the Village of Downers Grove, this annexed plat was given approval by the Village of Downers Grove and shall be recorded only by the Village Clerk, or the Village Clerk's designee.

Approved by the Plan Commission at a meeting held _____

Chairman

Secretary

Approved by the Village Board at a meeting held _____

Mayor

Village Clerk

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such annexed plats or any part thereof; or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into 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 annexed plat.

Dated this _____ day of _____, 2007.

Engineer

Owner or Attorney

EASEMENT PROVISIONS

An easement serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees.

Their respective licensees, successors, and assigns, jointly and severally to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the declaration of Condominium and/or on this plat as "Common Elements" and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), without prior written consent of the Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "common 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 appurtenment 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 physically occupied by a building, service business or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at the cost of the Grantor/Lot Owner, upon written request.

Drainage Easement Provisions

A permanent non-exclusive easement is hereby reserved for and granted to the Village of Downers Grove (hereinafter "the Grantee"), and to its successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Drainage Easement", "Drainage" or "D." on this annexed plat, or where otherwise noted in the above legend for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining storm sewers, drainage ways, storm-water detention and retention facilities, subsurface drainage systems and appurtenances and any and all manholes, pipes, connections, catch basins, inlets, outfalls, and without limitation, such other installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

- A. No permanent buildings, or other obstructions, shall be placed on said Drainage Easement;
- B. No trees or shrubs shall be placed on said Drainage Easement so as to interfere with drainage functions. The premises may be used for landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights;
- C. There shall be no dredged or fill material placed upon said Drainage Easement; and,
- D. Fences shall not be erected upon said Drainage Easement in any way that will restrict the uses herein granted.

The right is also hereby granted to the Grantee to remove any buildings, structures, or other obstructions, to cut down, trim or remove any trees, fences, shrubs, or other plants that interfere with the operation of or access to such drainage facilities in, on, upon, across, over, or through said Drainage Easement.

The Grantee shall not be responsible for repair or replacement of any such buildings, structures, improvements, fences, gardens, shrubs, landscaping or other obstructions removed during exercise of the herein given rights. Replacement of items so removed shall be the responsibility of the then lot owner.

Utility Easement Provisions

A permanent non-exclusive easement is hereby reserved for and granted to the Village of Downers Grove (hereinafter "the Grantee"), and to all public utility and other companies of any kind operating under franchise granting them rights from the Grantee, including, but not limited to the following companies: SBC Telephone Company, Commonwealth Edison Company, Nicor Gas Company, franchised cable television providers, and other utility companies, and to their successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Utility Easement" or "U" in such label, for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines, including storm water and sanitary sewer mains, and such appurtenances and other installations and service connections as may be required to furnish public utility services, including storm water and sanitary sewer services, to the real estate platted hereon and adjacent areas, and such additions thereto as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work. The design and location of utility installations within the easement area shall be subject to the approval of the Village of Downers Grove and to all applicable codes and ordinances of the Village. No overhead utilities shall be allowed. No permanent buildings, trees or other obstructions shall be placed on the easement area, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. Fences shall not be placed on the easement areas in any way which will restrict the uses herein granted except where specifically permitted by written authority of the Grantee. The right, but not the obligation, is also hereby granted to the Grantee, and/or any affected utility company, to cut down, trim or remove any trees, fences, shrubs, landscaping or other improvements that interfere with the operation of or access to said utility installation in, on, upon, across, over, under or through said easements. The Grantee, and/or any affected utility company, shall not be responsible for repair or replacement of any such trees, fences, shrubs, landscaping or other improvements removed during exercise of the herein granted rights, but shall apply grass seed in the location of such removal. Replacement of such items so removed shall be the responsibility of the then lot owner. Where any easement area is also subject to a drainage easement, any work by any public utility or other company within such area shall be subject to the prior written approval of the Village of Downers Grove so as not to interfere with the maintenance of surface and/or subsurface flow and the stabilization of vegetative ground cover.

Conditions Common to All Easements

It is expressly understood that the aforementioned easements: (The Utility Easement,) (The Drainage Easement,) (No Access Easement,) exist by virtue of the authority granted to municipalities pursuant to 65 ILCS 5/11-12.4, et seq., Illinois Revised Statutes, Chapter 34, Paragraph 5/1049 (1989) and other relevant state laws, rules and regulations in force at the time of the submission of this plat to the Village of Downers Grove for approval.

It is further understood that nothing contained herein in any grant or dedication of any easement is intended, nor shall be construed, to give rise to any duties or liabilities on behalf of the Village of Downers Grove, which is not authorized and required by law. In the event that any lot owner or owners do not adequately maintain the storm-water detention, drainage, and subsurface drainage facilities, or any facility or condition mentioned in any of the aforementioned easements, to the extent permitted by law, the Village may provide at its sole discretion such construction, maintenance and/or repair it deems necessary or desirable in the public interests or take any such other action incidental to the purposes enumerated in the aforementioned easements. To that end, the Village is hereby granted the privilege of necessary access through and upon the premises of each and every block, lot, and parcel in the annexed plat for the purpose of effectuating the aforementioned construction, maintenance, repair, or other work incidental to any purpose enumerated in the aforementioned easements.

Each and every lot owner in the annexed plat shall hold the Village of Downers Grove harmless for any and all claims for damages arising out of the Village's performing any of the aforementioned construction, maintenance, repair or any other work incidental to any purpose enumerated in the aforementioned easements; and shall jointly and severally, defend, or incur all cost of defense of the Village, its officials, agents, servants, and employees, from the payment of any sum or sums of money to any person whatsoever on account of all claims, actions or suits growing out of any injury from, or in any way attributable to, the Village performing any of the aforementioned. To the extent permitted by law, each and every lot owner within the annexed plat shall be jointly liable for the cost of any construction, maintenance, repair or any other action incidental to any purpose enumerated in the aforementioned easements performed by the Village and shall reimburse the Village upon written demand. In the event of a failure to so reimburse, to the extent permitted by law, the costs of any construction, maintenance, repair, or other work performed by the Village shall give rise to a lien on each and every lot within the annexed plat and against each and every lot owner therein in favor of the Village. Such lien may be perfected by recording of same, and foreclosed in the manner provided by law. No amendment, modification, revocation or extinguishment of any of the aforementioned easements or any of the conditions or purposes contained therein is effective, without the express written approval of the Village. Each and every grant of easement or other dedication contained herein in this plat of subdivision to the Village of Downers Grove is dedicated for the benefit of both the public generally and the residents of the annexed plat specifically. The grantor expressly acknowledges that each and every easement is granted knowingly and voluntarily for the purposes stated herein and that only those dedications intended to benefit the residents of the annexed plat specifically and uniquely are required by the Village.

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

This instrument _____ was filed for record in the Recorder's Office of DuPage County, Illinois, on the _____ day of _____, A.D. 2007, at _____ o'clock _____ m.

Recorder of Deeds

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

This is to certify that Palos Bank and Trust Company, an Illinois Banking Corporation, as trustee under Trust Number 1-4405 dated July 14, 2006 is the owner of the land described in this plat of subdivision (generally referred to herein as the "annexed plat"), and has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown on this annexed plat for thoroughfares, streets, alleys, and public services; and hereby also reserves for and grants easements for public use and for the installation of various public utilities as designated and/or as stated in the utility easement provisions, and for such other uses and purposes as designated and/or stated in any and all other easement provisions, which are stated hereon.

All easements indicated as public utility easements on this annexed plat are reserved for and granted to the Village of Downers Grove and to these public utility companies operating under franchise from the Village of Downers Grove including but not limited to, Northern Illinois Gas Company, Commonwealth Edison Company, Ameritech, franchised cable television providers, and their successors and assigns for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility, transmission and distribution systems and including storm and/or sanitary sewers together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, upon, along, under and through said indicated easements, together with right of access across the property, for necessary personnel and equipment to do any of the above work. The design and location of utility installations within the easement area shall be subject to the approval of the Village of Downers Grove and to all applicable codes and ordinances of the Village. No overhead utilities shall be allowed. No permanent buildings, trees or other obstructions shall be placed on the easement area, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights. Fences shall not be placed on the easement areas in any way which will restrict the uses herein granted except where specifically permitted by written authority of the Grantee. The right, but not the obligation, is also hereby granted to the Grantee, and/or any affected utility company, to cut down, trim or remove any trees, fences, shrubs, landscaping or other improvements that interfere with the operation of or access to said utility installation in, on, upon, across, over, under or through said easements. The Grantee, and/or any affected utility company shall not be responsible for repair or replacement of any such trees, fences, shrubs, landscaping or other improvements removed during the exercise of the herein granted rights, but shall apply grass seed in the location of such removal. Replacement of such items so removed shall be the responsibility of the then lot owner.

To the best of our knowledge, the property described herein lies within:

Downers Grove Grade School District 88 Lester Elementary School 235 Indianapolis Avenue Downers Grove, IL 60515-3100 (630) 719-5855	Community School District 89 Downers Grove North High School 4436 Main Street Downers Grove, IL 60515 (630) 795-8400
---	--

Agent of Palos Bank and Trust _____ Attest

Address _____

Dated this _____ day of _____, 2007.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____, as agent of Palos Bank and Trust, personally known to me to be the same person whose name is subscribed to the aforesaid instrument as such Agent, appeared before me this day in person and acknowledged that he signed the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal at _____, Illinois, this _____ day of _____, 2007.

Notary Public

SURVEYOR'S CERTIFICATE

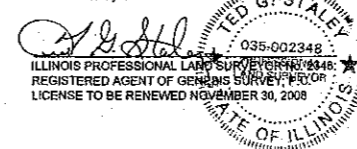
STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

This is to certify that I, TED G. STALEY, Registered Illinois Land Surveyor No. 2348, have surveyed and subdivided the following described property:

LOT 2 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S OGDEN AVE. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, 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. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Mayor and Board of Trustees of the Village of Downers Grove relative to annexed plats have been complied with in preparation of this annexed plat. I further certify that the same is within the Village of Downers Grove, which has adopted a Village Comprehensive Plan and Map, and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as amended. I further certify that based upon a review of the Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 170204 0008 B, dated April 15, 1981, the lands shown on this plat are located within ZONE C, areas of minimal flooding, as identified by said F.I.R.M. prepared by the Federal Emergency Management Agency.

Given under my hand and seal at Wheaton, Illinois, this _____ day of August _____, 2007.



REVISIONS:	#	DATE	BY	DESCRIPTION

PROJ MGR: T.S.
DRAWN BY: TGS
DATE: 8/16/07

PLANS PREPARED FOR:
MR. DAN ROBERTS
4516 S. ROSLYN ROAD
DOWNERS GROVE, ILLINOIS 60515

ROBERTS SUBDIVISION
4516 S. ROSLYN RD.
DOWNERS GROVE, IL. 60515
DATE OF FIELD WORK COMPLETION: 6/7/06

Genesis Survey, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
30920 BUTTERFIELD ROAD, SUITE 105
WARRENVILLE, ILLINOIS 60555
PH: (630) 896-0837 FAX: (630) 896-0833

GENESIS JOB NO.
06-245 Sub
SHEET 2 OF 2