

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MARCH 5, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 4729 Woodward Avenue	<ul style="list-style-type: none"> ✓ Resolution Ordinance Motion Discussion Only 	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution for a Final Plat of Subdivision has been prepared to subdivide a property into three new single family lots. The property is located at 4729 Woodward Avenue.

STRATEGIC PLAN ALIGNMENT

The Goals for 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the March 12, 2013 consent agenda.

BACKGROUND

The petitioner is requesting approval of the Final Plat of Subdivision to subdivide the property at 4729 Woodward Avenue into three new single-family lots. The 180-foot wide property consists of two buildable lots: one is 120-foot wide lot and the other is 60-foot wide lot. The proposed resubdivision of the property would include two 75-foot wide lots, one facing Woodward Avenue and one facing Prairie Avenue, and one 105-foot wide lot at the corner facing both Woodward and Prairie Avenues where an existing home is located. The petitioner is proposing to modify the existing home and construct an addition in the future to meet current zoning requirements. The two new lots would have two new single family homes.

The three residential lots will meet or exceed the minimum lot dimension requirements for the R-3 zoning district and per Section 20.301 of the Subdivision Ordinance. The lot dimensions are specified in the table below:

4729 Woodward Ave Resubdivision	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
Lot 1	75 ft.	153.91 ft.	11,494.22 sq. ft.
Lot 2	105 ft.	150.8 ft.	15,927.96 sq. ft.
Lot 3	75 ft.	180 ft.	13,498.8 sq. ft.

The petitioner is requesting two exceptions from the Subdivision Ordinance. The requested exceptions meet the standards of approval per Section 20.602 of the Subdivision Ordinance:

1. Right-of-way width

The petitioner is requesting an exception from the requirement to dedicate a portion of the property to make the adjacent rights-of-way (Woodward and Prairie Avenues) 70 feet wide, as required by the Subdivision Ordinance.

Both Woodward Avenue and Prairie Avenue are established roadways with consistent 66-foot right-of-way width the entire length of the streets. Widening the rights-of-way only along the subject property to make them 70 feet wide would have no benefit to the neighborhood or the Village. A public sidewalk already exists on both sides of Prairie Avenue and on the east side of Woodward Avenue along the subject property. The Village has no plans to widen either roadway.

2. Right-of-way improvements

The petitioner is requesting an exception from the requirement to construct public improvements (curb and gutter) to the east side of Woodward Avenue as required by the Subdivision Ordinance.

Woodward Avenue does not have curb and gutter along the entire length of the street north and south of the subject property. The Village currently does not have any capital improvement plans for Woodward Avenue. Because the drainage and road profile analysis have not been completed by staff, installation of curb and gutter improvements at this time could lead to improvements that are inconsistent with the final Village plans, if any, for this street in the future. The petitioner's is consistent with existing neighborhood character.

All other public improvements exist. The petitioner will make improvements to the existing stormwater infrastructure along Woodward Avenue by installing one new catch basin and a new 6-inch stormsewer line to accommodate one new home along Woodward Avenue. The proposed improvements meet the requirements of the Stormwater Ordinance.

The petitioner is required to pay a fee in-lieu of installation of two parkway trees (\$500 for each tree). The Village will install the trees after the new homes are completed. The petitioner is also required to pay park and school donations for one new single family home. The property could accommodate two single family homes in its current configuration. As such, the proposed subdivision will result in only one additional single family lot. The total amount of \$4,736.71 (\$2,283.33 for the Park District, \$1,668.59 for School District 58 and \$ 874.80 for School District 99) will have to be paid prior to Village executing the plat.

The proposed three-lot subdivision is consistent with the Comprehensive Plan. The existing neighborhood is a single family traditional grid neighborhood. The proposed subdivision will allow for two new single family homes which meets the Plan's goal to ensure quality housing stock remains a staple of the community. The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan.

The proposed subdivision meets the minimum lot dimension standards of Sections 28.1103(c) and 28.1104(c) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The proposal is consistent with surrounding uses and lot sizes. The proposed subdivision is consistent with the trend of development in the area.

The Plan Commission considered the petition at their March 5, 2012 meeting. Several residents expressed concerns about increased stormwater runoff and traffic due to construction of two new homes. Both new homes and the addition to the existing home will meet all requirements of the stormwater ordinance. Additionally, the petitioner is making improvements to the existing stormwater infrastructure on the east side of Woodward Avenue which will improve drainage in the area. Per the Institute of Transportation Engineers trip generation studies, each single family home will on average add one additional trip during weekday evening peak hour. Both Woodward and Prairie Avenues have adequate capacity to accommodate expected trip generation from two additional homes in the area. The owner of the property commonly known as 2000 Prairie Avenue inquired about the proposed addresses for new lots. The resident has since submitted a request to change the address of 2000 Prairie Avenue which the Village approved.

The Plan Commission commented that the proposed subdivision is consistent with the existing neighborhood. The Commission found that the request meets the requirements of the Subdivision and Zoning Ordinances and the requested exceptions meet the standards of approval per Section 20.602 of the Subdivision Ordinance. Based on their findings, the Plan Commission unanimously recommended approval of the Final Plat of Subdivision. Staff concurs.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated February 4, 2013

Minutes of the Plan Commission Hearing dated February 4, 2013

RESOLUTION _____

**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION WITH EXCEPTIONS
FOR 4729 WOODWARD AVENUE**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the Final Plat of Subdivision to subdivide one lot into three lots for House on Prairie LLC Resubdivision, located on the northeast corner of Woodward and Prairie Avenues, commonly known as 4729 Woodward Avenue, Downers Grove, Illinois, legally described as follows:

The south half of Lot 352 and all of Lot 353 in Branigar Bros.' Wooded Homesites, a subdivision in Section 7, Township 38 North, Range 11 east of the Third Principal Meridian, and Section 12, Township 38 North, Range 10 east of the Third Principal Meridian, according to the plat thereof recorded October 2, 1920, as Document No. 144598, in DuPage County, Illinois

Commonly known as 4729 Woodward Avenue, Downers Grove, IL 60515 (PIN 09-07-100-019)

WHEREAS, Exceptions have been requested pursuant to Section 20-602 of the Downers Grove Municipal Code to permit the following:

1. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.303; *Street Widths*, to omit the requirement of dedicating a portion of the property to make the adjacent rights of way seventy (70) feet wide.
2. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.401; *Required Public Improvements*, to omit the required public improvements for the east side of Woodward Avenue.

WHEREAS, notice has been given and a public hearing held on February 4, 2013 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 of House on Prairie, LLC Resubdivision with Exceptions, located at 4729 Woodward Avenue, Downers Grove, Illinois, 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 of House on Prairie, LLC Resubdivision, located at 4729 Woodward Avenue, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the House on Prairie, LLC Resubdivision plat prepared by Gentile & Associates, Inc. dated November 17, 2012 and House on Prairie, LLC Resubdivision plans prepared by RWG Engineering, LLC dated December 7, 2012, last revised January 8, 2013, except as such plans may be modified to conform to the Village Codes and Ordinances.
2. The petitioner shall pay a total of \$4,736.71 in Park and School Donations (\$2,283.33 for the Park District, \$1,668.59 for School District 58 and \$874.80 for School District 99) prior to Village executing the plat.
3. A fee in lieu payment for two new parkway trees (\$500 per tree, total payment \$1,000) must be submitted prior to Village executing the plat.

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

HOUSE ON PRAIRIE, LLC RESUBDIVISION

BEING A RESUBDIVISION IN NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

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

SANITARY DISTRICT COLLECTOR

CERTIFICATE FOR THE COLLECTOR FOR THE VILLAGE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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.

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

DOWNERS GROVE VILLAGE COLLECTOR

CERTIFICATE FOR THE VILLAGE COUNCIL

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

MAYOR

VILLAGE CLERK

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } s.s.

I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND

_____ THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

CERTIFICATE FOR THE PLAN COMMISSION

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

CHAIRMAN

CERTIFICATE FOR THE COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

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

DuPAGE COUNTY CLERK

CERTIFICATE OF THE COUNTY RECORDER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ O CLOCK _____ M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER OF DEEDS

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS 4729 WOODWARD AVENUE, DOWNERS GROVE, ILLINOIS TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE NO. 99 HIGH SCHOOL DISTRICT, AND NO. 58 ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

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

OWNER

OWNER(S)' CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } s.s.

_____ INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

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

OWNER

STATE OF ILLINOIS }
COUNTY OF _____ } s.s.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY

CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC

COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS LAND SURVEYOR NUMBER 2925 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION;

THE SOUTH HALF OF LOT 352 AND ALL OF LOT 353 IN BRANIGAR BROS.' WOODED HOMESITES, A SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NO. 144598, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 4729 WOODWARD AVENUE, DOWNERS GROVE, IL.

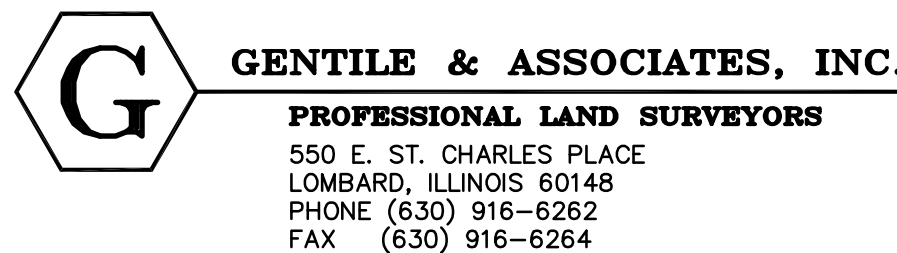
CONTAINING: 40,920.97 SQ. FT., 0.94 AC.

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17043C0901H, EFFECTIVE DATE DECEMBER 16, 2004, I FURTHER CERTIFY THAT ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ 17TH DAY OF _____ NOVEMBER, _____, A.D. 20 _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2014



RWG ENGINEERING, LLC
 CIVIL ENGINEERING – REAL ESTATE CONSULTING – PROJECT MANAGEMENT
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370
 LIMITATION OF WARRANTY OF ENGINEER'S
 INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PROPOSED IMPROVEMENTS

FOR

HOUSE ON PRAIRIE, LLC RESUBDIVISION

DOWNERS GROVE, ILLINOIS

PLANS PREPARED FOR
 HOUSE ON PRAIRIE, LLC
 ATTN: PATRICK SULLIVAN
 719 ROGERS STREET
 DOWNERS GROVE, IL 60515
 630-390-3020

DATE	REVISION	DRAWN BY
01/04/13	PER VILLAGE REVIEW	AVS
01/09/13	PER CLIENT REVIEW	AVS

HOUSE ON PRAIRIE, LLC, RESUBDIVISION
 DOWNERS GROVE, ILLINOIS
 TITLE SHEET

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 774-9501 www.rwg-engineering.com
 Civil Engineering – Real Estate Consulting – Project Management

PROJECT NO. 04802712
 DATE 12/07/12
 SCALE NONE
 PROJ. MGR. RWG
 PROJ. ASSOC. AVS
 DRAWN BY AVS

SHEET
 1 OF 4

© COPYRIGHT 2012

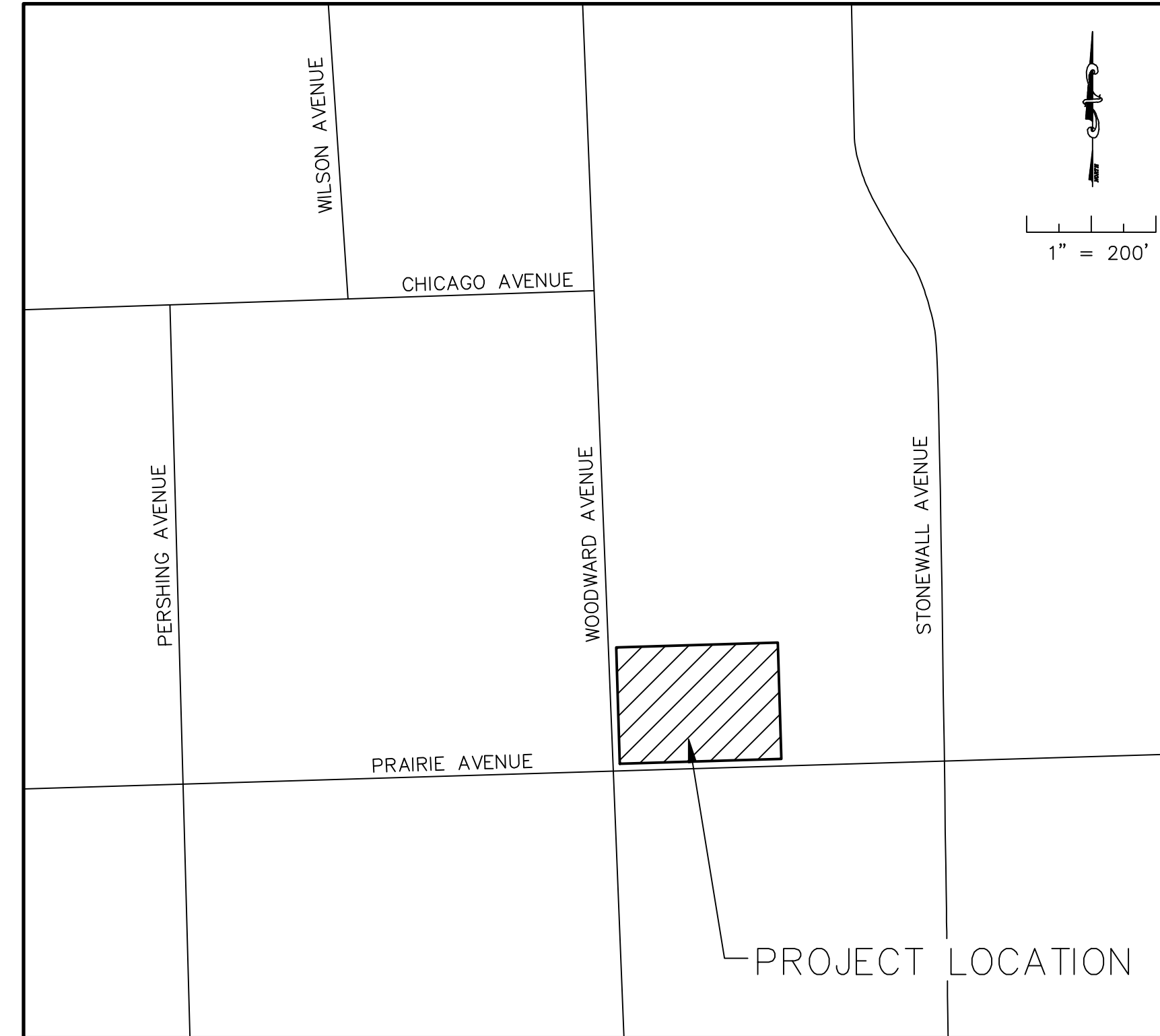
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	▷	▷
CONCRETE HEADWALL	∩	∩
VALVE VAULT	⊗	⊗
VALVE BOX	■	■
FIRE HYDRANT	⊕	⊕
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—▲—	—▲—
FORCE MAIN	—■—	—■—
STORM SEWER	—□—	—□—
WATER MAIN	—●—	—●—
CONSTRUCT WATER MAIN UNDER SEWER	—▲—	—▲—
GRANULAR TRENCH BACKFILL	—	▨
STREET LIGHT	⊗	⊗
ELECTRICAL CABLE	—E—	—E—
2" CONDUIT ENCASEMENT	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙	⊙
POWER POLE	⊙	⊙
STREET SIGN	⊙	⊙
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
CONTOUR	~749~	~749~
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	—	—
OVERFLOW RELIEF ROUTING	→	→
SLOPE BANK	—	—
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, WIRE OR SILT	—X—	—X—
FENCE LINE, CHAIN LINK OR IRON	—○—	—○—
FENCE LINE, WOOD OR PLASTIC	—□—	—□—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	∆	INTERSECTION ANGLE

LOCATION MAP



INDEX OF SHEETS

- TITLE SHEET
- DEMOLITION/SOIL EROSION CONTROL PLAN
- SITE IMPROVEMENTS PLAN
- CONSTRUCTION STANDARDS

GENERAL CONDITIONS

CONTRACT DOCUMENTS

The Standard Specifications listed within these plans, these Improvement Plans, and Subsequent Details are all part of the Contract Documents. Incidental items or accessories necessary to complete the work may not be specifically noted, but are to be considered a part of the contract.

USE OF IMPROVEMENT PLANS

No Improvement Plans shall be used for construction unless specifically marked "For Construction." Prior to commencement of construction, the contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. If there are discrepancies from what is shown on the construction plans, the contractor shall immediately report same to the engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications, and/or special details, the contractor shall secure written instructions from the engineer prior to proceeding with any part of the work impacted by omissions or discrepancies. Failing to secure such instruction, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question with respect to the true meaning of the construction plans or specifications, the decision of the engineer shall be final and conclusive.

WORKMANSHIP GUARANTEE

All work performed under this contract shall be guaranteed against all defects in material and workmanship of whatever nature by the contractor and his surety for a period of one year from the date of final acceptance of the work by the applicable governmental agencies and the owner.

FINAL PAYMENT

Prior to acceptance by the owner and final payment, all work shall be inspected and approved by the owner or his representative. Final payment will be made after all of the contractors' work has been approved and accepted, and in accordance with the contract documents.

HIGHWAY/ROADWAY CONSTRUCTION PERMITS

The contractor shall be responsible for obtaining all required permits for construction along or across existing streets or highways, including the use and access to existing streets. The contractor shall make arrangements for proper bracing, shoring, and other required protection of all roadways before construction begins. The contractor shall be responsible for any damage to streets or roadways and associated structures, and shall make repairs as necessary to the satisfaction of the engineer and applicable governmental agency.

EXISTING UTILITIES

Essentials for existing utilities within public right-of-way are shown on the plans according to available records. The contractor shall be responsible for determining the exact location in the field of such utility lines and their protection from damage during construction. If existing utility lines of any nature are encountered which conflict in location or elevation with new construction, the contractor shall notify the engineer immediately so that the conflict may be resolved.

MAINTENANCE OF SITE DRAINAGE

During construction operations any loose material that is deposited in the flow line of gutters, drainage structures, ditches, etc. and obstructs the natural drainage flow line shall be removed at the close of each working day by the responsible party. The contractor shall insure positive site drainage at the close of each work day. Drainage may be achieved by ditching, pumping, or any other acceptable method. Failure to provide positive drainage will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereafter. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.

TRAFFIC CONTROL

The contractor is responsible for the installation and maintenance of adequate signage, traffic control, and warning devices to inform and protect the public during all phases of construction. All barricades and warning signs shall be provided in accordance with the IDOT Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant, or as designated by the engineer or applicable governmental agency. Traffic control items shall be in accordance with the IDOT Manual on Uniform Traffic Control Devices.

PAVEMENT REMOVAL/REPLACEMENT

Existing permanent type pavements or other permanent improvements which abut or otherwise interfere with proposed improvements and must be removed shall be saw cut full depth prior to removal. Items so removed shall be replaced with similar construction materials to original condition or better. Payment for saw cutting shall be included in the removal cost and replacement will be paid under the respective item, unless otherwise indicated. Removed pavement, sidewalk, curb, etc. shall be disposed of by the contractor at his own expense at an offsite dump site.

TREE PROTECTION

Existing trees not scheduled for removal shall be protected from damage. Trimming and sealing shall be in accordance with IDOT Standard Specifications.

CONSTRUCTION DEBRIS CLEAN-UP

The contractor is responsible for removal and disposal of all excess material and debris resulting from his construction operations at no expense to the owner.

SAFETY & CONSTRUCTION EXECUTION

The contractor shall comply with the rules and regulations of OSHA and appropriate authorities regarding jobsite safety provisions. The engineer and owner are not responsible for the construction means, methods, techniques, sequences or procedures, the performance, programs, or for any safety precautions used by the contractor. The contractor is solely responsible for execution of his work in accordance with the contract documents.

GENERAL NOTES

- The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - Village of Downers Grove (630-434-5500)
 - Downers Grove Sanitary District (630-969-0664)
- All construction shall conform to the requirements of the Village of Downers Grove and the Downers Grove Sanitary District.
- The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
- Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
- Elevations shown herein reflect NAVD 1988 datum.
- The boundary and topographic survey data for this project is based on a field survey prepared by Gentile and Associates. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
- RWG Engineering, LLC, its employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

SURFACE WATER DRAINAGE STATEMENT

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 SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS FOURTH DAY OF JANUARY, A.D. 2013

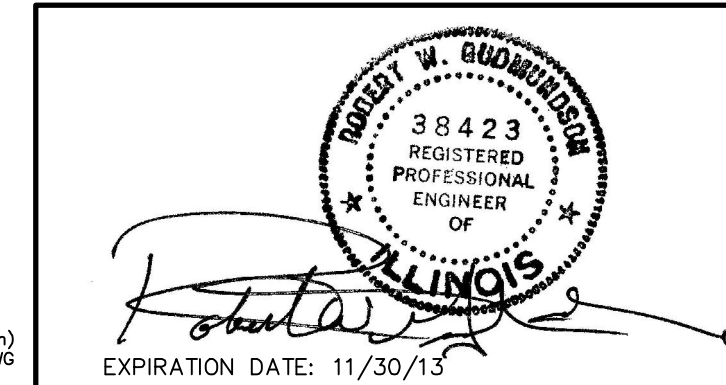
OWNER OR ATTORNEY

ENGINEER

BENCHMARKS

BENCHMARK: PER DIVISION OF WATERWAYS;
 DISC ON THE NORTHWEST WING WALL OF
 BELMONT BRIDGE OVER ST. JOSEPH'S
 CREEK.
 ELEVATION = 692.62

SITE BENCHMARK:
 SOUTHWEST BOLT ON FIRE HYDRANT
 LOCATED AT NORTHWEST CORNER OF
 WOODWARD & PRAIRIE AVENUE.
 ELEVATION = 732.46

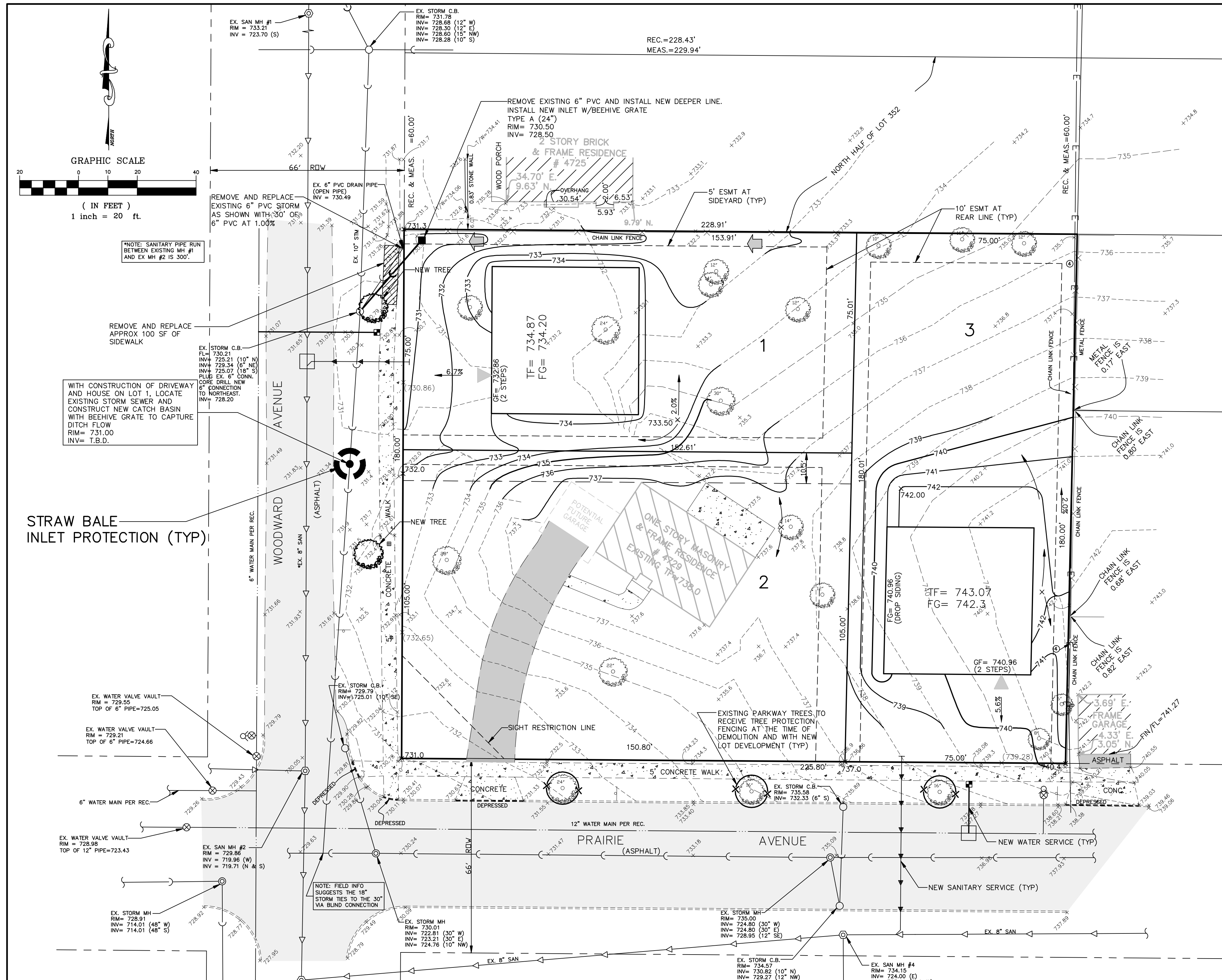


EXPIRATION DATE: 11/30/13



Formerly JULIE 1-800-892-0123

January 09, 2013 4:00:53 p.m. Acct#117.24 (LMS Tech)
 Drawing: S:\04802712\000_ENGINEERING\310_CADD\FINAL\048_C0VR.DWG



SITE DEVELOPMENT CRITERIA:

TOTAL ACREAGE OF DEVELOPMENT PARCEL = 0.939 AC

LOT AREA BREAKDOWN:
 LOT 1 = 11,494.22SF = 0.264AC
 LOT 2 = 15,927.96SF = 0.366AC
 LOT 3 = 13,498.80SF = 0.310AC

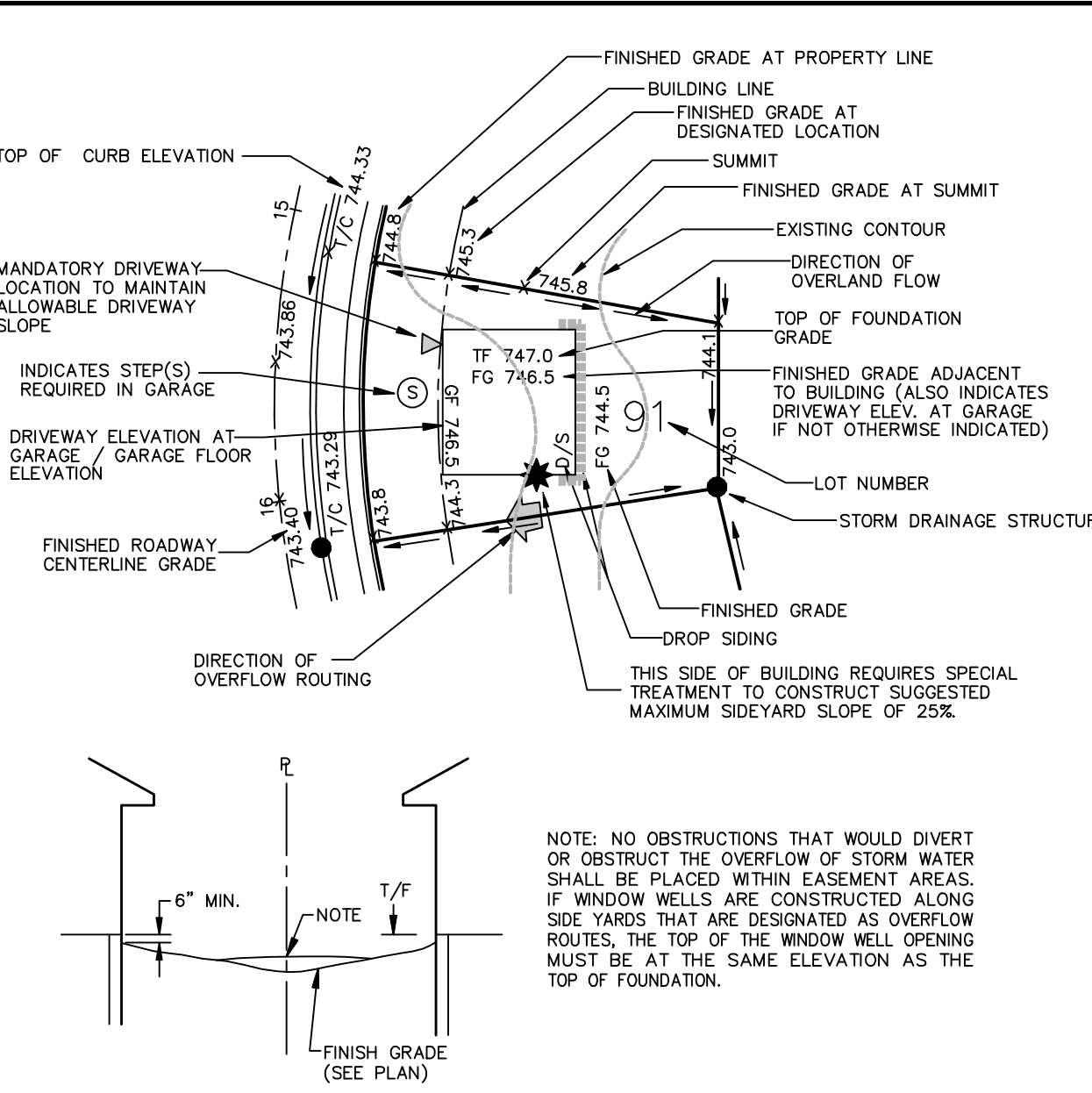
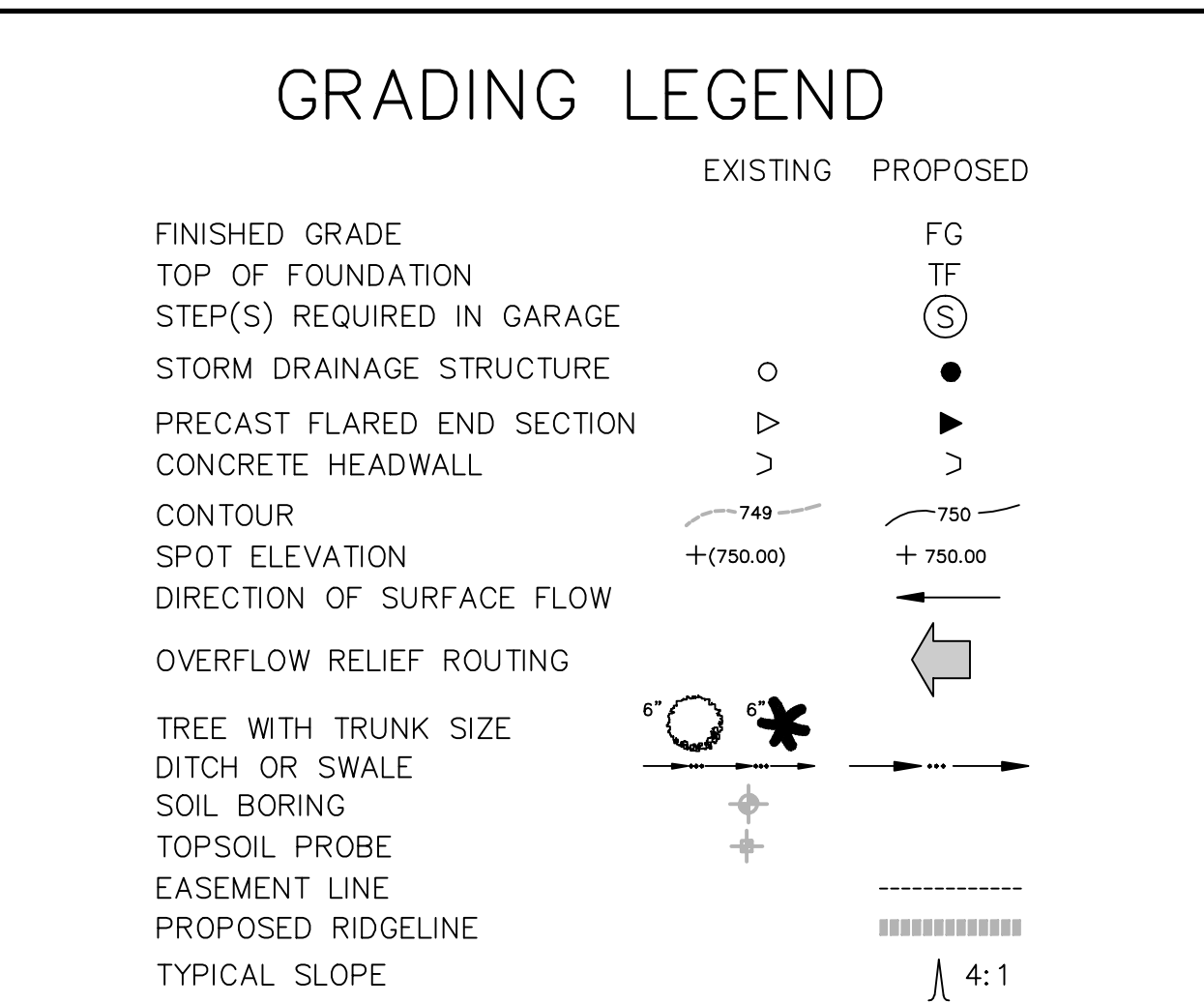
ZONING DISTRICT = R3

SETBACK CRITERIA:
 FRONT YARD = 30'
 REAR YARD = 20'
 SIDE YARD = GREATER OF 10% LOT WIDTH OR 6'

LOT BUILDING COVERAGE = 32% MAXIMUM
 FLOOR AREA = 950SF MINIMUM

GENERAL NOTES:

- REFER TO PLAT OF SUBDIVISION FOR ACTUAL EASEMENT LOCATIONS AND WIDTHS, INCLUDING DRAINAGE AND UTILITY EASEMENTS ALONG SIDE AND REAR YARDS, ETC.
- NO OBSTRUCTIONS THAT WOULD DIVERT OR OBSTRUCT THE OVERFLOW OF STORM WATER SHALL BE PLACED WITHIN EASEMENT AREAS. IF WINDOW WELLS ARE CONSTRUCTED ALONG SIDE YARDS THAT ARE DESIGNATED AS OVERFLOW ROUTES, THE TOP OF WINDOW WELL OPENING MUST BE NO MORE THAN 0.2 FT. BELOW TOP OF FOUNDATION.
- THE PLAT OF SUBDIVISION AND ALL SETBACKS, YARD REQUIREMENTS, AND EASEMENTS, AS WELL AS DRIVEWAY LOCATIONS AND SLOPES, YARD AREA SLOPES, ETC. ARE TO BE CHECKED AND VERIFIED AT THE TIME OF HOUSE SELECTION AND PLACEMENT ON A RESPECTIVE LOT.



STORMWATER NOTE:

EACH OF THE 2 NEW LOTS ARE REQUIRED TO COMPLY WITH THE VILLAGE STORMWATER ORDINANCE WHEN THEY ARE IMPROVED WITH A NEW SINGLE FAMILY HOUSE. BOTH PCBMP'S AND VCBMP'S ARE REQUIRED FOR ANY LOT WITH A NEW IMPERVIOUS AREA OVER 2,500 SF. AFTER TAKING CREDIT FOR EXISTING IMPERVIOUS AREAS. THE ORIGINAL LOT HAS AN IMPERVIOUS AREA SCHEDULED FOR DEMOLITION OF 3,424 SF, WHICH IS TO BE CREDITED EQUALLY ACROSS THE 2 NEW LOTS. THUS LOT 1 AND LOT 3 WILL START WITH A CREDIT OF 1,712 SF. NOTE THAT THE CREDIT FOR THE EXISTING IMPERVIOUS AREA ONLY APPLIES FOR A 3 YEAR PERIOD AFTER DEMOLITION OF THE ORIGINAL IMPERVIOUS IMPROVEMENTS. SO IN SUMMARY, ASSUMING A TIMELINE WHEREBY THE CREDIT FOR EXISTING IMPERVIOUS AREA REMAINS VALID, DEVELOPMENT ON EITHER LOT 1 OR LOT 3 WHICH EXCEEDS 4,212 SF OF TOTAL IMPERVIOUS AREA MUST INCORPORATE THE ABOVE REFERENCED BMP'S.

UTILITY SERVICES NOTES:

- SANITARY SEWER SERVICES ARE 6" PVC - SEE NOTES TO RIGHT.
- WATER MAIN SERVICES ARE MINIMUM 1" TO MAXIMUM 2" TYPE K COPPER - SEE NOTES TO RIGHT AND CONSTRUCTION STANDARD DETAILS.
- ALL UTILITY SERVICE PAVEMENT CROSSINGS SHALL BE DONE BY DIRECTIONAL BORE, WITH OPEN CUT OF PAVEMENT LIMITED TO AN ACCESS AT THE POINT OF CONNECTION TO THE MAINLINE UTILITY. FULL PAVEMENT RESTORATION SHALL BE PER CONSTRUCTION STANDARD DETAIL (SHEET 4). DISTURBED PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL, FINE GRADING, AND SOD.

I. UNDERGROUND UTILITIES - UNIVERSAL

GENERAL STANDARDS:
 All sewer and water main improvements shall be constructed in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," Latest Edition, along with applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois" as published by IDOT, Latest Edition, and the construction details and specifications of the applicable governmental agency.

GENERAL WORK SCOPE:
 Underground utility construction shall include trenching or augering installation of pipe, structures and castings; backfilling of trenches with compacted and tested as required fillings and accessories necessary to complete the work may not be specified, but shall be considered incidental to the cost of the contract.

DE-WATERING:
 The contractor is responsible for dewatering any excavation for the installation of sewer or water systems. Dewatering shall be considered incidental to the respective underground utility construction.

SHEETING AND BRACING:
 Any anticipated costs for sheeting and bracing shall be reflected in the contract amount. Additional costs for sheeting and bracing will not be allowed.

SELECT GRANULAR BACKFILL:
 All utility trenches beneath existing or proposed pavement, driveways and sidewalks, and existing or proposed utilities (ie. crossings), and for a distance of two (2) feet either side of same (or more for deeper utilities as noted on the plans), and/or wherever else shown on the plans shall be backfilled with select granular material and firmly compacted in accordance with the construction standard details.

DISSIMILAR MATERIALS/PIPE CONNECTIONS:
 "Bond-Seal" or similar flexible type couplings shall be used when connecting sewer pipe of dissimilar materials when connecting to an existing sewer main by means other than an existing wye, tee, or an existing structure, one of the following methods shall be used:
 • A circular saw-cut of sewer main with proper tools (Sewer-Tap" machine or similar) and installation of hub-wye or hub-tee saddle
 • Remove entire section of pipe (breaking only the top of one bell) and replace with precast wye or tee branch section
 • Using a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "bond-seal" or similar coupling to hold assembly firmly in place

STRUCTURE ADJUSTMENT:
 All top of frames for B-Boxes shall be adjusted to meet final finished grade upon completion of finished grading and final inspection (cost incidental).

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS:
 Horizontal and vertical separation between water and sewer mains shall be maintained in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois and said specifications standard drawings 18, 19, 20, 21, 22, 23, and 24.

FLOOR DRAINS AND FOOTING DRAINS:
 All floor drains and floor drain sump pumps shall discharge into the sanitary sewer. All downspouts, footing drains and subsurface stormwaters shall discharge into the storm sewer or onto the ground - not into the sanitary sewer.

II. UNDERGROUND UTILITIES - SANITARY SEWER SERVICES

SANITARY SEWER SERVICE PIPE:
 Sanitary services (or combined sewers in combined sewer areas) shall be constructed of one or more of the following materials as specified on the plans:
 • PVC gravity sewer pipe conforming to ASTM D-2680 and D-2751 with solvent cement welded joints conforming to same.

SANITARY SEWER SERVICE BEDDING:
 Sanitary services shall be installed on compacted granular crushed stone bedding 1/4 inch to 3/4 inch in size (IDOT gradation C-63), with a minimum thickness of one fourth of the outside pipe diameter, but not less than 4 inches nor more than 8 inches. Bedding shall extend to one foot over the top of pipe for all sanitary services.

SANITARY SERVICES:
 Services shall be laid to a minimum grade of 10 percent. The end of the service shall be sealed with a watertight plug.

SERVICE RISERS:
 Service risers shall be used whenever the mainline sewer exceeds a depth of 12 feet (see plans).

SERVICE LOCATIONS:
 Sanitary services shall be installed in a separate trench from water services, with a minimum horizontal separation of 10 feet.

III. UNDERGROUND UTILITIES - WATER MAIN SERVICES

DEPTH OF COVER:
 Minimum depth of cover from finished grade to top of water service pipe shall be one and one-half (1.5) feet.

SMALL WATER SERVICES, TAP, STEPS, AND BOX:
 Small water services (1/2" diameter and under) shall be type K copper, installed complete with bedding and backfill. Service taps, corporation fittings, and B-Boxes shall be the standard of the applicable governmental agency.

SERVICE LOCATIONS:
 Water services shall be installed in a separate trench from sanitary (or storm) services, with a minimum horizontal separation of 10 feet.

IV. PAVEMENT, CURBS, AND SIDEWALKS

GENERAL STANDARDS:
 Unless specifically modified below, all pavement, curb, and sidewalk construction shall be done in accordance with the applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois," as published by IDOT, latest edition.

BITUMINOUS PAVEMENT:
 Bituminous pavement shall consist of the sub-base course, base course, hot-mix asphalt binder course, and hot-mix asphalt surface course, of the thickness and materials as specified on the plans. The maximum size aggregate for the hot-mix surface course mixture shall be 3/8 inches. A prime coat shall be applied to the sub-base course (or base course) as indicated on the plans. A tack coat shall be applied to the binder course prior to surface course placement.

WEATHER REQUIREMENTS FOR BITUMINOUS PAVING:
 Hot-mix binder shall be placed only when the ambient air temperature is at least 40 degrees Fahrenheit and the forecast is for rising temperatures. Hot-mix surface shall be placed when the ambient air temperature is at least 45 degrees Fahrenheit and the forecast is for rising temperatures.

BITUMINOUS PAVEMENT INSTALLATION:
 After installation of the base course, all traffic shall be kept off the base until the binder course is placed. After installation of the binder course and upon completion of inspection and approval by the applicable governmental agency and owner, the binder shall be cleaned. A tack coat shall be applied at a rate of 0.05 gal/square yard (cost incidental), and the surface course shall be placed. All damaged areas in the binder, base or curb, shall be repaired prior to surface replacement.

CONCRETE CURB AND GUTTER:
 Combination curb and gutter shall be as detailed on the plans, underlain with the specified base course. Pre-molded fiber expansion joints (3/4 inch thick) with 3/4 inch x 8 inch plain round steel dowel bars shall be installed at 60 foot intervals and at all P.C.'s, P.T.'s, curb returns, and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes. Fiber expansion joints 3/4 inch shall also be used wherever sidewalks abut the curb. Contraction joints shall be sawcut at 15 foot intervals. Two (2) reinforcing bars (No. 4), 10 feet long, shall be installed wherever curb and gutter pavements cross utility trenches or service lines. Curb shall be depressed at all locations where public walks or pedestrian paths intersect (ADA Requirements - see construction standard details). Concrete curb and gutter shall be placed and vibrated to eliminate any honey-combing.

CONCRETE SIDEWALKS:
 Sidewalks and base course shall be of the thickness and dimensions as shown on the plans. Sidewalks crossing driveways shall be reinforced with 6 inch x 6 inch No. 6 welded wire mesh. Sidewalks crossing utility trenches shall be reinforced with three (3) No. 4 reinforcing bars 10 feet long, centered over the trench crossing.

CONCRETE CURING:
 Curing and weather protection of all concrete surfaces (pavement, curb, sidewalk) shall be per the standard specifications.

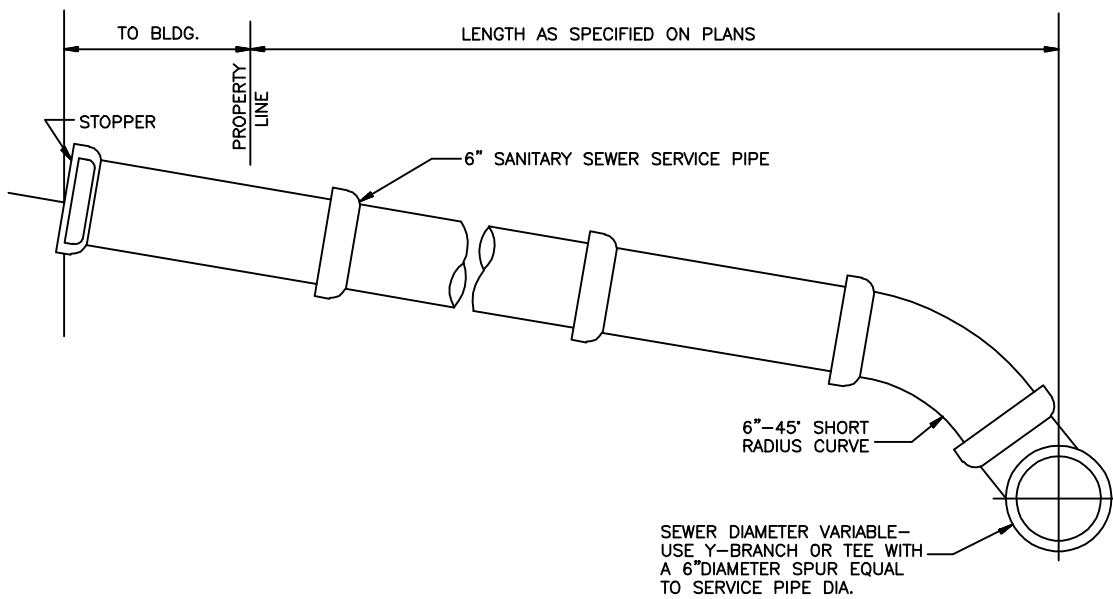
HOUSE ON PRAIRIE, LLC RESUBDIVISION
DOWNERS GROVE, ILLINOIS
SITE IMPROVEMENT PLAN

RWC Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 774-9501 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 04802712
 DATE 12/07/12
 SCALE 1"=20'
 PROJ. MGR. RWS
 PROJ. ASSOC. AVS
 DRAWN BY AVS

SHEET
 3 OF 4

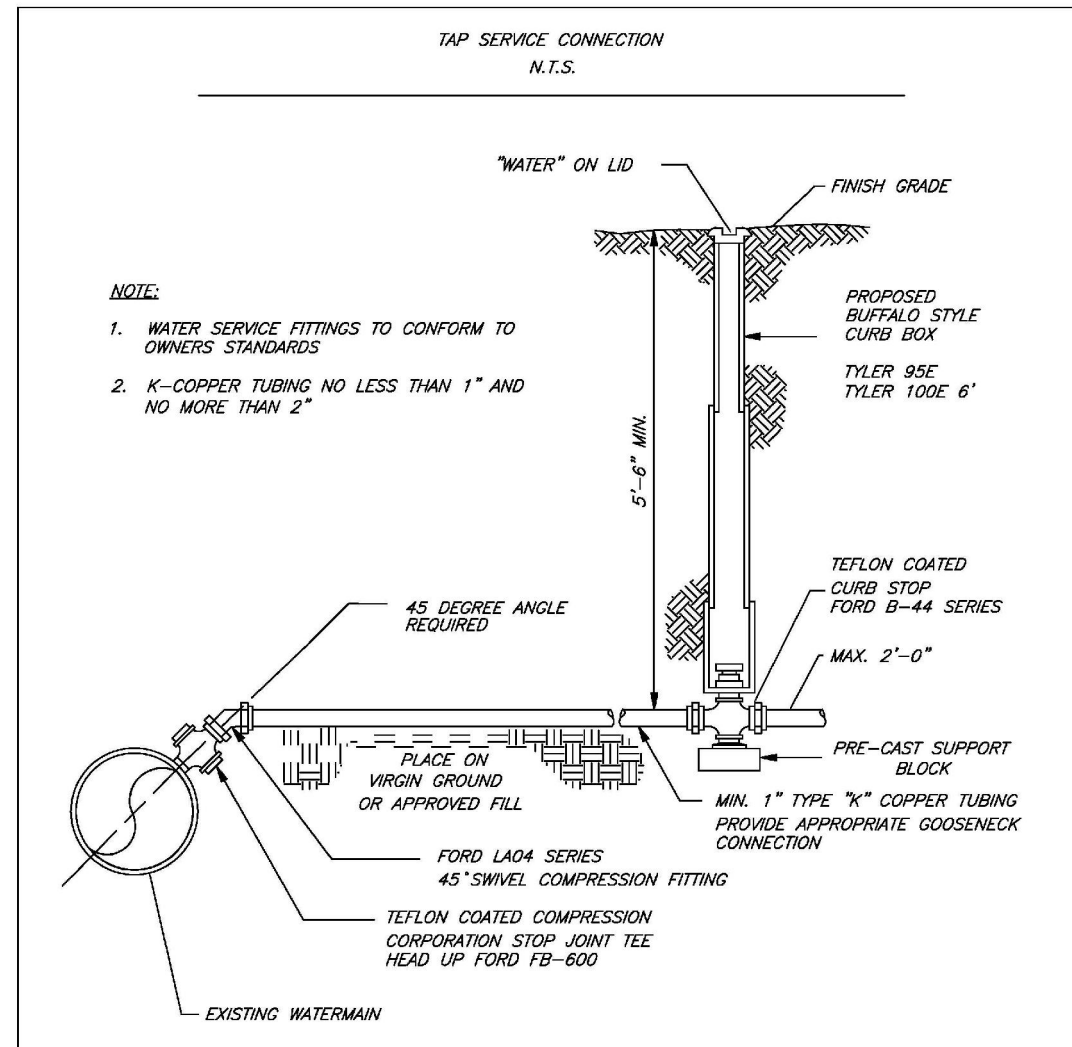
January 09, 2013 4:04:02 p.m. AcadVer17.2a (LMS Tech)
 Drawing: S:\04802712\300_ENG\ENGINEERING\310_CADD\FINAL\048_BASE.DWG



NOTES
 1. TRENCHES FOR THIS SERVICE SHALL BE IN ACCORDANCE WITH DETAILS ON THE PLANS.

SANSV-02

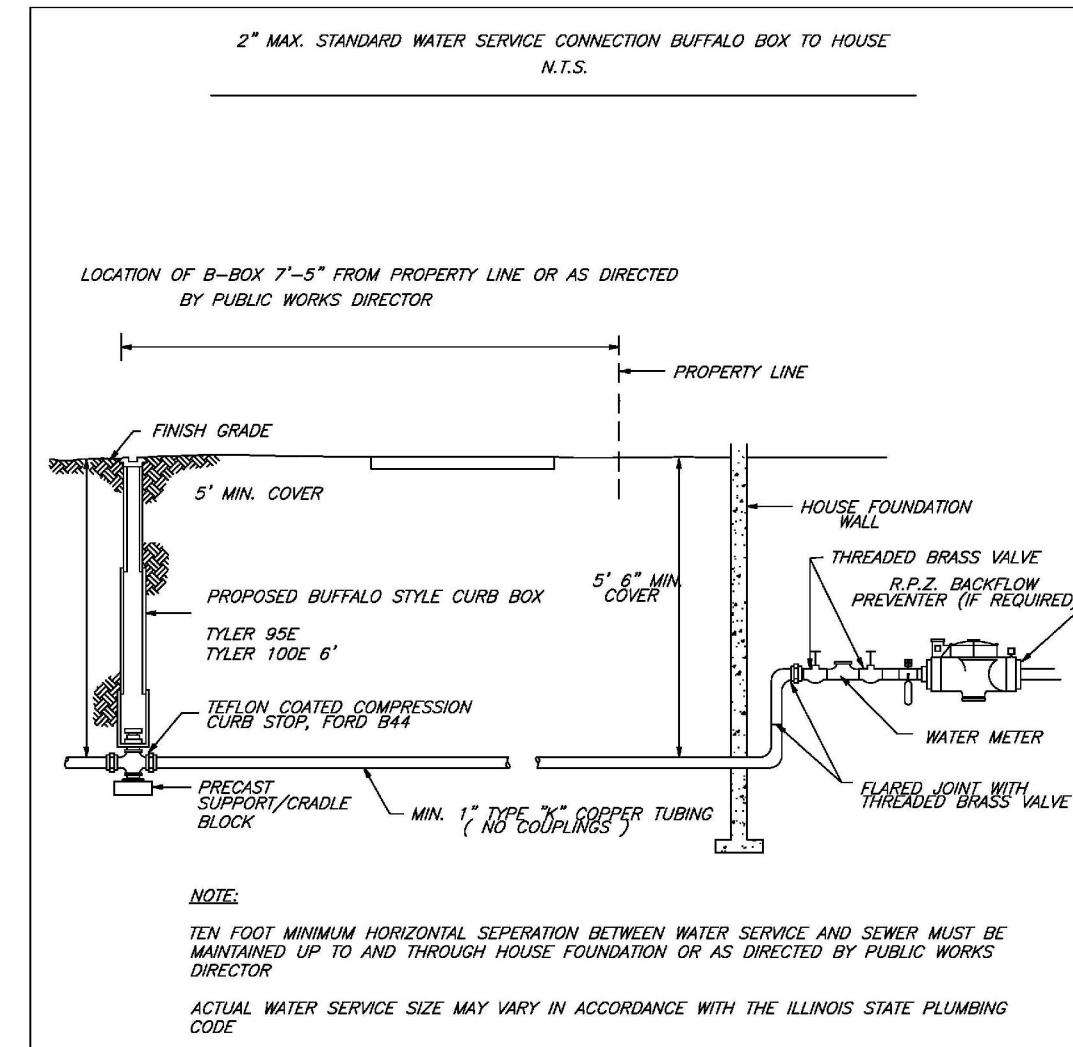
SANITARY SERVICE DETAIL



NOTE:
 1. WATER SERVICE FITTINGS TO CONFORM TO OWNERS STANDARDS.
 2. K-COPPER TUBING NO LESS THAN 1" AND NO MORE THAN 2"

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

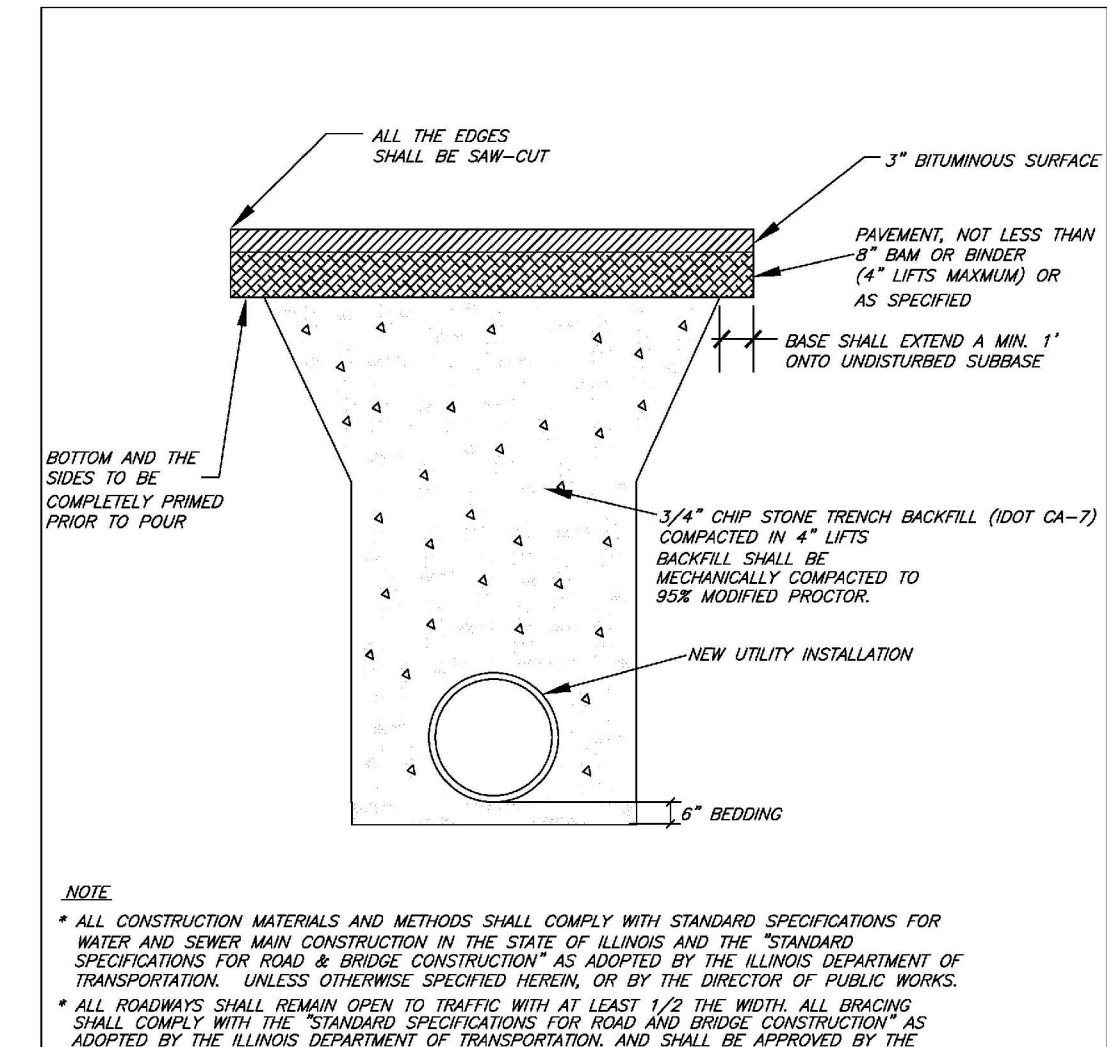
DRAWING NO. WTR-11
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\WATER\WTR-11



NOTE:
 TEN FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND SEWER MUST BE MAINTAINED UP TO AND THROUGH HOUSE FOUNDATION OR AS DIRECTED BY PUBLIC WORKS DIRECTOR.
 ACTUAL WATER SERVICE SIZE MAY VARY IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

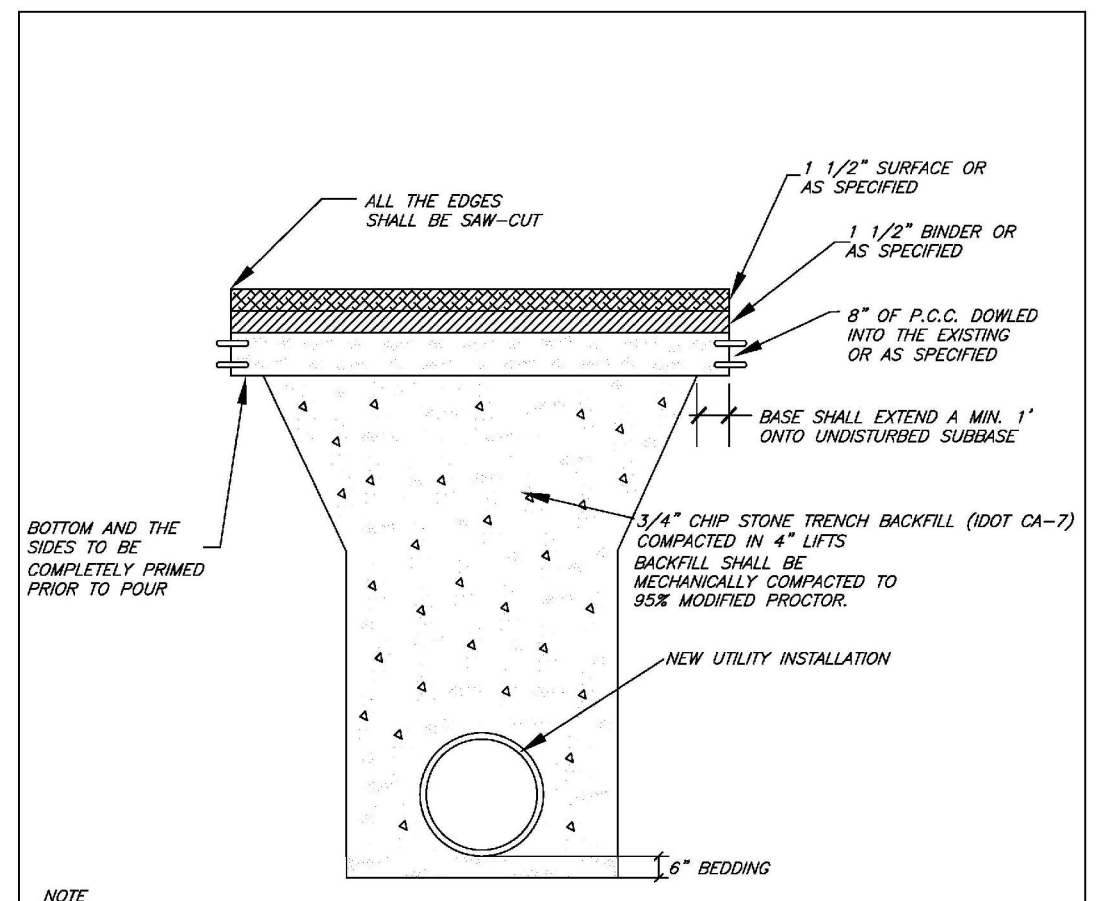
DRAWING NO. WTR-12
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\WATER\WTR-12



NOTE:
 * ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN THE STATE OF ILLINOIS AND THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. UNLESS OTHERWISE SPECIFIED HEREIN, OR BY THE DIRECTOR OF PUBLIC WORKS.
 * ALL ROADWAYS SHALL REMAIN OPEN TO TRAFFIC WITH AT LEAST 1/2 THE WIDTH ALL BRIDGES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND SHALL BE APPROVED BY THE VILLAGE, PRIOR TO COMMENCEMENT OF WORK.
 * ANY FLARE OR EXCAVATION BEYOND THE LIMITS SPECIFIED SHALL BE BACKFILLED ACCORDINGLY AT THE EXPENSE OF THE CONTRACTOR.
 * IF MORE THAN 30% OF THE ROADWAY WIDTH IS AFFECTED, THE ENTIRE WIDTH OF THE ROADWAY MUST BE RESURFACED.
 * SEE PVT-22 FOR FURTHER DETAILS.
 * ALL STREET OPENINGS MUST BE FULLY RESTORED WITHIN TEN DAYS.

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

DRAWING NO. PVT-20
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\PAVEMENT\PVT-20

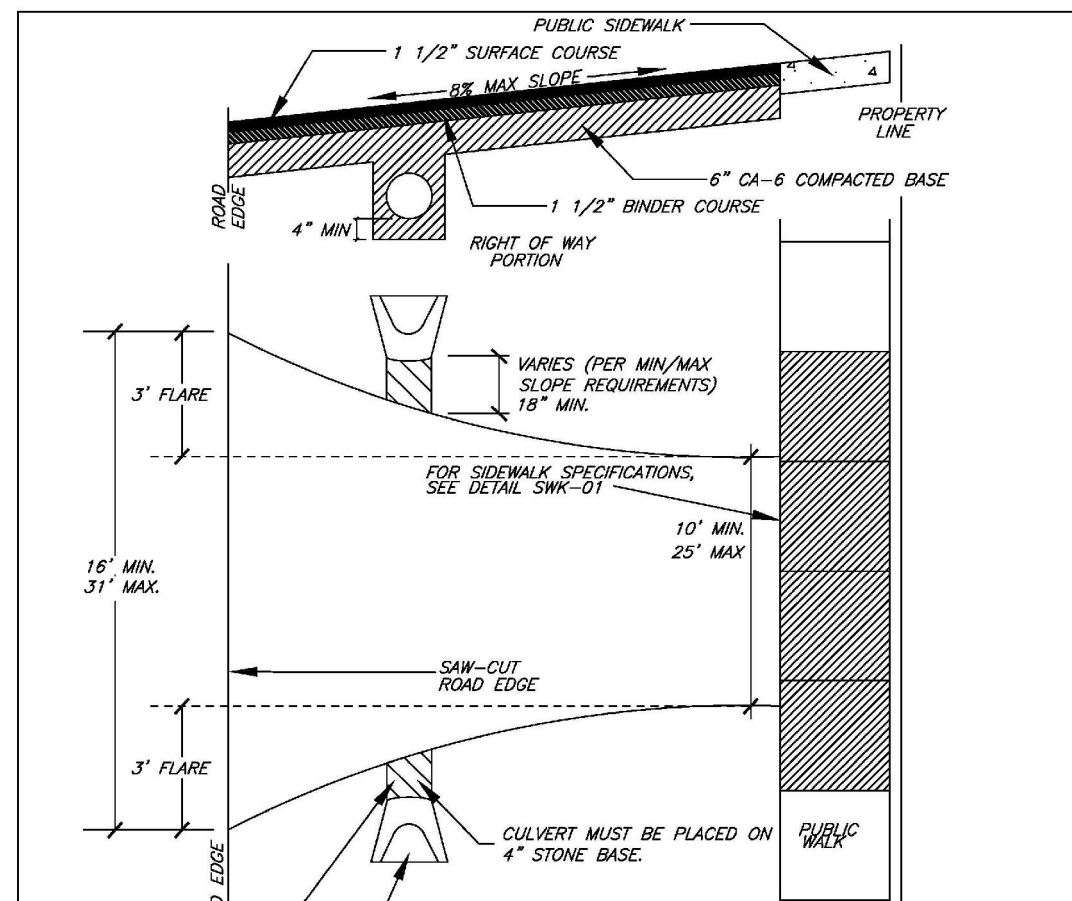


NOTE:
 * ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN THE STATE OF ILLINOIS AND THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. UNLESS OTHERWISE SPECIFIED HEREIN, OR BY THE DIRECTOR OF PUBLIC WORKS.
 * ALL ROADWAYS SHALL REMAIN OPEN TO TRAFFIC WITH AT LEAST 1/2 THE WIDTH ALL BRIDGES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND SHALL BE APPROVED BY THE VILLAGE, PRIOR TO COMMENCEMENT OF WORK.
 * ANY FLARE OR EXCAVATION BEYOND THE LIMITS SPECIFIED SHALL BE BACKFILLED ACCORDINGLY AT THE EXPENSE OF THE CONTRACTOR.
 * IF MORE THAN 30% OF THE ROADWAY WIDTH IS AFFECTED, THE ENTIRE WIDTH OF THE ROADWAY MUST BE RESURFACED.
 * SEE PVT-22 FOR FURTHER DETAILS.
 * ALL STREET OPENINGS MUST BE FULLY RESTORED WITHIN TEN DAYS.

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

DRAWING NO. PVT-19
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\PAVEMENT\PVT-19

STREET OPENING BITUMINOUS WITH CONCRETE BASE

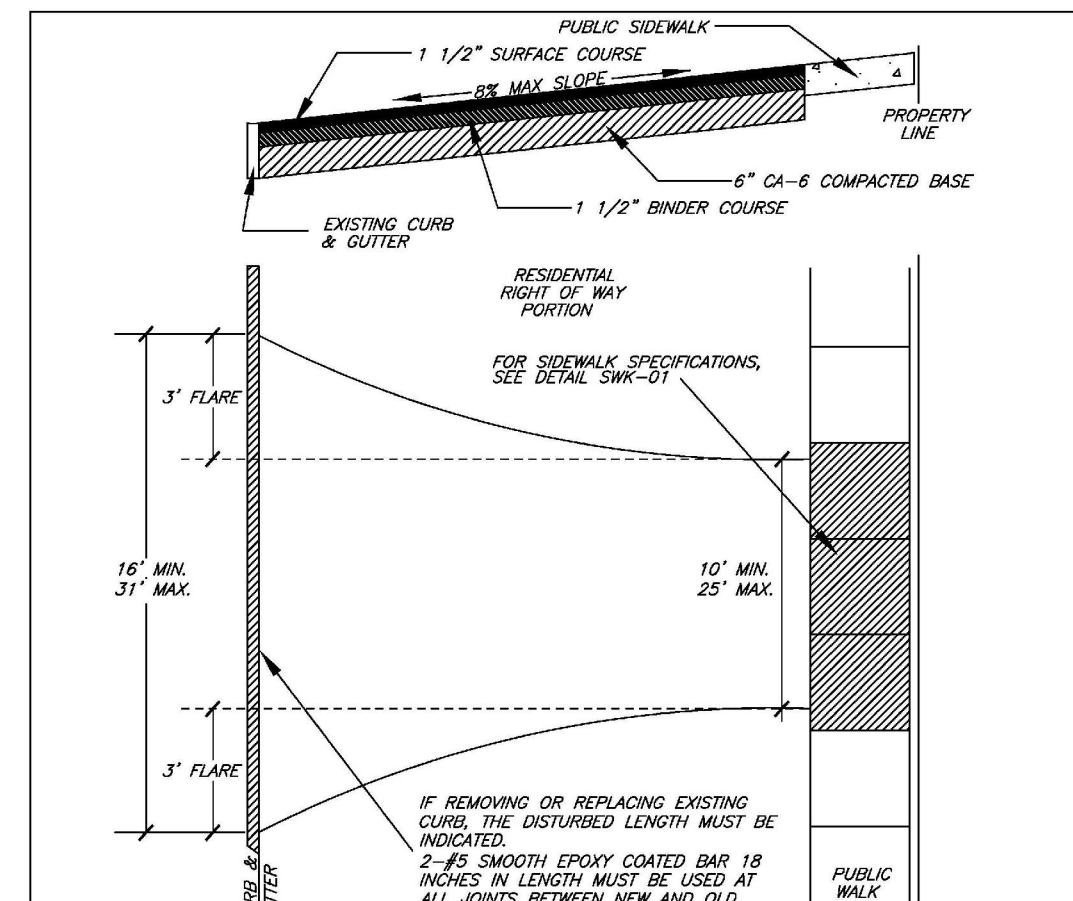


NOTE:
 CULVERT AND FLARED END SECTION MATERIALS MUST BE IN ACCORDANCE WITH SECTION 3 OF THE ENGINEERING DESIGN MANUAL.

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

DRAWING NO. PVT-01
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\PAVEMENT\PVT-01

ASPHALT APPROACH ON UNIMPROVED ROADWAY

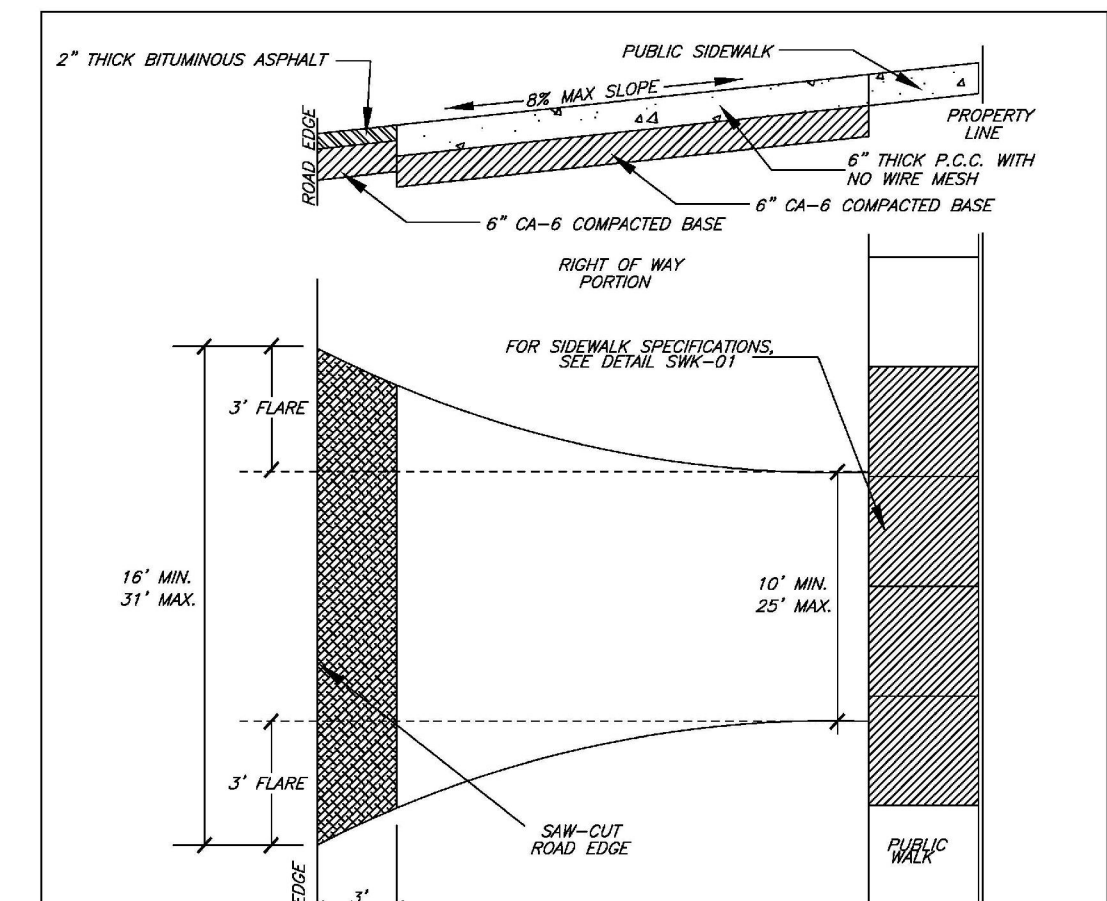


NOTE:
 IF REMOVING OR REPLACING EXISTING CURB, THE DISTURBED LENGTH MUST BE INDICATED.
 2 #5 SMOOTH EPOXY COATED BAR 18 INCHES IN LENGTH MUST BE USED AT ALL JOINTS BETWEEN NEW AND OLD CURB.

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

DRAWING NO. PVT-03
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\PAVEMENT\PVT-03

ASPHALT APPROACH WITH CURB

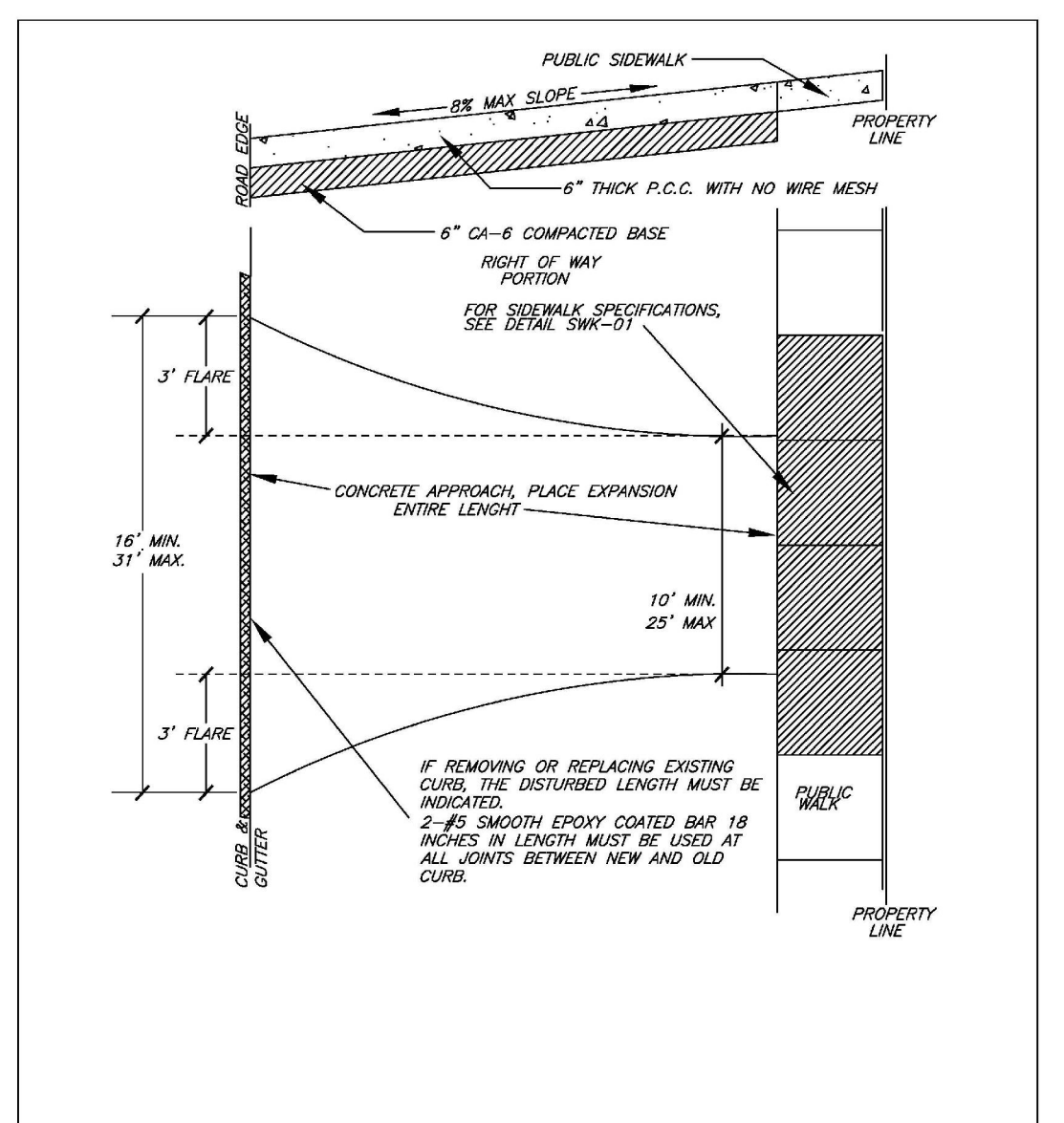


NOTE:
 IF REMOVING OR REPLACING EXISTING CURB, THE DISTURBED LENGTH MUST BE INDICATED.
 2 #5 SMOOTH EPOXY COATED BAR 18 INCHES IN LENGTH MUST BE USED AT ALL JOINTS BETWEEN NEW AND OLD CURB.

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

DRAWING NO. PVT-07
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\PAVEMENT\PVT-07

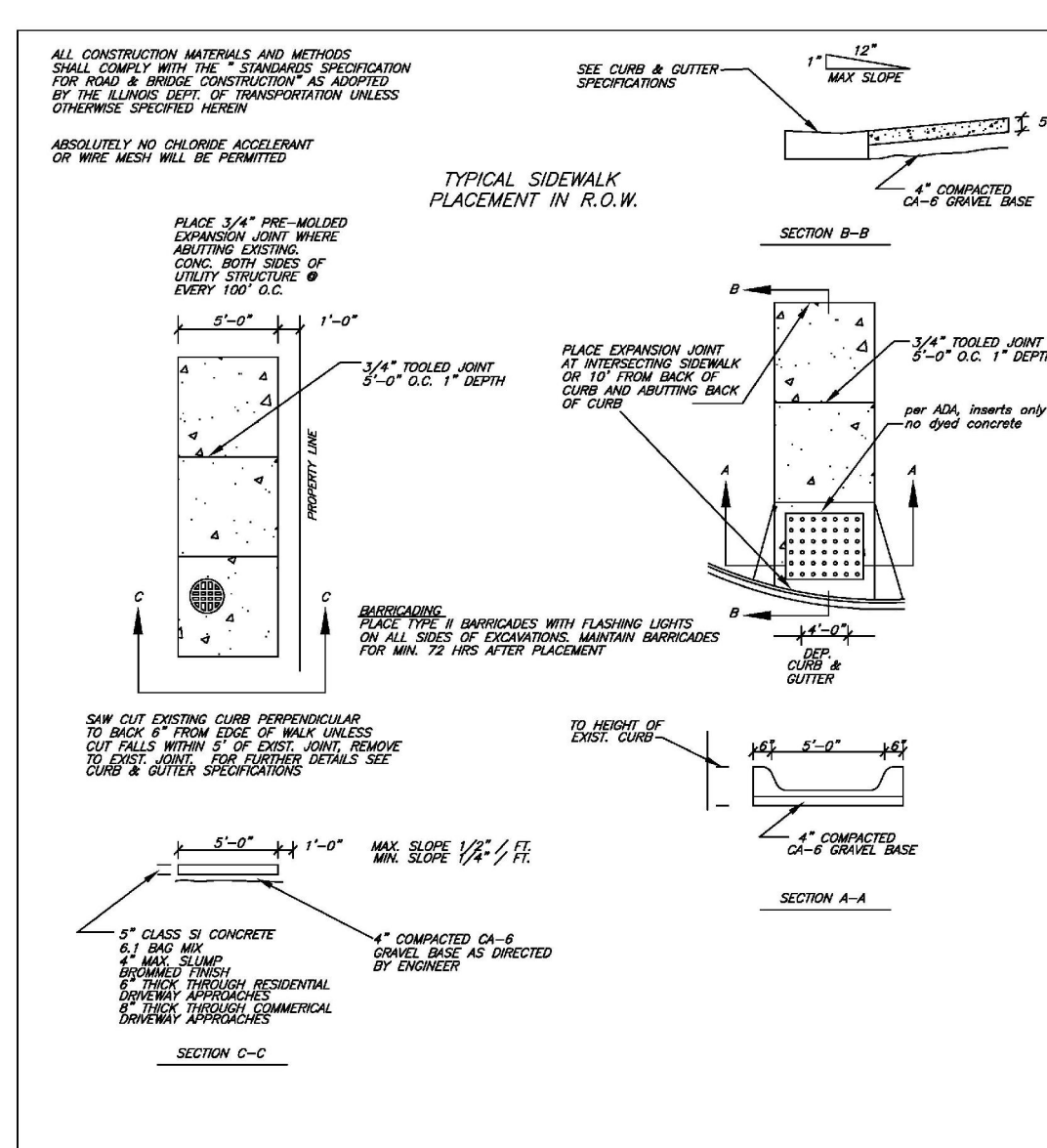
CONCRETE APPROACH ON UNIMPROVED ROADWAY



N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

DRAWING NO. PVT-09
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\PAVEMENT\PVT-09

CONCRETE APPROACH WITH CURB



N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/20/07		J.M.K.	M.D.M.	

DRAWING NO. SWK-01
 \LPW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\SIDEWALK\SWK-01

PUBLIC SIDEWALK

HOUSE ON PRAIRIE, LLC RESUBDIVISION
DOWNERS GROVE, ILLINOIS
CONSTRUCTION STANDARDS

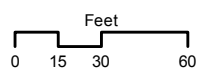
RWC Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 774-9501 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 4802712
 DATE 12/07/12
 SCALE NONE
 PROJ. MGR. RWG
 PROJ. ASSOC. AVS
 DRAWN BY AVS

SHEET
 4 OF 4

January 09, 2013 4:08:21 p.m. AcadVer:17.2e (LMS Tech)
 Drawing: S:\04802712\300_ENGINEERING\310_CADD\FINAL\048_DETAILS.DWG

DRAWN BY AVS
 DATE 01/02/13
 REVISIONS
 REVIEW
 AVS
 COPYRIGHT 2012



4729 Woodward Ave



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 4, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-01-13 4729 Woodward Avenue	Final Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of a final plat of subdivision with exceptions to subdivide an existing property into three lots.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: House on Prairie, LLC.
719 Rogers Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-3, Single Family Residential
EXISTING LAND USE: Residential
PROPERTY SIZE: 40,920 square feet
PINS: 09-07-100-019

SURROUNDING ZONING AND LAND USES

ZONING

NORTH: R-3, Single Family Residence
SOUTH: R-3, Single Family Residence
EAST: R-3, Single Family Residence
WEST: R-3, Single Family Residence

FUTURE LAND USE

Single Family Residential
 Single Family Residential
 Single Family Residential
 Single Family Residential

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey

4. Plat of Subdivision
5. Site Engineering Plans

PROJECT DESCRIPTION

The petitioner is requesting approval of the Final Plat of Subdivision to resubdivide an existing property into three lots. The 40,920-square foot property, commonly known as 4729 Woodward Avenue, is located at the northeast corner of Woodward and Prairie Avenues and is improved with a single family home.

The 180-foot wide property consists of one 120-foot wide lot and a 60-foot wide half of a second lot where a second home could be constructed. The proposed resubdivision of the property would include two 75-foot wide lots, one facing Woodward Avenue and one facing Prairie Avenue, and one 105-foot wide lot at the corner facing both Woodward and Prairie Avenues where the existing home is currently located. The existing home will be preserved. The petitioner is proposing to modify the home and construct and addition in the future. The other two lots would have two new single family homes.

COMPLIANCE WITH COMPREHENSIVE PLAN

The proposed three-lot subdivision is consistent with the Comprehensive Plan. The area is identified as a traditional grid residential neighborhood. The proposed subdivision will allow for two new single family homes which meets the Plan’s goal to ensure quality housing stock remains a staple of the community. The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan.

Per the Comprehensive Plan, when redevelopment occurs, it should be sensitive to and consistent with existing neighborhood character with additional trees planted to complement adjacent neighborhoods. The proposed lot sizes are consistent in width and area with other lots in the R-3 district. The petitioner’s proposal will also include two new parkway trees along Woodward Avenue.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-3 Single Family Residence and is improved with a single family home. The proposed subdivision complies with Sections 28.1103(c) and 28.1104(c) of the Zoning Ordinance. If the subdivision is approved, the petitioner will modify the existing home and construct and addition in the future. The two new lots would have two new single family homes. The renovation to the existing home and the new single family homes will meet all Zoning Ordinance bulk and setback requirements for the R-3 district.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The three residential lots will meet and exceed the minimum lot dimension requirements for the R-3 zoning district and per Section 20.301 of the Subdivision Ordinance. The lot dimensions are specified in the table below:

4729 Woodward Ave Resubdivision	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
Lot 1	75 ft.	153.91 ft.	11,494.22 sq. ft.
Lot 2	105 ft.	150.8 ft.	15,927.96 sq. ft.
Lot 3	75 ft.	180 ft.	13,498.8 sq. ft.

The petitioner will be platting the required five-foot wide public utility and drainage easements along side lot lines and ten-foot wide public utility and drainage easements along the rear lot lines of all lots.

The petitioner is requesting two exceptions from the Subdivision Ordinance:

1. Right-of-way width

The petitioner is requesting an exception from the requirement to dedicate a portion of the property to make the adjacent rights-of-way (Woodward and Prairie Avenues) 70 feet wide, as required by the Subdivision Ordinance. Both Woodward Avenue and Prairie Avenue are currently 66-feet wide. Both streets are established roadways with consistent 66-foot right-of-way width the entire length of the streets. Widening the rights-of-way only along the subject property by four feet to make them 70 feet wide would have no benefit to the neighborhood or the Village. A public sidewalk already exists on both sides of Prairie Avenue and on the east side of Woodward Avenue along the subject property. The Village has no plans to widen either roadway. The petitioner's request appears to be consistent with existing neighborhood character.

2. Right-of-way improvements

The petitioner is requesting an exception from the requirement to construct public improvements (curb and gutter) to the east side of Woodward Avenue as required by the Subdivision Ordinance. Woodward Avenue does not have curb and gutter along the entire length of the street north and south of the subject property. The Village currently does not have any capital improvement plans for Woodward Avenue. As such, Village engineers have not started the drainage and road profile analysis required to determine the appropriate street improvements. Therefore, installation of curb and gutter improvements at this time adjacent to the subject property and prior to Village completing the full street profile analysis for Woodward Avenue would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

The east side of Woodward Avenue along the subject property contains a drainage ditch with stormwater infrastructure which adequately serves the surrounding area. The petitioner is proposing to improve the existing stormwater infrastructure by constructing one new catch basin and a new 6-inch stormsewer line to accommodate a new home along Woodward Avenue. The proposed improvements meet the requirements of the Village's Stormwater Ordinance. The petitioner's request appears to be consistent with existing neighborhood character.

The property could accommodate two single family homes in its current configuration. As such, the proposed subdivision will result in only one additional single family lot. Therefore, the petitioner is required to pay park and school donations for one new single family home. The total amount of \$4,736.71 (\$2,283.33 for the Park District, \$1,668.59 for School District 58 and \$ 874.80 for School District 99) will have to be paid prior to Village executing the plat.

ENGINEERING/PUBLIC IMPROVEMENTS

Other than the exceptions noted above, all required public improvements already exist. The petitioner is requesting an exception from the requirement to install improvements to Woodward Avenue (curb and gutter) along the subject property. Woodward Avenue does not have curb and gutter improvements along the entire length of the street north and south of the subject property. The Village has no plans to add curb and gutter to Woodward Avenue. Therefore, installation of curb and gutter improvements at this time only along the subject property and prior to Village completing the full street profile and drainage analysis would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

Instead, the petitioner will make improvements to the existing stormwater infrastructure along Woodward Avenue by installing one new catch basin and a new 6-inch stormsewer line to accommodate one new home along Woodward Avenue. The proposed improvements meet the requirements of the Stormwater Ordinance.

Two new parkway trees are required along Woodward Avenue frontage. The petitioner will pay a fee in-lieu (\$500 for each tree) of installation of two trees prior to Village executing the plat. The Village Forester collects the fee and will install the trees at the time of construction of the new single family home along Woodward Avenue.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the property. In addition, the notice was posted on the property and published in the Downers Grove Reporter. Staff has not received any neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to resubdivide the subject property into three new lots meets and exceeds the minimum lot dimension standards of Sections 28.1103(c) and 28.1104(c) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The proposal is consistent with surrounding uses and lot sizes. The request is consistent with the Comprehensive Plan and meets the requirements of the Zoning and Subdivision Ordinances of the Village.

The petitioner is requesting two exceptions from the Subdivision Ordinance:

1. The petitioner is requesting an exception from the requirement to dedicate a portion of the property to make the adjacent rights-of-way (Woodward and Prairie Avenues) 70 feet wide, as required by the Subdivision Ordinance
2. The petitioner is requesting an exception from the requirement to construct public improvements (curb and gutter) to the east side of Woodward Avenue as required by the Subdivision Ordinance.

Staff believes requested exceptions meet the standards of approval outlined below and supports the petitioners request.

Approvals of the exceptions to the Subdivision Ordinance require evaluation per Section 20.602 Exceptions:

An exception shall be recommended by the Plan Commission only if it finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of the Chapter. In its consideration of the standards of practical difficulties or particular hardships, the Commission may consider, but is not limited to, the following;

- 1. *The extent to which the proposed exception impacts on the value or reasonable use of surrounding prosperities;***

The requested exceptions will not have any negative effect on the value or reasonable use of surrounding properties. Both Woodward and Prairie Avenues are currently 66-foot wide rights-of way. Additionally, Woodward Avenue currently does not have curb and gutter improvements on either side of the street. The Village has no plans to widen either roadway or to add public improvements to Woodward Avenue. If the exceptions are granted, the petitioner will be able to preserve the existing conditions and the character of the area. The petitioner will make improvements to the stormwater infrastructure along Woodward Avenue which will improve drainage in the area. This standard is met.

- 2. *Whether the exception is consistent with the trend of development in the area and the surrounding uses;***

The requested exceptions are consistent with the existing development in the area. Woodward Avenue does not have curb and gutter improvements the entire length of the street. The Village has no capital improvement plans for Woodward Avenue. Therefore, installation of curb and

gutter improvements at this time along the subject property prior to Village completing the full street profile and drainage analysis would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

Woodward and Prairie Avenue rights-of-way are currently 66 feet wide. Widening the rights-of-way by four feet would not be consistent with the remainder of the streets. The Village has not plans to widen either roadway. This standard is met.

3. *The characteristics of the property which support or mitigate against the granting of the exception;*

The requested exceptions will maintain existing characteristics of both streets. The petitioner's proposal not to construct curb and gutter on the east side of Woodward Avenue adjacent to the subject property is consistent with the existing improvements on Woodward Avenue. The Village has no capital improvement plans for Woodward Avenue at this time. Installation of curb and gutter only along the subject property prior to Village completing the full street profile and drainage analysis of the area would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

Also, widening the rights-of-way only along the subject property would be inconsistent with existing street widths without any plans by the Village to widen either roadway. This standard is met.

4. *Whether the exception is in conformance with the general plan and spirit of this Chapter;*

If the exceptions are granted, the petitioner will be able to main the existing character of both Woodward and Prairie Avenues. Additionally, the petitioner will make improvements to the existing stormwater infrastructure. The proposed subdivision is in conformance with the surrounding area and the therefore the general plan and spirit of the Subdivision Ordinance. This standard is met.

5. *Whether the exception will alter, or be consistent with, the essential character of the locality.*

If the exceptions are granted, they would not alter the character of the locality. Four additional feet of rights-of-way for both Woodward and Prairie Avenues would have no effect to the area as the Village does not have any plans to widen either roadway. Additionally, granting the exception for street improvements would preserve a consistent look of Woodward Avenue which currently does not have curb and gutter on either side the entire length of the street. This standard is met.

RECOMMENDATIONS

The proposed final plat of subdivision to resubdivide the existing property into three new lots is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation associated with PC-01-13 to the Village Council subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the House on Prairie, LLC Resubdivision plat prepared by Gentile & Associates, Inc. dated November 17, 2012 and House on Prairie, LLC Resubdivision plans prepared by RWG Engineering, LLC. dated December 07, 2012, last revised January 8, 2013, except as such plans may be modified to conform to the Village Codes and Ordinances.
2. The petitioner shall pay a total of \$4,736.71 (\$2,283.33 for the Park District, \$1,668.59 for School District 58 and \$ 874.80 for School District 99) prior to Village executing the plat.

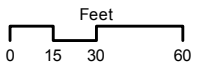
3. A fee in lieu payment for two new parkway trees (\$500 per tree, total payment \$1,000) must be submitted prior to Village executing the plat.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2013 PC Petition Files\PC 01-13 4729 Woodward Ave - Final Plat of Subdivision\Staff Report PC-01-13.doc



4729 Woodward Ave

HOUSE ON PRAIRIE LLC.

719 Rogers Street
Downers Grove, IL 60515
Phone: 630-390-3020
Fax: 630-390-3026 *

January 2, 2013

Gregory Hose
Chairman
Downers Grove Plan Commission

Dear Mr. Hose

I am submitting the required plans, with the intention of receiving approval from the village of Downers Grove to create a three lot subdivision at the property currently known as 4729 Woodward, Downers Grove, IL 60515.

The three lot subdivision will then be developed for the construction of two new four bedroom room dwellings on lots 1 and 3, while preserving as much of the existing house on lot 2 as possible. Any portion of the existing structure on lot 2 that falls within the required set back areas will be removed.

The existing ranch home on lot 2 is a four bedroom, 2 bath dwelling. Therefore, it is understood that the developer will make donations to the Downers Grove Park Schools and Park district in the amount \$4,736.71 for each of the two new dwellings
We are requesting a full credit for the house that already exists.

The developer acknowledges that the fee in-lieu of parkway tree installation in the amount of \$1,000 (for two new trees) shall be paid for the addition of two trees on Woodward Avenue. All

School and Park District donations and fees in-lieu of parkway tree installation will be paid upon Village council approval and prior to Village signing the plat of subdivision.

We are requesting an exception regarding the 70' right of way property. We are requesting that the right of way property width be reduced to 66' to conform with the right of way property width of the surrounding properties,

We are also requesting approval to omit curb and gutter along the Woodward street property line. There are no curbs and gutters along this street currently and we would like to maintain the character of the neighborhood by keeping our property consistent with the adjacent homes.

Thank you for your consideration of the proposed subdivision.

Sincerely,

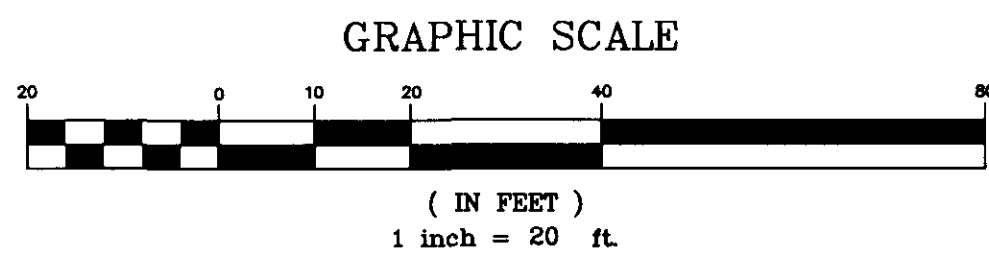
A handwritten signature in blue ink that reads "Patrick M. Sullivan". The signature is written in a cursive, flowing style.

Patrick M. Sullivan, Manager: House on Prairie, LLC

BOUNDARY AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE : (630) 916-6262
 FAX : (630) 916-6264



THE SOUTH HALF OF LOT 352 AND ALL OF LOT 353 IN BRANIGAR BROS.' WOODED HOMESITES, A SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NO. 144598, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 4729 WOODWARD AVENUE, DOWNERS GROVE, IL.
 CONTAINING: 40,920.97 SQ. FT., 0.94 AC.

SANITARY SEWER STRUCTURES

- 1) SANITARY SEWER MH
 RIM = 733.21
 8" S INV = 723.70
- 2) SANITARY SEWER MH
 RIM = 729.86
 8" W INV = 719.96
 8" N INV = 719.71
 8" S INV = 719.71
- 3) SANITARY SEWER MH
 RIM = 727.86
 8" E INV = 718.96
 8" N INV = 718.74
 8" S INV = 718.74
- 4) SANITARY SEWER MH
 RIM = 734.15
 8" E INV = 724.00
 8" W INV = 723.44
 8" S INV = 723.44

STORM SEWER STRUCTURES

- 1) CATCH BASIN
 RIM = 731.78
 12" CMP W INV = 728.68
 12" PVC E INV = 728.30
 15" CMP NW INV = 728.60
 10" PVC S INV = 728.28
- 2) BEEHIVE CATCH BASIN
 FLOW LINE = 730.21
 12" RCP N INV = 725.21
 8" NE INV = 729.34
 18" RCP S INV = 725.07
- 3) 6" PVC
 SW INV = 730.49
- 4) CATCH BASIN
 RIM = 729.79
 10" SE INV = 725.01
- 5) STORM SEWER MH
 RIM = 730.01
 30" RCP W INV = 722.81
 30" RCP E INV = 723.21
 10" NW INV = 724.76
- 6) STORM SEWER MH
 RIM = 728.91
 48" PER REC. W INV = 714.01
 48" PER REC. S INV = 714.01
- 7) STORM SEWER MH
 RIM = 735.00
 30" RCP W INV = 724.80
 30" RCP E INV = 724.80
 12" SE INV = 728.95
- 8) CATCH BASIN
 RIM = 734.57
 10" RCP N INV = 730.82
 12" NW INV = 729.27
- 9) CATCH BASIN
 RIM = 735.58
 6" PVC S INV = 732.33

LEGEND

- TREE WITH TRUNK DIAM. SIZE
- UTILITY POLE
- SIGN POST
- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- CURB INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER SHUTOFF VALVE WITH 8" CASING
- OVERHEAD WIRES (# OF WIRES)
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- xxx.x GROUND ELEVATION
- xxx.xx PAVEMENT ELEVATION
- FIN/FL = FINISHED FLOOR ELEVATION
- T/W = TOP OF WALL

NOTE:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK: PER DIVISION OF WATERWAYS;
 DISC ON THE NORTHWEST WING WALL OF BELMONT BRIDGE OVER ST. JOSEPH'S CREEK.

ELEVATION = 692.62

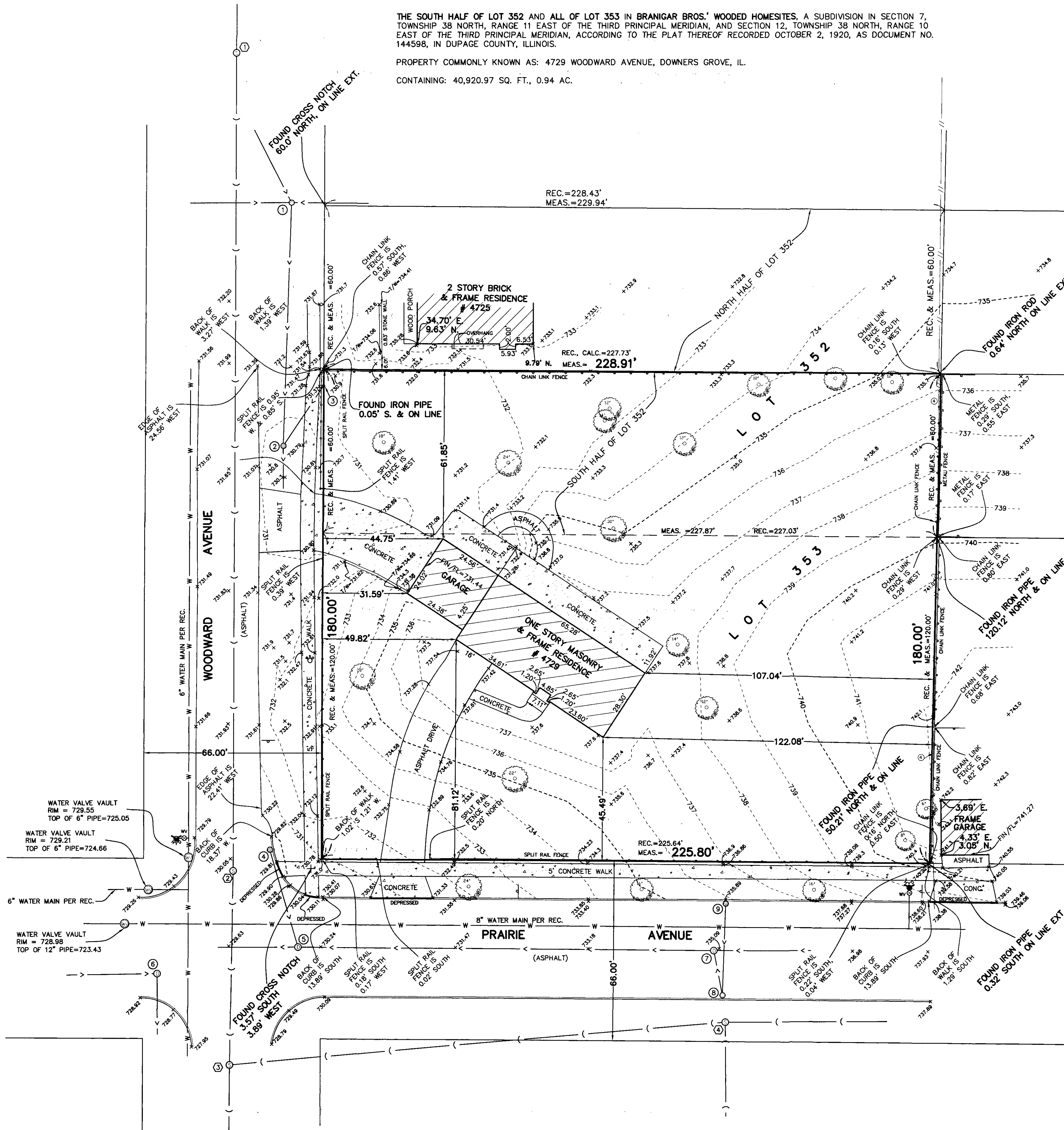
SITE BENCHMARK:
 SOUTHWEST BOLT ON FIRE HYDRANT LOCATED AT NORTHWEST CORNER OF WOODWARD & PRAIRIE AVENUE.
 ELEVATION = 732.46

STATE OF ILLINOIS) S.S.
 COUNTY OF DUPAGE)

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

NOVEMBER 28, A.D. 2012

BY:
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
 MY LICENSE EXPIRES NOVEMBER 30, 2014
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007970

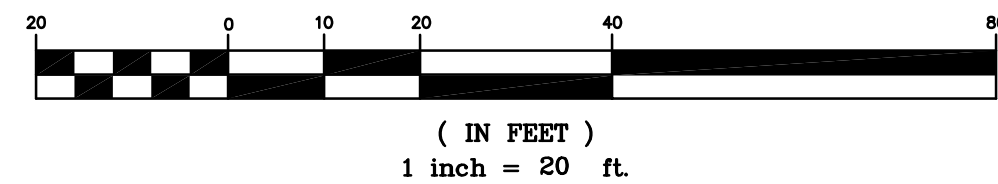


BASE SCALE: 1 INCH = 20 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED BY: SP SERVICES, INC.
 DRAWN BY: VAF/MMG
 CHECKED BY: JG
 SURVEYED BY: JG-FG/JC-LR

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

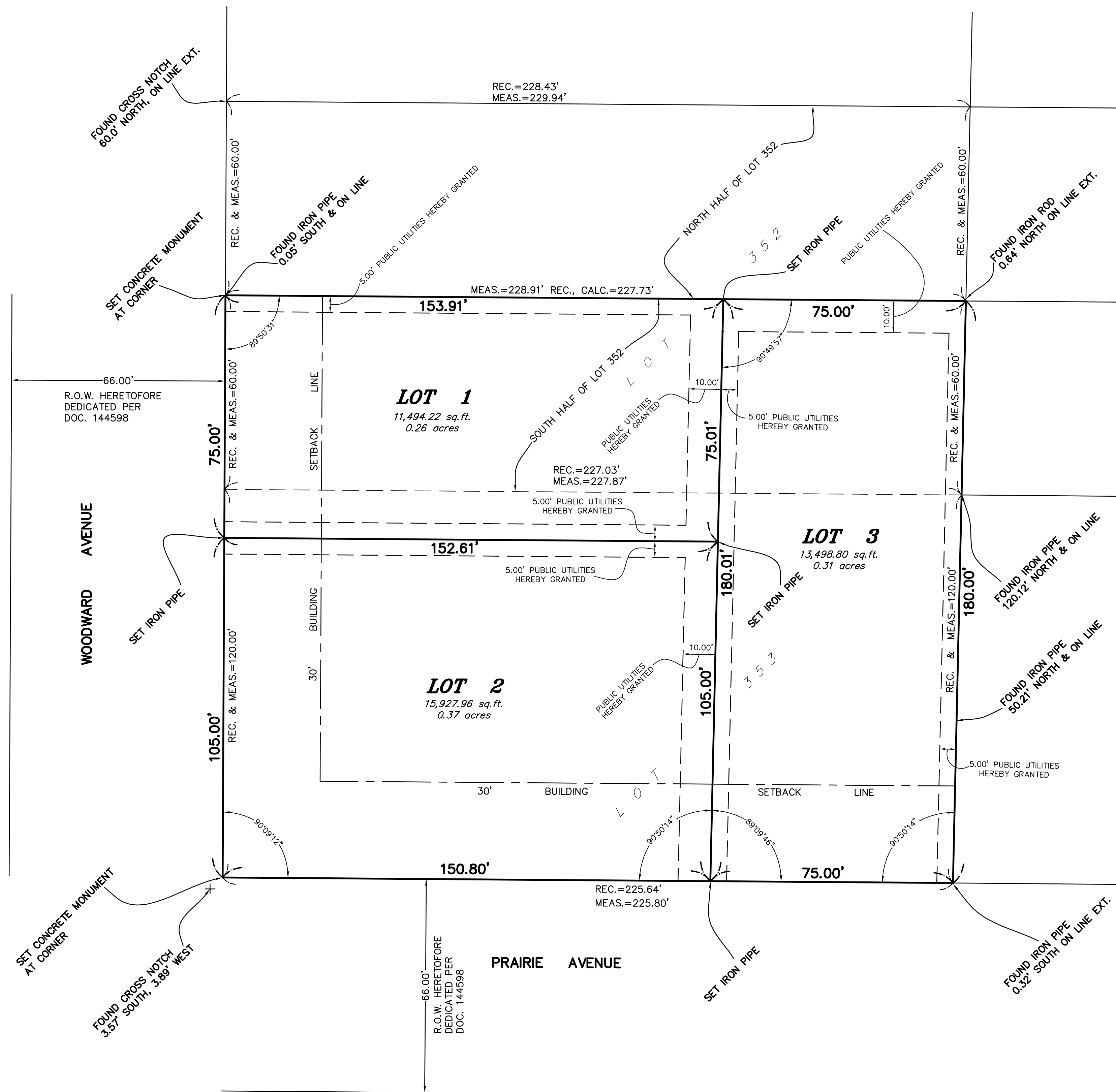


GRAPHIC SCALE



HOUSE ON PRAIRIE, LLC RESUBDIVISION

BEING A RESUBDIVISION IN NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



EASEMENT PROVISIONS PUBLIC UTILITIES EASEMENT

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:
COMMONWEALTH EDISON COMPANY AND SBC AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES, 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 GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

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

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUTLOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA. THE TERM COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

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

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AN DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTION:

- (a) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.
- (b) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT", OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER 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 AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTION IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NO, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS' PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
4. IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, AND EACH OF THEIR SUCCESSORS, HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

G **GENTILE & ASSOCIATES, INC.**
 PROFESSIONAL LAND SURVEYORS
 550 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE (630) 916-6262
 FAX (630) 916-6264

HOUSE ON PRAIRIE, LLC RESUBDIVISION

BEING A RESUBDIVISION IN NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

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

SANITARY DISTRICT COLLECTOR

CERTIFICATE FOR THE COLLECTOR FOR THE VILLAGE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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.

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

DOWNERS GROVE VILLAGE COLLECTOR

CERTIFICATE FOR THE VILLAGE COUNCIL

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

MAYOR

VILLAGE CLERK

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } s.s.

I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND

_____ THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

CERTIFICATE FOR THE PLAN COMMISSION

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

CHAIRMAN

CERTIFICATE FOR THE COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

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

THIS PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,

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

DuPAGE COUNTY CLERK

CERTIFICATE OF THE COUNTY RECORDER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON

THE _____ DAY OF _____, A.D. 20 _____

AT _____ O CLOCK _____ M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER OF DEEDS

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS 4729 WOODWARD AVENUE, DOWNERS GROVE, ILLINOIS TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE NO. 99 HIGH SCHOOL DISTRICT, AND NO. 58 ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

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

OWNER

OWNER(S)' CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } s.s.

_____ INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

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

OWNER

STATE OF ILLINOIS }
COUNTY OF _____ } s.s.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY

CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC

COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } s.s.

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS LAND SURVEYOR NUMBER 2925 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION;

THE SOUTH HALF OF LOT 352 AND ALL OF LOT 353 IN BRANIGAR BROS.' WOODED HOMESITES, A SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NO. 144598, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 4729 WOODWARD AVENUE, DOWNERS GROVE, IL.

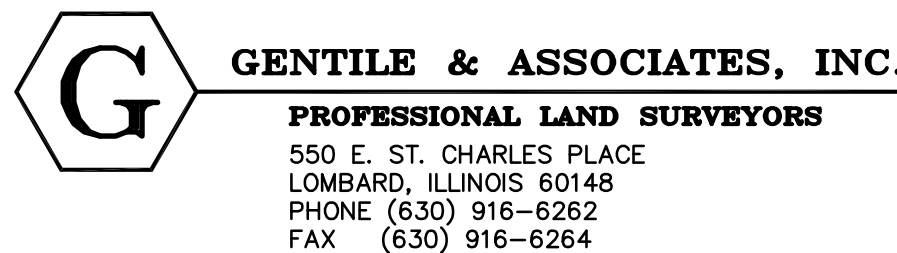
CONTAINING: 40,920.97 SQ. FT., 0.94 AC.

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17043C0901H, EFFECTIVE DATE DECEMBER 16, 2004, I FURTHER CERTIFY THAT ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ 17TH DAY OF _____ NOVEMBER, _____, A.D. 20 _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2014



RWG ENGINEERING, LLC
 CIVIL ENGINEERING – REAL ESTATE CONSULTING – PROJECT MANAGEMENT
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370
 LIMITATION OF WARRANTY OF ENGINEER'S
 INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PROPOSED IMPROVEMENTS

FOR

HOUSE ON PRAIRIE, LLC RESUBDIVISION

DOWNERS GROVE, ILLINOIS

PLANS PREPARED FOR
 HOUSE ON PRAIRIE, LLC
 ATTN: PATRICK SULLIVAN
 719 ROGERS STREET
 DOWNERS GROVE, IL 60515
 630-390-3020

DATE	REVISION	DRAWN BY
01/04/13	PER VILLAGE REVIEW	AVS
01/09/13	PER CLIENT REVIEW	AVS

HOUSE ON PRAIRIE, LLC, RESUBDIVISION
 DOWNERS GROVE, ILLINOIS
 TITLE SHEET

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 774-9501 www.rwg-engineering.com
 Civil Engineering – Real Estate Consulting – Project Management

PROJECT NO. 04802712
 DATE 12/07/12
 SCALE NONE
 PROJ. MGR. RWG
 PROJ. ASSOC. AVS
 DRAWN BY AVS

SHEET
 1 OF 4

© COPYRIGHT 2012

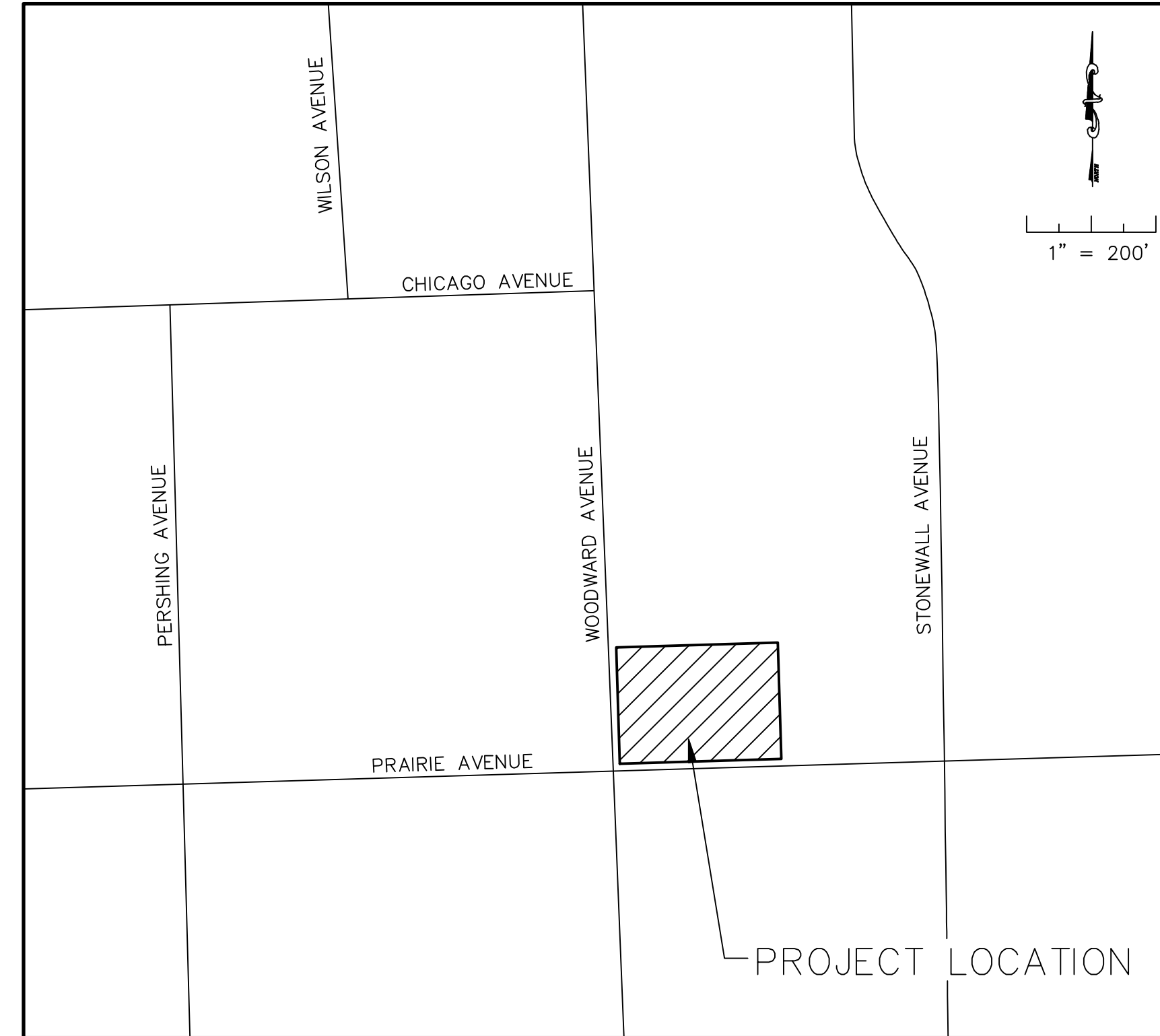
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	▽	▼
CONCRETE HEADWALL	∩	∩
VALVE VAULT	⊗	⊗
VALVE BOX	■	■
FIRE HYDRANT	⊕	⊕
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—▲—	—▲—
FORCE MAIN	—▲—	—▲—
STORM SEWER	—▲—	—▲—
WATER MAIN	—●—	—●—
CONSTRUCT WATER MAIN UNDER SEWER	—●—	—●—
GRANULAR TRENCH BACKFILL	▨	▨
STREET LIGHT	⊗	⊗
ELECTRICAL CABLE	—E—	—E—
2" CONDUIT ENCASEMENT	—E—	—E—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊕	⊕
POWER POLE	⊕	⊕
STREET SIGN	⊕	⊕
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
CONTOUR	~749~	~749~
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS	▨	▨
FLOODWAY	▨	▨
FLOODPLAIN	▨	▨
HIGH WATER LEVEL (HWL)	▨	▨
NORMAL WATER LEVEL (NWL)	▨	▨
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
SLOPE BANK	→	→
TREE WITH TRUNK SIZE	⊗	⊗
SOIL BORING	⊕	⊕
TOPSOIL PROBE	⊕	⊕
FENCE LINE, WIRE OR SILT	—X—	—X—
FENCE LINE, CHAIN LINK OR IRON	—○—	—○—
FENCE LINE, WOOD OR PLASTIC	—□—	—□—
CONCRETE SIDEWALK	▨	▨
CURB AND GUTTER	▨	▨
DEPRESSED CURB	▨	▨
REVERSE PITCH CURB & GUTTER	▨	▨
EASEMENT LINE	▨	▨

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	∆	INTERSECTION ANGLE

LOCATION MAP



INDEX OF SHEETS

- TITLE SHEET
- DEMOLITION/SOIL EROSION CONTROL PLAN
- SITE IMPROVEMENTS PLAN
- CONSTRUCTION STANDARDS

GENERAL CONDITIONS

CONTRACT DOCUMENTS

The Standard Specifications listed within these plans, these Improvement Plans, and Subsequent Details are all part of the Contract Documents. Incidental items or accessories necessary to complete the work may not be specifically noted, but are to be considered a part of the contract.

USE OF IMPROVEMENT PLANS

No Improvement Plans shall be used for construction unless specifically marked "For Construction." Prior to commencement of construction, the contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. If there are discrepancies from what is shown on the construction plans, the contractor shall immediately report same to the engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications, and/or special details, the contractor shall secure written instructions from the engineer prior to proceeding with any part of the work impacted by omissions or discrepancies. Failing to secure such instruction, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question with respect to the true meaning of the construction plans or specifications, the decision of the engineer shall be final and conclusive.

WORKMANSHIP GUARANTEE

All work performed under this contract shall be guaranteed against all defects in material and workmanship of whatever nature by the contractor and his surety for a period of one year from the date of final acceptance of the work by the applicable governmental agencies and the owner.

FINAL PAYMENT

Prior to acceptance by the owner and final payment, all work shall be inspected and approved by the owner or his representative. Final payment will be made after all of the contractors' work has been approved and accepted, and in accordance with the contract documents.

HIGHWAY/ROADWAY CONSTRUCTION PERMITS

The contractor shall be responsible for obtaining all required permits for construction along or across existing streets or highways, including the use and access to existing streets. The contractor shall make arrangements for proper bracing, shoring, and other required protection of all roadways before construction begins. The contractor shall be responsible for any damage to streets or roadways and associated structures, and shall make repairs as necessary to the satisfaction of the engineer and applicable governmental agency.

EXISTING UTILITIES

Essentials for existing utilities within public right-of-way are shown on the plans according to available records. The contractor shall be responsible for determining the exact location in the field of such utility lines and their protection from damage during construction. If existing utility lines of any nature are encountered which conflict in location or elevation with new construction, the contractor shall notify the engineer immediately so that the conflict may be resolved.

MAINTENANCE OF SITE DRAINAGE

During construction operations any loose material that is deposited in the flow line of gutters, drainage structures, ditches, etc. and obstructs the natural drainage flow line shall be removed at the close of each working day by the responsible party. The contractor shall insure positive site drainage at the close of each work day. Drainage may be achieved by ditching, pumping, or any other acceptable method. Failure to provide positive drainage will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereafter. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.

TRAFFIC CONTROL

The contractor is responsible for the installation and maintenance of adequate signage, traffic control, and warning devices to inform and protect the public during all phases of construction. All barricades and warning signs shall be provided in accordance with the IDOT Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant, or as designated by the engineer or applicable governmental agency. Traffic control items shall be in accordance with the IDOT Manual on Uniform Traffic Control Devices.

PAVEMENT REMOVAL/REPLACEMENT

Existing permanent type pavements or other permanent improvements which abut or otherwise interfere with proposed improvements and must be removed shall be saw cut full depth prior to removal. Items so removed shall be replaced with similar construction materials to original condition or better. Payment for saw cutting shall be included in the removal cost and replacement will be paid under the respective item unless otherwise indicated. Removed pavement, sidewalk, curb, etc. shall be disposed of by the contractor at his own expense at an offsite dump site.

TREE PROTECTION

Existing trees not scheduled for removal shall be protected from damage. Trimming and sealing shall be in accordance with IDOT Standard Specifications.

CONSTRUCTION DEBRIS CLEAN-UP

The contractor is responsible for removal and disposal of all excess material and debris resulting from his construction operations at no expense to the owner.

SAFETY & CONSTRUCTION EXECUTION

The contractor shall comply with the rules and regulations of OSHA and appropriate authorities regarding jobsite safety provisions. The engineer and owner are not responsible for the construction means, methods, techniques, sequences or procedures, the performance, programs, or for any safety precautions used by the contractor. The contractor is solely responsible for execution of his work in accordance with the contract documents.

GENERAL NOTES

- The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - Village of Downers Grove (630-434-5500)
 - Downers Grove Sanitary District (630-969-0664)
- All construction shall conform to the requirements of the Village of Downers Grove and the Downers Grove Sanitary District.
- The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
- Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
- Elevations shown herein reflect NAVD 1988 datum.
- The boundary and topographic survey data for this project is based on a field survey prepared by Gentile and Associates. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
- RWG Engineering, LLC, its employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

SURFACE WATER DRAINAGE STATEMENT

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 SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS FOURTH DAY OF JANUARY, A.D. 2013

OWNER OR ATTORNEY

ENGINEER

BENCHMARKS

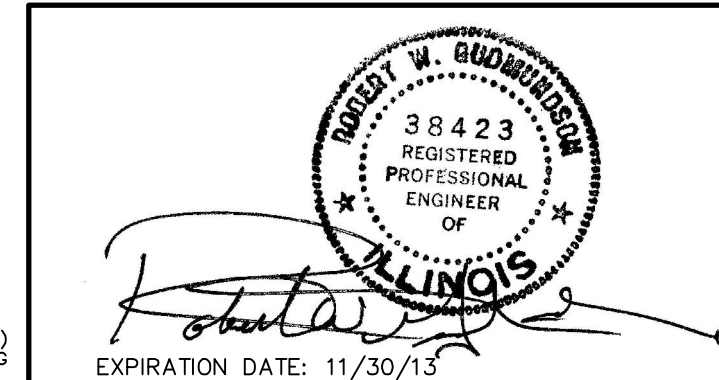
BENCHMARK: PER DIVISION OF WATERWAYS;
 DISC ON THE NORTHWEST WING WALL OF
 BELMONT BRIDGE OVER ST. JOSEPH'S
 CREEK.
 ELEVATION = 692.62

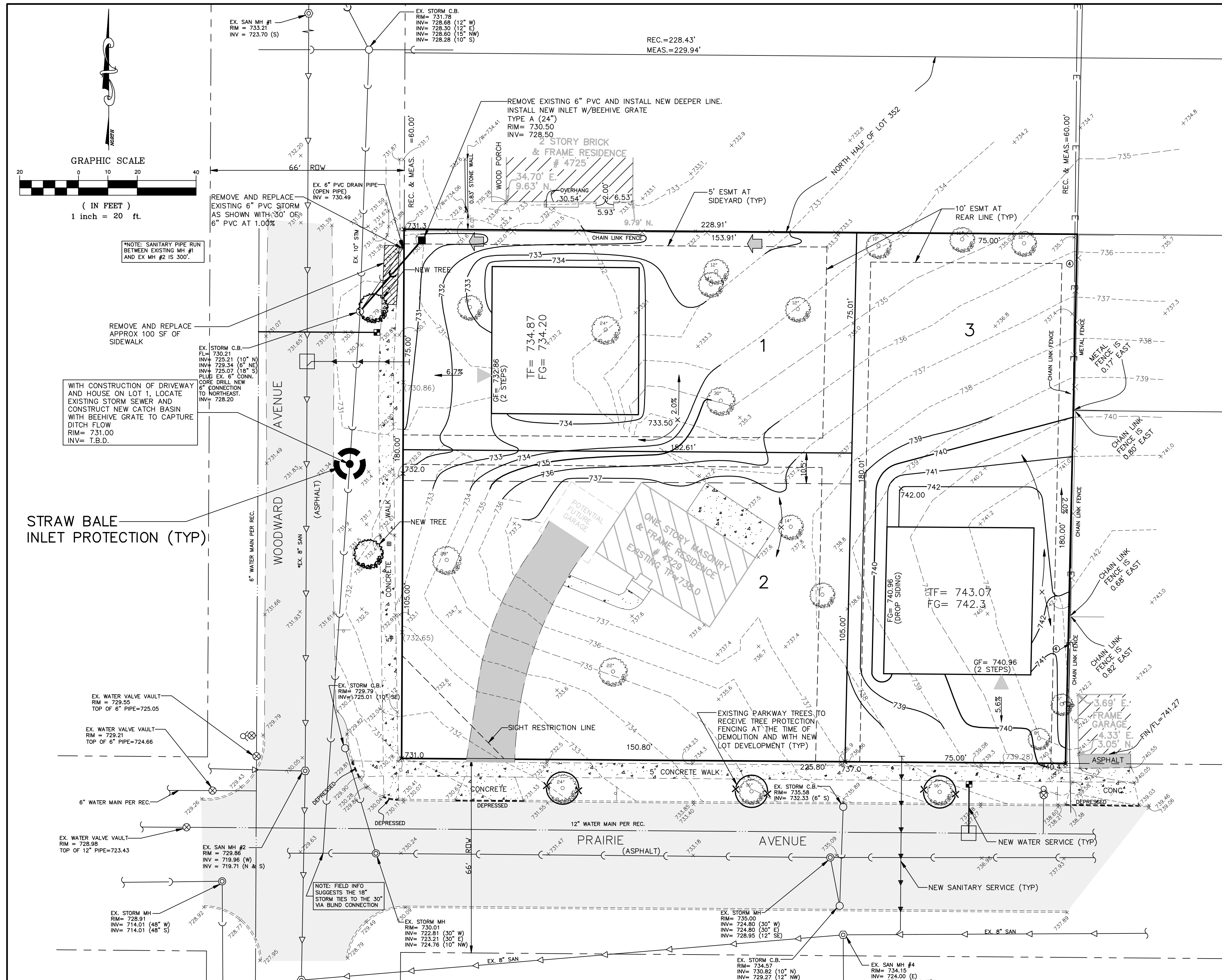
SITE BENCHMARK:
 SOUTHWEST BOLT ON FIRE HYDRANT
 LOCATED AT NORTHWEST CORNER OF
 WOODWARD & PRAIRIE AVENUE.
 ELEVATION = 732.46



Formerly JULIE 1-800-892-0123

January 09, 2013 4:00:53 p.m. Acct#117.24 (LMS Tech)
 Drawing: S:\04802712\000_ENGINEERING\310_CADD\FINAL\048_C0VR.DWG





SITE DEVELOPMENT CRITERIA:

TOTAL ACREAGE OF DEVELOPMENT PARCEL = 0.939 AC

LOT AREA BREAKDOWN:
 LOT 1 = 11,494.22SF = 0.264AC
 LOT 2 = 15,927.96SF = 0.366AC
 LOT 3 = 13,498.80SF = 0.310AC

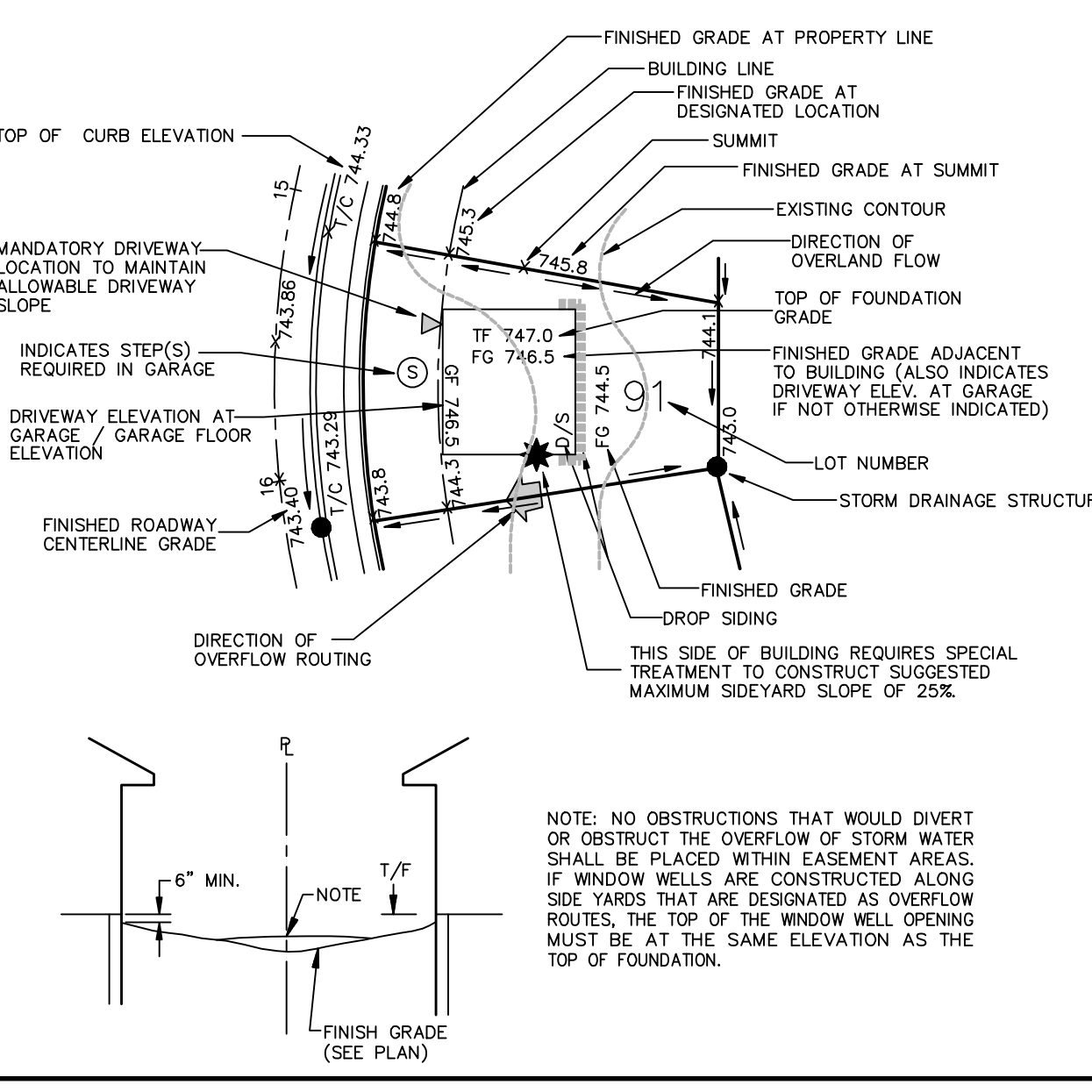
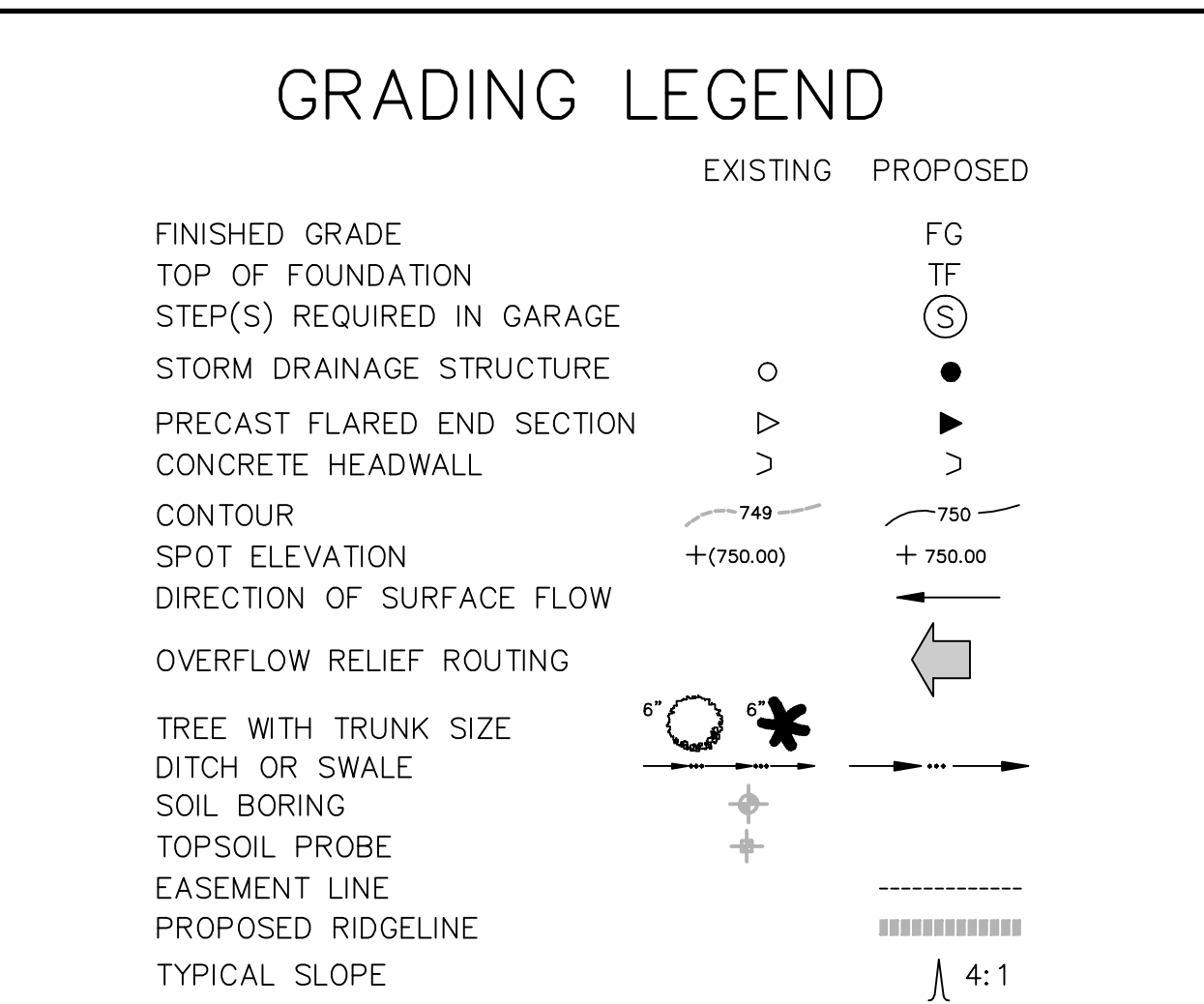
ZONING DISTRICT = R3

SETBACK CRITERIA:
 FRONT YARD = 30'
 REAR YARD = 20'
 SIDE YARD = GREATER OF 10% LOT WIDTH OR 6'

LOT BUILDING COVERAGE = 32% MAXIMUM
 FLOOR AREA = 950SF MINIMUM

GENERAL NOTES:

- REFER TO PLAT OF SUBDIVISION FOR ACTUAL EASEMENT LOCATIONS AND WIDTHS, INCLUDING DRAINAGE AND UTILITY EASEMENTS ALONG SIDE AND REAR YARDS, ETC.
- NO OBSTRUCTIONS THAT WOULD DIVERT OR OBSTRUCT THE OVERFLOW OF STORM WATER SHALL BE PLACED WITHIN EASEMENT AREAS. IF WINDOW WELLS ARE CONSTRUCTED ALONG SIDE YARDS THAT ARE DESIGNATED AS OVERFLOW ROUTES, THE TOP OF WINDOW WELL OPENING MUST BE NO MORE THAN 0.2 FT. BELOW TOP OF FOUNDATION.
- THE PLAT OF SUBDIVISION AND ALL SETBACKS, YARD REQUIREMENTS, AND EASEMENTS, AS WELL AS DRIVEWAY LOCATIONS AND SLOPES, YARD AREA SLOPES, ETC. ARE TO BE CHECKED AND VERIFIED AT THE TIME OF HOUSE SELECTION AND PLACEMENT ON A RESPECTIVE LOT.



STORMWATER NOTE:

EACH OF THE 2 NEW LOTS ARE REQUIRED TO COMPLY WITH THE VILLAGE STORMWATER ORDINANCE WHEN THEY ARE IMPROVED WITH A NEW SINGLE FAMILY HOUSE. BOTH PCBMP'S AND VCBMP'S ARE REQUIRED FOR ANY LOT WITH A NEW IMPERVIOUS AREA OVER 2,500 SF. AFTER TAKING CREDIT FOR EXISTING IMPERVIOUS AREAS. THE ORIGINAL LOT HAS AN IMPERVIOUS AREA SCHEDULED FOR DEMOLITION OF 3,424 SF, WHICH IS TO BE CREDITED EQUALLY ACROSS THE 2 NEW LOTS. THUS LOT 1 AND LOT 3 WILL START WITH A CREDIT OF 1,712 SF. NOTE THAT THE CREDIT FOR THE EXISTING IMPERVIOUS AREA ONLY APPLIES FOR A 3 YEAR PERIOD AFTER DEMOLITION OF THE ORIGINAL IMPERVIOUS IMPROVEMENTS. SO IN SUMMARY, ASSUMING A TIMELINE WHEREBY THE CREDIT FOR EXISTING IMPERVIOUS AREA REMAINS VALID, DEVELOPMENT ON EITHER LOT 1 OR LOT 3 WHICH EXCEEDS 4,212 SF OF TOTAL IMPERVIOUS AREA MUST INCORPORATE THE ABOVE REFERENCED BMP'S.

UTILITY SERVICES NOTES:

- SANITARY SEWER SERVICES ARE 6" PVC - SEE NOTES TO RIGHT.
- WATER MAIN SERVICES ARE MINIMUM 1" TO MAXIMUM 2" TYPE K COPPER - SEE NOTES TO RIGHT AND CONSTRUCTION STANDARD DETAIL SHEET 4.
- ALL UTILITY SERVICE PAVEMENT CROSSINGS SHALL BE DONE BY DIRECTIONAL BORE, WITH OPEN CUT OF PAVEMENT LIMITED TO AN ACCESS AT THE POINT OF CONNECTION TO THE MAINLINE UTILITY. FULL PAVEMENT RESTORATION SHALL BE PER CONSTRUCTION STANDARD DETAIL SHEET 4). DISTURBED PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL, FINE GRADING, AND SOD.

I. UNDERGROUND UTILITIES - UNIVERSAL

GENERAL STANDARDS
 All sewer and water main improvements shall be constructed in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," Latest Edition, along with applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois" as published by IDOT, Latest Edition, and the construction details and specifications of the applicable governmental agency.

GENERAL WORK SCOPE
 Underground utility construction shall include trenching or augering installation of pipe, structures and castings; backfilling of trenches with compacted and tested as required fillings and accessories necessary to complete the work may not be specified, but shall be considered incidental to the cost of the contract.

DE-WATERING
 The contractor is responsible for dewatering any excavation for the installation of sewer or water systems. Dewatering shall be considered incidental to the respective underground utility construction.

SHEETING AND BRACING
 Any anticipated costs for sheeting and bracing shall be reflected in the contract amount. Additional costs for sheeting and bracing will not be allowed.

SELECT GRANULAR BACKFILL
 All utility trenches beneath existing or proposed pavement, driveways and sidewalks, and existing or proposed utilities (ie. crossings), and for a distance of two (2) feet either side of same (or more for deeper utilities as noted on the plans), and/or wherever else shown on the plans shall be backfilled with select granular material and firmly compacted in accordance with the construction standard details.

DISSIMILAR MATERIALS/PIPE CONNECTIONS
 "Bond-Seal" or similar flexible type couplings shall be used when connecting sewer pipe of dissimilar materials when connecting to an existing sewer main by means other than an existing wye, tee, or an existing structure, one of the following methods shall be used:
 • A circular saw-cut of sewer main with proper tools (Sewer-Tap" machine or similar) and installation of hub-wye or hub-tee saddle
 • Remove entire section of pipe (breaking only the top of one bell) and replace with precast wye or tee branch section
 • Using a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "bond-seal" or similar coupling to hold assembly firmly in place

STRUCTURE ADJUSTMENT
 All top of frames for B-Boxes shall be adjusted to meet final finished grade upon completion of finished grading and final inspection (cost incidental).

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS
 Horizontal and vertical separation between water and sewer mains shall be maintained in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois and said specifications standard drawings 18, 19, 20, 21, 22, 23, and 24.

FLOOR DRAINS AND FOOTING DRAINS
 All floor drains and floor drain sump pumps shall discharge into the sanitary sewer. All downspouts, footing drains and subsurface stormwaters shall discharge into the storm sewer or onto the ground - not into the sanitary sewer.

II. UNDERGROUND UTILITIES - SANITARY SEWER SERVICES

SANITARY SEWER SERVICE PIPE
 Sanitary services (or combined sewers in combined sewer areas) shall be constructed of one or more of the following materials as specified on the plans:
 • PVC gravity sewer pipe conforming to ASTM D-2680 and D-2751 with solvent cement welded joints conforming to same.

SANITARY SEWER SERVICE BEDDING
 Sanitary services shall be installed on compacted granular crushed stone bedding 1/4 inch to 3/4 inch in size (IDOT gradation C-63), with a minimum thickness of one fourth of the outside pipe diameter, but not less than 4 inches nor more than 8 inches. Bedding shall extend to one foot over the top of pipe for all sanitary services.

SANITARY SERVICES
 Services shall be laid to a minimum grade of 10 percent. The end of the service shall be sealed with a watertight plug.

SERVICE RISERS
 Service risers shall be used whenever the mainline sewer exceeds a depth of 12 feet (see plans).

SERVICE LOCATIONS
 Sanitary services shall be installed in a separate trench from water services, with a minimum horizontal separation of 10 feet.

III. UNDERGROUND UTILITIES - WATER MAIN SERVICES

DEPTH OF COVER
 Minimum depth of cover from finished grade to top of water service pipe shall be one and one-half (1.5) feet.

SMALL WATER SERVICES, TAP, STEPS, AND BOX
 Small water services (1/2" diameter and under) shall be type K copper, installed complete with bedding and backfill. Service taps, corporation stiffs, and B-Boxes shall be the standard of the applicable governmental agency.

SERVICE LOCATIONS
 Water services shall be installed in a separate trench from sanitary (or storm) services, with a minimum horizontal separation of 10 feet.

IV. PAVEMENT CURBS AND SIDEWALKS

GENERAL STANDARDS
 Unless specifically modified below, all pavement, curb, and sidewalk construction shall be done in accordance with the applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois," as published by IDOT, latest edition.

BITUMINOUS PAVEMENT
 Bituminous pavement shall consist of the sub-base course, base course, hot-mix asphalt binder course, and hot-mix asphalt surface course, of the thickness and materials as specified on the plans. The maximum size aggregate for the hot-mix surface course mixture shall be 3/8 inches. A prime coat shall be applied to the sub-base course (or base course) as indicated on the plans. A tack coat shall be applied to the binder course prior to surface course placement.

WEATHER REQUIREMENTS FOR BITUMINOUS PAVING
 Hot-mix binder shall be placed only when the ambient air temperature is at least 40 degrees Fahrenheit and the forecast is for rising temperatures. Hot-mix surface shall be placed when the ambient air temperature is at least 45 degrees Fahrenheit and the forecast is for rising temperatures.

BITUMINOUS PAVEMENT INSTALLATION
 After installation of the base course, all traffic shall be kept off the base until the binder course is placed. After installation of the binder course and upon completion of inspection and approval by the applicable governmental agency and owner, the binder shall be cleaned, a tack coat shall be applied at a rate of 0.05 gal/square yard (cost incidental), and the surface course shall be placed. All damaged areas in the binder, base or curb, shall be repaired prior to surface replacement.

CONCRETE CURB AND GUTTER
 Combination curb and gutter shall be as detailed on the plans, underlain with the specified base course. Pre-molded fiber expansion joints (3/4 inch thick) with 3/4 inch x 8 inch plain round steel dowel bars shall be installed at 60 foot intervals and at all P.C.'s, P.T.'s, curb returns, and at the end of each pour. Alternate ends of the dowel bars shall be grouted and fitted with metal expansion tubes. Fiber expansion joints 3/4 inch shall also be used wherever sidewalks abut the curb. Contraction joints shall be sawcut at 15 foot intervals. Two (2) reinforcing bars (No. 4), 10 feet long, shall be installed wherever curb and gutter pavements cross utility trenches or service lines. Curb shall be depressed at all locations where public walks or pedestrian paths intersect (ADA Requirements - see construction standard details). Concrete curb and gutter shall be placed and vibrated to eliminate any honey-combing.

CONCRETE SIDEWALKS
 Sidewalks and base course shall be of the thickness and dimensions as shown on the plans. Sidewalks crossing driveways shall be reinforced with 6 inch x 6 inch No. 6 welded wire mesh. Sidewalks crossing utility trenches shall be reinforced with three (3) No. 4 reinforcing bars 10 feet long, centered over the trench crossing.

CONCRETE CURING
 Curing and weather protection of all concrete surfaces (pavement, curb, sidewalk) shall be per the standard specifications.

HOUSE ON PRAIRIE, LLC RESUBDIVISION
 DOWNERS GROVE, ILLINOIS
 SITE IMPROVEMENT PLAN

RWC Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 774-9501 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 04802712
 DATE 12/07/12
 SCALE 1"=20'
 PROJ. MGR. RWG
 PROJ. ASSOC. AVS
 DRAWN BY AVS

SHEET
 3 OF 4

January 09, 2013 4:04:02 p.m. AcadVer17.2a (LMS Tech)
 Drawing: S:\04802712\300_ENG\ENGINEERING\310_CADD\FINAL\048_BASE.DWG

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

FEBRUARY 4, 2013, 7:00 P.M.

Chairman Hose called the February 4, 2013 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Hose, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Ms. Urban, Mr. Waechtler, Mr. Webster

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien; Planner Damir Latinovic

VISITORS: Mr. Patrick Sullivan, Petitioner, 4740 Saratoga Ave., Downers Grove; Mr. Kevin and Ms. Brenda Bruno, 4725 Woodward Ave., Downers Grove; Ms. Cynthia Kenney, 4728 Woodward Ave., Downers Grove, Ms. Ramona Lowy, 2002 Prairie Ave, Downers Grove; Mr. Tom Valus, 2000 Prairie Ave., Downers Grove; Mr. Scott Kraftheffer, 4525 Middaugh Ave., Downers Grove

Chairman Hose reviewed the meeting's procedures and protocol.

PC 01-13 A petition seeking approval of a Final Plat of Subdivision to subdivide one lot into three new lots. The property is located at the northeast corner of Woodward and Prairie Avenues and is commonly known as 4729 Woodward Avenue, Downers Grove, IL (PIN 09-07-100-019); House on Prairie LLC, Petitioner and Owner.

The Chairman swore in those individuals who would be speaking on the above petition.

Village Planner, Damir Latinovic, reviewed the petition, explaining that the 41,000-sq. foot property was located at the northeast corner of Woodward and Prairie Avenues and zoned R-3 Single-Family Residential with one existing single-family home on the property. Photographs of the house were noted on the overhead projector. Reviewing the plat, it was noted the property comprised of two parcels -- one lot being 120 feet wide (Lot 353) and the other parcel being the southern portion of another lot (Lot 352). Per Mr. Latinovic, the petitioner was seeking to subdivide the property into three lots: Lot 1 being 75 feet by 152 feet; Lot 2 being 105 feet by 150 feet; and Lot 3 being 75 feet by 180 feet.

Mr. Latinovic stated the proposal met the goals of the Comprehensive Plan and was sensitive to the surrounding character of the area, with the proposed lots actually exceeding the minimum requirements. The proposal met the Village's Zoning Ordinance. Per staff, the existing home would be modified so that it meets the setbacks on the corner lot, as required by the Village, in the R-3 zoning district. The new homes on Lots 1 and 3 would also meet all requirements of the Zoning

DRAFT

Ordinance. The proposal also met lot dimension requirements of the Subdivision Ordinance and the petitioner would be providing all required public utility easements.

Because there was only one additional lot being added, the petitioner would be required to pay park and school donations of \$4,736.71 and it would have to be paid prior to the Village signing the plat. Two new parkway trees are required in Woodward Avenue parkway, and the petitioner would have to pay a fee-in-lieu in order for the Village's forester to install those two trees at the time of construction of homes.

Mr. Latinovic called attention to the fact that the petitioner was requesting two exceptions from the Subdivision Ordinance. The first exception was from the right-of-way width dedication. He explained that right-of-ways next to new subdivisions had to be 70 feet wide and, in this case, both Woodward and Prairie Avenues were currently 66-feet wide, so up to four feet of the property would have to be rededicated to meet the 70-foot width. Details followed, noting that the addition of the four feet would have no benefit to the Village.

The second exception was for right-of-way improvements (curb and gutter) along the east side of Woodward Avenue. At this time, the entire length of Woodward Avenue on both sides does not have curb and gutters and the Village has no plans for road reconstruction along Woodward Avenue. Installing such improvements could contradict future Village improvements. However, the petitioner, as Mr. Latinovic stated, would be installing improvements to the stormwater infrastructure, specifically on the east side of Woodward Avenue a new catch basin would be created.

Per staff, an appropriate public notice was published and a sign was posted on the property. Neighbors within 250 feet of the property were also notified. To date, staff received one email which was placed on the dais prior to the meeting.

Staff found that the proposal was consistent with the Village's Zoning Ordinance, Subdivision Ordinance and the Comprehensive Plan and, all five standards for granting the exceptions were met. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council, subject to the three (3) conditions listed in staff's report.

Mr. Matejczyk confirmed with Mr. Latinovic that the existing house on Lot 2 would meet all setback requirements, especially on the north side, wherein, Mr. Latinovic explained that the attached garage would be razed to meet the 10.5 foot setback from the north property line.

Ms. Urban asked if the subdivision were not to occur and another home was constructed on the existing second parcel, would it need Plan Commission and Village Council approval to construct the second home, Mr. Latinovic stated it would not.

Mr. Beggs asked what would occur if a new administration came in and wanted curbs and gutters on Woodward Avenue, Mr. Latinovic explained that if there was a capital improvement plan to improve Woodward Avenue, it typically requires Village staff and engineers to do a comprehensive study of the area to accommodate the new roadway design and profile. When asked if the curb and gutter is not installed right now and whether that would be a hindrance to the future design of the road, Mr. Latinovic indicated it would not because staff and the engineers currently do not know what the proper street profile and composition of the roadway would be. For example, he explained

DRAFT

that if curb/gutters were installed at a certain elevation, they could be in contradiction to the final design elevation of the curb and gutter for entire Woodward Avenue so they would have to be removed later.

Chairman Hose asked how the Village would acquire additional right of way if it was needed in the future. Mr. Latinovic explained the process in which the Village engineers would have to determine the required width for final roadway design if Prairie Avenue was ever going to be widened. If the Village did not get the four feet, then the Village would have to begin acquiring portions of each of the properties on both sides of Prairie to accommodate the roadway design, parking, sidewalk, etc.

Chairman Hose asked if the Village would have to improve the right-of-way immediately after it is dedicated, Mr. Latinovic stated it would not.

Mr. Patrick Sullivan, 4740 Saratoga, Downers Grove, confirmed he was the petitioner and inquired of staff about the ROW dedication -- whether the four feet meant four feet on one side of the street or two feet on both sides of the street. Wherein, Planning Manager, Mr. O'Brien, confirmed it was two feet from both sides of a street. Mr. Sullivan stated his goal was to keep everything in the area "pretty much in line with everything that is already existing there." He stated he planned to follow what is required to make the project successful.

Mr. Sullivan talked about maintaining the existing house as best possible with plans to upgrade it, keeping the existing foundation of the home and building from there. If the economics did not work out and if it was not feasible to keep the house, Mr. Sullivan stated it would become a new home.

Chairman Hose opened up the meeting to public comment.

Mr. Kevin Bruno, 4725 Woodward Avenue, Downers Grove, voiced concerns about the current drainage on proposed Lot 1, stating it overflowed to his property. In response, Mr. Latinovic responded that there will be a drainage ditch heading towards Woodward Avenue along the north property line of Lot 1 and a new catch basin will collect the water. Details followed, noting the design will have to meet the requirements of the Stormwater Ordinance. Lot 3 drainage was briefly discussed.

Ms. Cynthia Kenney, 4728 Woodward Avenue, Downers Grove, (kitty-corner from the house), voiced concern that the new owner said "potentially" he would like to keep the structure of the home, and she was concerned the structure would get demolished. Ms. Kenney stated the home was constructed with stone that was indigenous to the State of Illinois which she thought was important. Lot size was another concern of hers, noting that the existing lots in the area were a depth of 200 to 300 feet while the proposed lots were depths of 150 feet. In her view, the homes would be very large on small lots, which was not in character with the neighborhood.

Ms. Ramona Lowy, 2002 Prairie, Downers Grove, voiced concern that Woodward Avenue was a cut-through street for Belmont and it was difficult for her to back out of her driveway onto Woodward Ave. She believed with the new proposal it was going to be a hazardous corner and it should be taken into consideration.

Mr. Tom Valus, 2000 Prairie Avenue, Downers Grove, inquired as to the address for Lot 3, wherein Mr. O'Brien and Mr. Latinovic both indicated it would have to be reviewed at building-permit time.

DRAFT

Mr. Scott Kraftheffer, 4525 Middaugh, Downers Grove, stated that he was familiar with Mr. Sullivan's projects and that Mr. Sullivan resided in the neighborhood. He noted that Lot 1 was increased by 15 feet from what currently the 60-foot parcel is, which should improve the drainage. Reviewing the engineering plan, he also noted that a new swale was being constructed between Lots 1 and 2 and was being directed out to two new catch basins in Woodward Avenue right of way. Mr. Kraftheffer stated he walked through the existing home when it was on the market, stating it was not architecturally significant. Any improvements to the home would be an improvement to the neighborhood.

Mr. Beggs then referenced an intersection on the overhead projector map where three new homes existed and asked Mr. Kraftheffer if he noticed any change in the amount of traffic around it, wherein Mr. Kraftheffer stated he did not notice a change as a result of those three homes being constructed.

Ms. Brenda Bruno, 4725 Woodward, Downers Grove, asked how much space would exist between her home and the home on Lot 1. Mr. O'Brien proceeded to confirm that the feet between the two buildings would be approximately 16.5 feet while minimum setbacks for structures on lots closer to downtown were five feet, or, approximately 10 feet between buildings.

Hearing no further comments, public comment was closed by the Chairman. The petitioner was invited to respond to the public's comments.

Petitioner, Mr. Sullivan, responded to the last comment by explaining that the existing parcel where a 2nd home could be constructed was 60 feet wide prior to the changes he was proposing and now 75 feet wide. He also added that the new home would not be up to the last foot of buildable space because it was not his intention. He was not looking to overbuild the lot. He reassured the Commission that he planned to do quality projects.

Turning the topic over to the commissioners, Mr. Matejczyk stated that he has lived in the neighborhood for over 40 years and has walked past the area many times. He has noticed a change in the neighborhood in that the homes have become larger on existing lots. He believed the value of the homes in the area increased because of the new homes. He supported the petition. Regarding the traffic on Woodward, he ask staff whether Woodward Ave was included in a traffic study being done, wherein Mr. O'Brien noted he did not know for sure, but it may be included as the study is focusing on impacts from the new Belmont Road underpass. Mr. Matejczyk also believed that the same study included input from the neighbors and believed it would be beneficial if the attending neighbors could participate in that presentation. Mr. Beggs added some additional information regarding the underpass study and the notices that were mailed out to residents in the area.

With regard to the Section 20.602 exceptions, as cited in Staff's report (pgs. 4 and 5) and after listening to testimony, Mr. Cozzo indicated that it appeared to him that the five standards were met and he was satisfied.

Mrs. Rabatah inquired about the property to the south (SE corner of Woodward Ave and Prairie Ave) of the proposed lots and asked how many catch basins existed on those three lots, wherein Mr. Latinovic said he did not know for sure but surmised the lots were draining towards the street and toward the tracks further down. Mrs. Rabatah also felt staff's comments were very appropriate

DRAFT

and she supported the proposal.

Mr. Waechtler voiced concern about the right-of-way improvements and the fact that the Village may be locking itself in for many future improvements, citing that “things change.” Examples in Staff’s report followed. In response, Mr. O’Brien agreed that the Village’s plans can change depending upon other factors. However, he stated that, at this point in time, the neighborhood was very stable and he did not foresee any factors that would require a roadway improvement like curb and gutters. Regarding the Village acquiring the two feet on the north side of the street, as discussed earlier, Mr. O’Brien stated that acquiring it would not affect the property adversely. A detailed explanation followed. Mr. Waechtler also appreciated the petitioner installing two new parkway trees.

Per Mr. Quirk’s question, Mr. O’Brien reported that only a handful of the Village’s residential streets have a 70-foot wide ROW. He noted that the standard changed in the 1990s from 66 feet. He noted 66 feet is enough room for roadways, curbs, gutters, parkways, sidewalks and utilities. He indicated the exception was common for new subdivision on existing streets. He stated that dedication does not apply to lot consolidations, but in this case, new lots are being created and the ROW standards applied. He envisioned the width requirement would be changed back to 66 feet in the near future as the Village reviews its subdivision and zoning regulations.

However, Mr. Beggs recalled that Prairie Avenue was recently repaved from Main Street to Belmont Rd and he assumed that the engineering on Prairie Avenue was properly evaluated not long ago.

Chairman Hose agreed the lot sizes were in compliance with the Subdivision Ordinance, the standards for exceptions listed in staff’s report were being met, and the character of the neighborhood appeared to be moving towards larger homes. He hoped the neighbors would attend the earlier-mentioned traffic study presentation.

WITH RESPECT TO 01-13, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION AND FORWARD IT TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE HOUSE ON PRAIRIE, LLC RESUBDIVISION PLAT PREPARED BY GENTILE & ASSOCIATES, INC. DATED NOVEMBER 17, 2012 AND HOUSE ON PRAIRIE, LLC RESUBDIVISION PLANS PREPARED BY RWG ENGINEERING, LLC. DATED DECEMBER 07, 2012, LAST REVISED JANUARY 8, 2013, ATTACHED TO STAFF REPORT DATED FEBRUARY 4, 2013 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL PAY A TOTAL OF \$4,736.71 (\$2,283.33 FOR THE PARK DISTRICT, \$1,668.59 FOR SCHOOL DISTRICT 58 AND \$ 874.80 FOR SCHOOL DISTRICT 99) PRIOR TO VILLAGE EXECUTING THE PLAT.**

DRAFT

3. **A FEE IN LIEU PAYMENT FOR TWO NEW PARKWAY TREES (\$500 PER TREE, TOTAL PAYMENT \$1,000) MUST BE SUBMITTED PRIOR TO VILLAGE EXECUTING THE PLAT.**

SECONDED BY MR. WAECHTLER.

ROLL CALL:

AYE: MR. MATEJCZYK, MR. WAECHTLER, MR. BEGGS, MR. COZZO, MR. QUIRIK, MRS. RABATAH, MS. URBAN, MR. WEBSTER, CHAIRMAN HOSE

NAY: NONE

MOTION CARRIED. VOTE: 9-0

Mr. O'Brien reminded the commissioners that they were meeting on February 25, 2013 with one agenda item.

THE MEETING WAS ADJOURNED AT 8:00 P.M. ON MOTION BY MR. WAECHTLER, SECONDED BY MR. BEGGS. MOTION CARRIED BY VOICE VOTE OF 9-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)