VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

P/Z 12-032

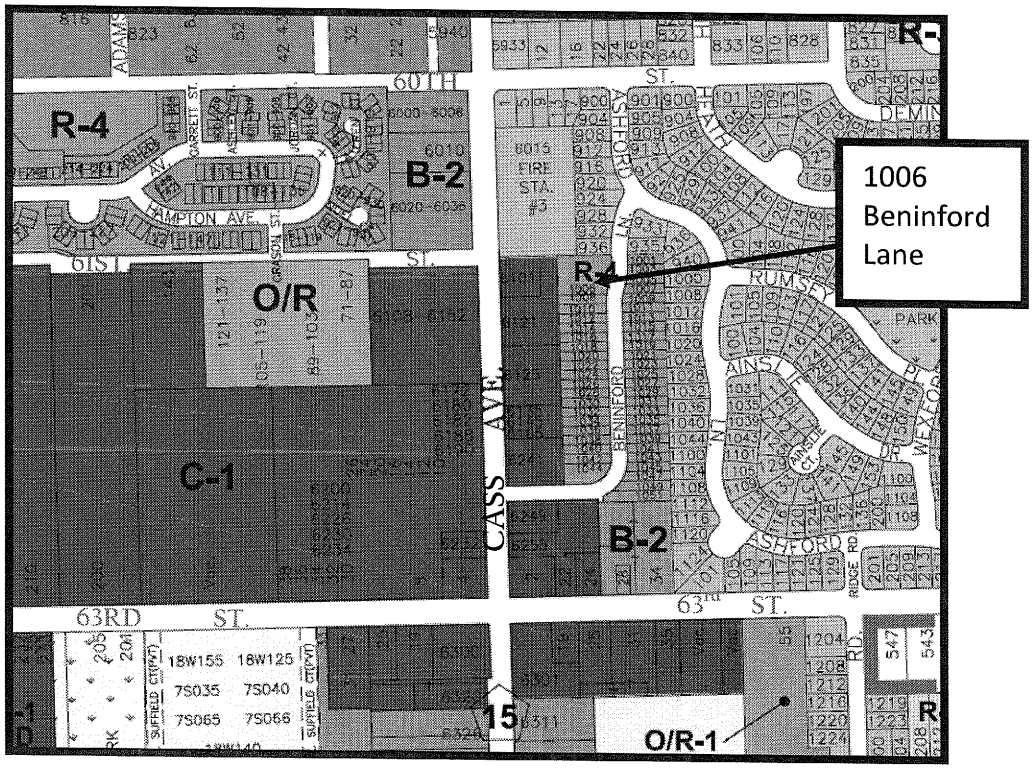
MEETING DATE: September 12, 2012

TITLE: The Village of Westmont regarding the property located at 1006 Beninford Lane, Westmont, IL 60559 for the following:

(A) Preliminary Plat of Subdivision request to subdivide a detention basin out of Falcon Villas Lot 23 in an R-4 General Residence District.

BACKGROUND OF ITEM

The subject property is located south of 60th Street, and east of Cass Avenue, in the Falcon Villas townhome community. It is currently known as Lot 23 in Falcon Villas Subdivision, which was recorded on November 23, 1994.



The Village is requesting to subdivide the existing approximately 150' x 200' detention area into two lots of record for the purpose of transferring the detention basin to the Village of Westmont for ownership and continued maintenance responsibilities.

ZONING ANALYSIS

The proposed subdivision is located in the R-4 General Residence District, and would be dedicated permanently as a drainage and stormwater detention easement. While Lot 2 would not meet R4 subdivision requirements of lot width and size, additional homes would never be planned for this area due to its function for the development. The intention is for Public Works to take over maintenance for the basin, because Public Works has already been responsible for pumping the water out of the basin when it floods. When this occurs, the restrictor device can be unplugged, which should help alleviate the flooding in the detention easements for the subdivision.

ENGINEERING COMMENTS

Minor review comments regarding the final submittal are included as an attachment. Before the plat can be approved by the Village Board, the subdivision will need to provide a property tax receipt to show property taxes have been paid in full.

SUMMARY

The Village Board has previously discussed the subdivision's drainage concerns and issues at a Committee of the Whole meeting on January 12, 2012, where the Falcon Villas residents expressed their frustration, and requested the Village take over the detention basin, which was found acceptable by the Village Board. Currently a single property owner has ownership of the detention basin which serves as the primary surface storage area for the entire subdivision. This responsibility has created a financial hardship and the resident is unable to maintain it properly. The Final Plat will go before the Village Board following a property tax receipt, and Village staff will record the plat with DuPage County.

DOCUMENTS ATTACHED

1. Publication notice published in the August 29, 2012 edition of the Westmont Progress.
2. Engineering Review from Planning Engineer Nicoll, dated August 10, 2012.
3. Staff background material – Committee of the Whole request for Board Action and associated attachments
4. Application for public hearing dated August 10, 2012.
5. Preliminary Plat of Subdivision prepared by Claassen, White & Associates, P.C. Land Surveyors on August 9, 2012.

AGE COUNTY - WHEATON, ILLINOIS

)12
)CH
Sara Hogan aka Sara C. Hogan; West Suburban Bank;)909
imants, Defendants.)
, Westmont, Illinois 60559

NOTICE OF SHERIFF SALE

pursuance of a judgment of said Court entered in the above-entitled
hn E Zaruba of Dupage County, Illinois, will hold a sale on October 4,
upage County Sheriff's Office, 501 North County Farm Road, Wheaton,
r bidders the following described real estate, or so much thereof as may
vit:

UBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE
S 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 1 AND LOTS 2, 3, 4, 5, 6
SUBDIVISION OF THE EAST 20 ACRES OF LOT 1 OF SCHOOL
ION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
G TO THE PLAT OF SAID NEWFIELD MANOR RESUBDIVISION
DOCUMENT NUMBER 825850, IN DUPAGE COUNTY, ILLINOIS.
eet, Westmont, Illinois 60559. P.I.N.: 09-16-204-012
lence; Judgment Amount $145,716.07

5/15-1507(c)(1)(H-1) AND (H-2), 765 ILCS 605/9(g)(5), AND 765
REBY NOTIFIED THAT THE PURCHASER OF THE PROPERTY,
ALL PAY THE ASSESSMENTS AND LEGAL FEES REQUIRED BY
SECTION 9 AND THE ASSESSMENTS REQUIRED BY SUBSECTION
OIS CONDOMINIUM PROPERTY ACT.

at the time of sale and the balance due within 24 hours of the sale.
in certified funds payable to the Sheriff of Dupage County.
garding this property is:
SELMO LINDBERG LLC 1807 West Diehl Road, Naperville, IL
s, call 630-453-6713 25 hours prior to sale.
llect a debt and any information obtained will be used for that purpose.

ust 22, 29, 2012 September 5, 2012
urban Life Publications 1802 WSM

T COURT FOR THE 18TH JUDICIAL CIRCUIT
GE COUNTY - WHEATON, ILLINOIS

iation, PLAINTIFF)2011
)CH
ITS)628

OF SHERIFF'S SALE OF REAL ESTATE

that pursuant to a Judgment of Foreclosure and Sale entered in the
ba, the Sheriff of DuPage County, Illinois will on 9/27/12 at the hour of
Office 501 North County Farm Road Wheaton, IL 60187, or in a place
le, County of DuPage and State of Illinois, sell at public auction to the
ow, the following described real estate:

AGE SQUARE V CONDOMINIUM IN THE WEST HALF OF TILE
ON 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD
G TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
THERETO AS EXHIBIT "A" RECORDED JANUARY 4, 1974 AS
ERTIFICATE OF CORRECTION RECORDED JANUARY 21, 1974
PLAT OF CORRECTION RECORDED JANUARY 25, 1974 AS
CORRECTED DECLARATION OF CONDOMINIUM OWNERSHIP
S DOCUMENT NO. R74-05157, IN DUPAGE COUNTY, ILLINOIS,
RCENTAGE INTEREST IN THE COMMON ELEMENTS.

ENJOYMENT GRANTED BY DECLARATION OF COVENANTS,
ND BASEMENTS FOR VILLAGE SQUARE HOMEOWNERS
MBER 26, 1971 AS DOCUMENT NO. R71- 60960 AND BY
CORDED JANUARY 4, 1974 AS DOCUMENT NO. R74-00805 IN

ndo/Townhouse
y Creek Way Unit #1 Downers Grove, IL 60516
id by certified funds at the close of the auction; The balance, including
sidential Property Municipality Relief Fund, which is calculated at the
thereof of the amount paid by the purchaser not to exceed $300, in
ur (24) hours. The subject property is subject to general real estate
axes levied against said real estate and is offered for sale without any
of title and without recourse to Plaintiff and in "AS IS" condition. The
the court.
he foreclosure takes place after 1/1/2007, purchasers other than the
assessment and legal fees due under The Condominium Property Act,

nterest community, purchasers other than mortgagees will be required
ie under the Condominium Property Act, 765 ILCS 605/18.5(g-1).
ie Purchaser at the sale shall be entitled only to a return of the deposit
er recourse against the Mortgagor, the Mortgagee or the Mortgagee's

the purchaser shall receive a Certificate of Sale, which will entitle the
after Confirmation of the sale. The successful purchaser has the sole
tenants or other individuals presently in possession of the subject

ection and Plaintiff makes no representation as to the condition of the
ished to check the Court file to verify all information.
MEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION
N ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION
GE FORECLOSURE LAW.
file or contact Plaintiff's attorney: Codilis & Associates, P.C.,
, Burr Ridge, IL 60527, (630) 794-9876.
I459112
August 15, 22, 29, 2012
urban Life Publications 1816 DG

VILLAGE OF DOWNERS GROVE

NOTICE OF PUBLIC HEARING

A public hearing will be held on Tuesday, September 18, 2012 at 7:00 p.m. at a Village Council Meeting located at the Village of Downers Grove Village Hall, 801 Burlington, Downers Grove, Illinois to consider a Community Development Block Grant Application to be submitted by the Village of Downers Grove. This public hearing will consider a grant application to DuPage Community Development Commission Neighborhood Investment Program for Community Development Block Grant (CDBG) funds for the installation of a watermain loop along Francisco Avenue, Drendel Road and Granville Avenue. Funding in the amount of $400,000 will be requested for this project. Persons interested in commenting on the above projects may do so in person at the public hearing.

Linda Brown

Deputy Village Clerk

August 29, 2012
Suburban Life Publications 2128 DG

LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, September 12, 2012 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

(1) Call to Order
(2) Roll Call
(3) Pledge of Allegiance
(4) Swearing-in of testifying attendees and reminder to sign in
(5) Reminder to silence all electronic devices
(6) Approval of Minutes of the August 12, 2012 meeting
(7) Open Hearing

New Business

PZ 12-028 Ruth Askren of Lamborghini Chicago regarding the commercial property located at 209 East Ogden Avenue, Westmont, IL 60559 for the following:
(A) Zoning Code Variance request for number of signs in the B-2 general business district
(B) Zoning Code Variance request for square footage of signs in the B-2 general business district

PZ 12-029 Molly Tang regarding the residential property located at 430 South Linden Avenue, Westmont, IL 60559 for the following:
(A) Zoning Code Variance Request to permit the replacement of an existing non-conforming driveway which encroaches into the required side yard setback. The proposed setback is approximately zero feet and Code requires 3'.
(B) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of reconstructing a driveway and replacing a one-car garage.
(C) Zoning Code Variance Request to permit a reduction in the minimum required lot area for an existing non-conforming lot. Code requires 7,800 square feet and 6,719 square feet is proposed.

PZ 12-030 Paul McNaughton of McNaughton Development regarding the residential property located at 243 E. 56th Street, Westmont, IL 60559 for the following:
(A) Preliminary Plat of Subdivision request to subdivide 8 residential lots in the R-3 Single Family Detached Residence District.

PZ 12-031 Anthony Julian of Julian Electric, Inc. regarding the commercial property located at 400 Plaza Drive, Westmont, IL 60559 for the following:
(A) Site and landscaping plan approval for an addition in the M-Manufacturing District.

PZ 12-032 Village of Westmont regarding the detention area located at 1006 Beninford Lane, Westmont, IL 60559 for the following:
(A) Preliminary Plat of Subdivision request to subdivide a detention basin out of Falcon Villas Lot 23 in the R-4 General Residence District.

(8) Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Mon. through Fri., Village of Westmont, IL, 60559; or (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson

August 29, 2012
Suburban Life Publications 2010 WSM

Village of Westmont
The Progressive Village

Economic Development Department

31 W. Quincy Street, Westmont, IL 60559 Email: knicoll@westmont.il.gov • Phone: (630) 981-6263 • Fax: (630) 968-8610

Plat Review Comments

TRACKING NO.:	ZONING:	REVIEW DATE:	REVIEW NO:	REVIEWED BY:	PROJECT LOCATION / NAME / SCOPE / ZONING DESIGNATION:
	R-4	08/10/2012	2	Kim Nicoll, P.E.	1006 Beninford Lane

☐ PLAT OF SUBDIVISION REQUIRED

ITEM	O.K.	REVIEW COMMENTS (See www.westmont.il.gov for Sample Plats.)
1. Plat of Subdivision	X	**The plat has been approved to be prepared on a 24"x36" mylar or vellum quality paper.**
2. Applicant obtained Signature Blocks		**Obtain all necessary signatures (Owner's Certificate, Notary Public, Sanitary District, and Surveyor's) on the approved mylar/vellum plat.**
3. Property Tax Receipt		**Provide proof that the property taxes were paid for the subject property. The County Clerk's office requires the year's taxes to be paid in full before recording these plats.**
4. Planning & Zoning Commission & Village Board approval		**Once the Propety Tax Receipts and mylar/vellum plat with the Applicant obtained Signature Blocks have been submitted to the Village, schedule an appearance before the Planning & Zoning Commission with Jill Ziegler, Village Planner (630-981-6267).**
5. Village obtained Signature Blocks & recording of plat		**After P & Z and Village Board Approval, the Village will obtain the remaining signatures, record, and retain the plat.**

The mylar "Plat of Subdivision ~~for~~ of Falcon Villas Lot 23" has been approved.

Kim Nicoll
9/5/2012

REQUEST FOR BOARD ACTION

ORIGINATOR: Public Works Committee
January 12, 2012

COMMITTEE OF THE WHOLE MEETING:

REGULAR BOARD MEETING: January 16, 2012

TITLE/DESCRIPTION: **FALCON VILLAS SUBDIVISION - STORMWATER MANAGEMENT:** Board to consider an ordinance allowing the Village to accept ownership and maintenance responsibility for the stormwater detention basin and related outlet sewer system at request of the residents of Falcon Villas Subdivision.

BACKGROUND OF SUBJECT MATTER:

Falcon Villas Subdivision is a twenty-three (23) lot, forty-six (46) unit townhome development located along the 1000 block of Beninford Lane constructed circa 1994. The stormwater detention basin is constructed within a large easement that spans across the ten (10) private lots along the west side of the development. The largest portion of this detention basin is contained within lot 23 (1006 Beninford) and includes the outlet structure, the stormwater restrictor, and the outlet storm sewer. The basin outlet is tributary to the detention basin of WFD-HQ located downstream at 6015 Cass Avenue.

The Falcon Villas detention basin is difficult to maintain and historically floods for a longer period of time; in excess of the design detention period for any storm. The restrictor device often plugs and is located in the bottom of the basin; consequently, it cannot easily be cleaned until after the stored water is pumped out (with PW assistance). The easement area along the ten (10) affected parcels remain saturated for an inordinate amount of time. Property maintenance and turf management is cumulatively egregious for all the affected property owners.

The residents in attendance jointly request, on behalf of the entire subdivision, that the detention basin be subdivided out of Lot 23 and permanently transferred to the Village of Westmont for ownership and continued maintenance responsibilities.

DOCUMENTS ATTACHED:

- Draft Minutes of PWC 12/13/2011 with other reference material.

RECOMMENDATION:

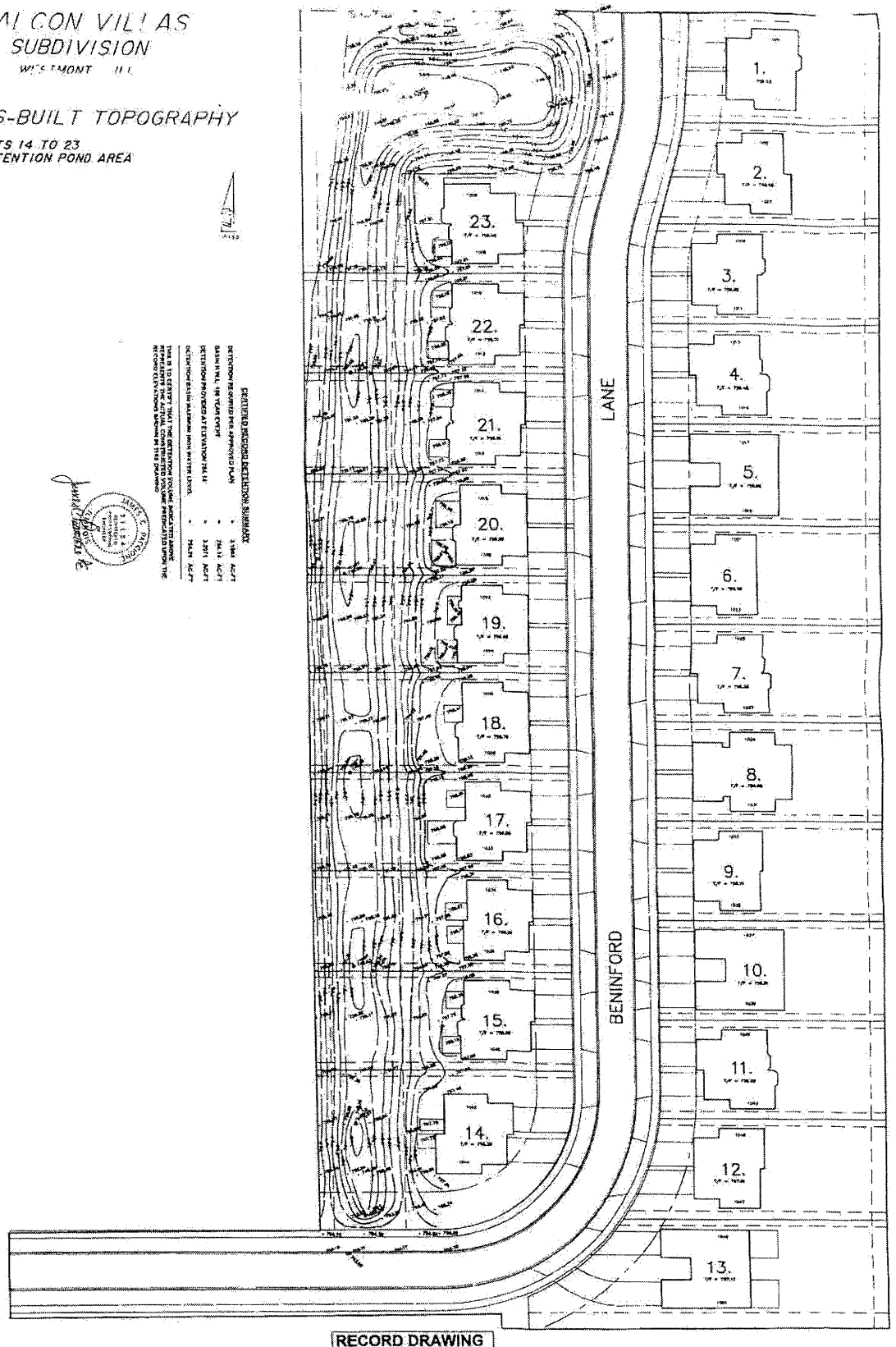
- Request is presented to the Village Board for discussion and consideration per the request of interested attendees of the PW Committee Meeting 12/13/2011.

AGENDA ITEM NO. _____

FALCON VILLAS
SUBDIVISION
WILLOWBROOK, IL

AS-BUILT TOPOGRAPHY

LOTS 14 TO 23
DETENTION POND AREA



DETENTION RECORDED DETENTION SUMMARY

DETENTION REQUIRED PER APPROVED PLAN	=	3.1964 AC-FT
BASIN VOL. 100 YEAR EVENT	=	734.13 AC-FT
DETENTION PROVIDED AT ELEVATION 734.13	=	3.2011 AC-FT
DETENTION BASIN MAXIMUM HIGH WATER LEVEL	=	734.26 AC-FT

THIS IS TO CERTIFY THAT THE DETENTION VOLUME INDICATED ABOVE REPRESENTS THE ACTUAL CONSTRUCTED VOLUME PRODUCED UPON THE RECORD ELEVATIONS SHOWN ON THIS DRAWING

RECORD DRAWING

Dated: April 12, 2001
Survey Data and Drawing Provided By: Decrane Surveying
Detention Summary And Detention Volume Certification Prepared By: Environmental Systems Corp

Detention volume provided exceeds required volume

PREPARED FOR: POLO BUILDERS

PREPARED BY:
JOSEPH M. DECRANE
ILLINOIS LAND SURVEYOR
8715 SKYLINE DRIVE
HINSDALE, ILLINOIS 60521
789-0978

SEPTEMBER 5, 1997

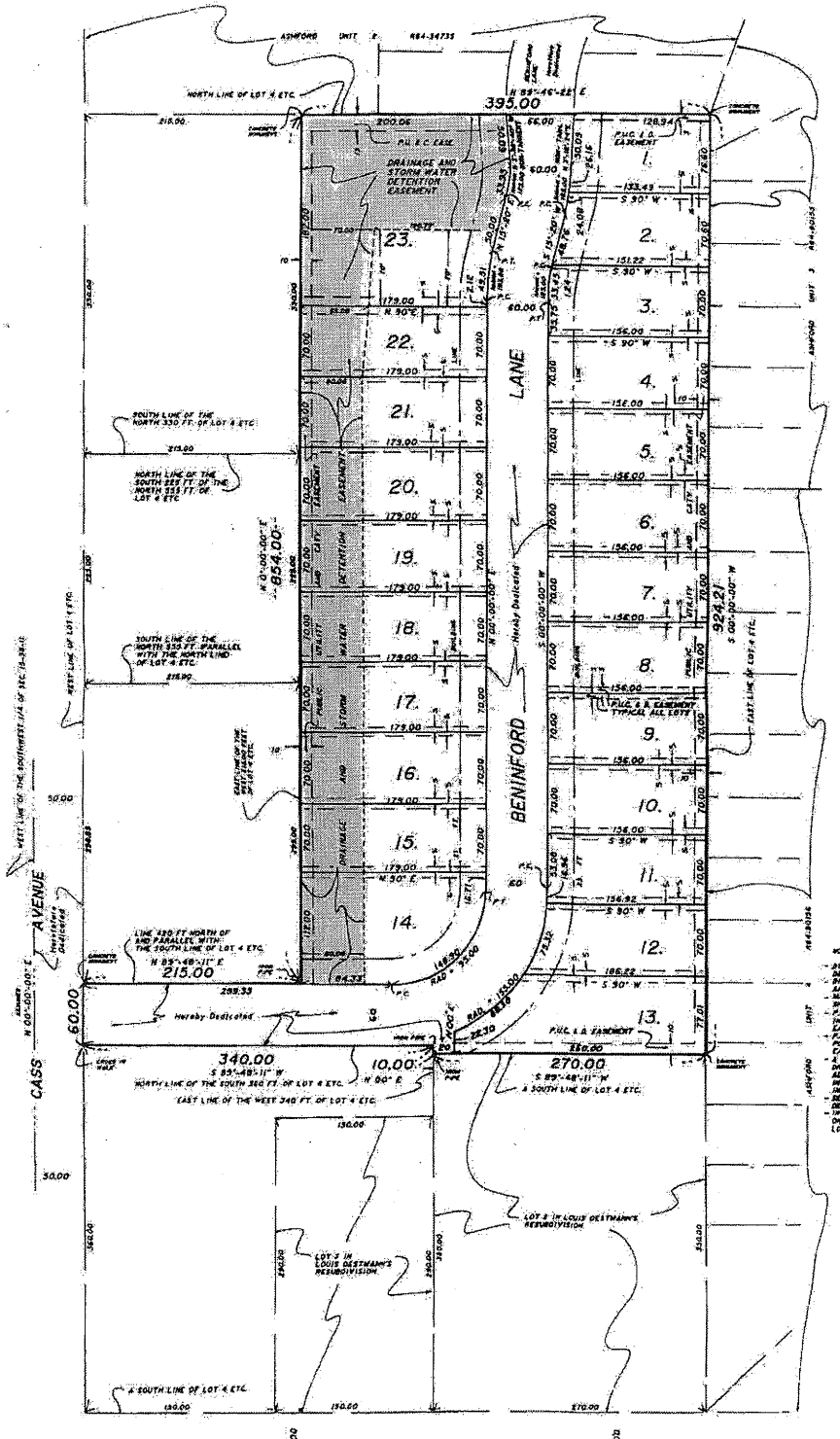
ORDER NO. 940435 POND AS-BUILT

JOSEPH M. DECRAENE
ILLINOIS LAND SURVEYOR
6710 SKYLINE DRIVE
HINSDALE, ILLINOIS 60521
789-0894

FALCON VILLAS

BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

1" = 50'



P.I.N.
09-15-302-030

AREA OF SUBDIVISION
8.647 ACRES.

NOTES:
- DIMENSIONS HEREON ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ALONG OR CURVES ARE ARC DIMENSIONS.
- BUILDING IMPROVEMENTS ARE NOT SHOWN HEREON.
- P.U.E.C. EASEMENT SHOWN HEREON INDICATES PUBLIC UTILITY, CATV AND CATV EASEMENT.
- P.U.E. & D. EASEMENT HEREON INDICATES PUBLIC UTILITY, CATV, AND DRAINAGE EASEMENT.
- 4.5 FT. WIDE PUBLIC UTILITY, CATV AND DRAINAGE EASEMENT IS HEREBY GRANTED ALONG THE SIDE LOT LINES OF ALL LOTS IN THIS SUBDIVISION UNLESS OTHERWISE INDICATED HEREON.
- SEE SHEET 1 OF 2 FOR STORM WATER DETENTION EASEMENT PROVISIONS.
- LOT PINS AT ALL ANGLE AND P.C.S ON BENINFORD LANE, AND AT ALL REAR LOT CORNERS.

DEVELOPER
POLO BUILDERS
723 N. ADDISON RD.
VILLA PARK, ILL. 60181
708-279-2200

FALCON VILLAS
SUBDIVISION
SHEET 2 OF 2

R94-
Page 2012
Falcon Villas 2 of 2

FIRE STA. #3
020-6036
ST.
08-6152
6172
6180
6182
6188
6190
AVE.
6101
6121
6125
6135
6145
6165
6241
6249
6255
6232
BENINFORD LN.
RUMSEY
AINSLIE
AINSLIE CT.
ASHFORD
RD.

2. The Weeblo scout meeting is coming up January 10, 2012. This allows the scout troup to complete a requirement for earning a badge with regards to engineering. The training session will take place in the early evening before the next PWC meeting (at Water Division).

Facilities Management Supervisor Chorney:

1. All lighting at the fire house and police department is completed with energy efficient lighting. There was no negative feedback with the different lighting hues in offices or workspace areas. The street division will be the next project which is grant funding. Total out of pocket costs will be around $1500.

Fleet Maintenance Director May:

1. The DMMC auction was held on October 22 with success for the village of selling off 4 vehicles. Director May noted tomorrow, after the ESC meeting, there will be a VRP discussion with regards to PD vehicles.

Unfinished Business: *(Numerous guests were present to discuss presence of the EAB in Ashford)*

1. Currently the Public Works Street Division is working on a tree replacement policy for the village with regards to removals of hundreds of parkway trees. Due to economic hardships, the village has not had the funds to replace trees in the past three years that have been removed from parkways. A new tree replacement policy would allow residents to participate in financially funding tree replacements. Residents in Ashford and Oakwood have showed interest in tree replacements. In years past, residents did not participate in tree replacement and a new policy would need to be in place to set up a program for involvement. The average planting practice in past years past would allow for approximately 200 tree replacements per year. Currently, the village is applying for grant funding and those trees would be allocated for tree removals after November 1, 2011. There were trees removed in Oakwood last winter and 40 of those 125 trees can be replaced with previous tree allocation. Residents brought up multiple issues from Ashford:
    a. There were concerns regarding the timeline for replacement. Director May stated once the policy is place, the community can move forward.
    b. Residents were curious what the timeline for stump removals would be as well. This is crew oriented and with lack of manpower and scheduling conflicts with snow, there is no definite timeframe when this would occur. We are currently approximately 60 stumps behind in Oakwood from last winter.
    c. Residents were inquiring about being able to pick the species of tree for the parkway. Most likely this will be performed by the forester to ensure there is proper species diversity.
    d. Wood utilization was a question at hand for all of the removals. Jon Yeater explained there are available outlets to utilize the wood for items such as lumber, baseball bats, bench material, and other possibilities.
2. After fielding questions, it was decided a draft policy will be drafted for review possibly by the next PWC meeting in January. Director May and Jon Yeater will discuss various aspects of a new policy and formulate a draft.

Recess from 7:05p.m. to 7:14 p.m.

New Business: *(Numerous guests were present to discuss storm management issue on Beninford Ln)*

1. Director May opened the discussion describing past historical issues with the detention basin privately owned by the resident at 1006 Beninford lane. In years past, the Village has pumped out the flooded basin to assist the homeowner. The amount of debris and foliage in the basin has hindered the restrictor. The two main issues with the restrictor are the constant

debris it catches and also the location of the restrictor. One proposal would be for the residents to commonly contribute to additional funding to resolve the issue with any variety of maintenance projects. The residents brought up concerns with regards to this detention basin:

a. The detention basin does not flow properly and fills up leading to backyard drainage issues all along the west side of Beninford. This is due to the restrictor not being clear.
b. The residents would like the village to maintain this area regularly. This cannot currently be achieved as the basin is on private property and solely the responsibility of the individual property owner at 1006 Beninford Lane.
c. The residents felt that the cost to solve the issue is too much and past projects have not worked.

2. Significant discussion continued with both stormwater issues as well as developer building issues. Many questions fed other questions – many heated. Few were answered without interruptions of new questions. One late suggestion was the concept of the formulation of a Special Service Area (SSA) to provide an alternative funding mechanism. This would allow for different projects to mitigate further flooding such as moving the restrictor entrance to higher ground. There would need to be different areas looked into. Trustee Fleming agreed that this topic needs to be brought before the board at the upcoming meeting to discuss different options the village can take to solve these issues. The residents in attendance prefer that the basin be subdivided and given to the Village for ownership and continued maintenance.

(Recess from 8:41p.m. to 9:00 p.m.)

Reports: (continued)

Public Works Director May:

1. Discussed the ROW maintenance just west of 17 E. DesMoines. Public works will be clearing this area out as it has become overgrown. Also with this area by Tower Ln., public works would like to acquire some property to expand/connect the alley easements. Mr. May will take to Community Development with regards to land acquisition.
2. Residents on North Grant St. would like the electric lines to be buried underground due to safety issues. This would cost the village as a whole as this is how ComEd bills. Residents also believe this will decrease the amount of outages in the area. There is a fee for estimates on underground burial as well.
3. There is a parking issue at 640 Blackhawk Dr. Trucks pulling in and out of the address cannot make the turns due to cars parking across the street. There are possible solutions such as blocking off stalls or put up restriction parking signs. There would need to be more research to this topic with neighboring businesses and the car dealership parking. Best suggestion would be to eliminate parking in the early morning to permit ingress/egress movements and then free up on-street parking later in the morning. Mr. may will continue to review with WPD and complainant.

Meeting adjourned at 9:22 p.m.

VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6264

Office Use Only
Applicant #: PZ 12-032
Submission Date: 8-10-12
Title: Falcon Villas subdivision - detention

APPLICATION FOR:

_____ Annexation/Pre-Annexation Hearing

_____ Appeal from Decision of Zoning Official

_____ Map Amendment

_____ Planned Development

_____ Right-of-Way Dedication

_____ Site/Landscaping Plan

_____ Special-Use Permit

✓ Subdivision/Consolidation/Lot Split (Preliminary)

_____ Text Amendment

_____ Variation from Zoning Requirement/Land Development Code

DESCRIPTION OF SITE:

Common Description (Street Address): 1006 Beninford Lane

PIN Number: 09-15-312-033 Current Zoning and Land Use: R-4 General Residence

Existing Structures: Detention basin

Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain, and other development restrictions): _____

CHARACTER OF SURROUNDING AREA (zoning/jurisdiction and land use):

North: R3 residential East: R4 residential

South: R4 residential West: C-1 commercial business

PETITIONER INFORMATION:

Petitioner: Stephen May

Corporation: Village of Westmont

Street Address: 31 W Quincy St.

City: Westmont

State and Zip Code: 60559

Daytime Telephone Number: 630-981-6716

Fax Number: 630-829-4478

Email Address: SMay@westmont.il.gov

Relationship of Petitioner to Property: future owner

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Names (list all beneficiaries of Trust): Robert Mourelis

Corporation: _____

Street Address: [redacted]

City: [redacted]

State and Zip Code: [redacted]

Daytime Telephone Number: [redacted]

Fax Number: _____

Email Address: [redacted]

REDACTED BY LAW

PROJECT STAFF (if applicable): n/a

Developer: _____

Telephone Number: _____ Email: _____

Attorney: _____

Telephone Number: _____ Email: _____

Land Planner: _____

Telephone Number: _____ Email: _____

Engineer: _____

Telephone Number: _____ Email: _____

Architect: _____

Telephone Number: _____ Email: _____

Landscape Architect: _____

Telephone Number: _____ Email: _____

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. **Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.**

The undersigned request(s) approval of this petition and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

PETITIONER SIGNATURE:

Type or print name: Stephen May

Signature: Stephen M May

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th DAY OF September, 2012

Notary Public

"OFFICIAL SEAL"
J. A. Peterson
Notary Public, State of Illinois
My Commission Expires Aug. 13, 2013

OWNER SIGNATURE:

Type or print name: ROBERT IOVINELLI

Signature: Robert Iovinelli

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th DAY OF September, 2012

Notary Public

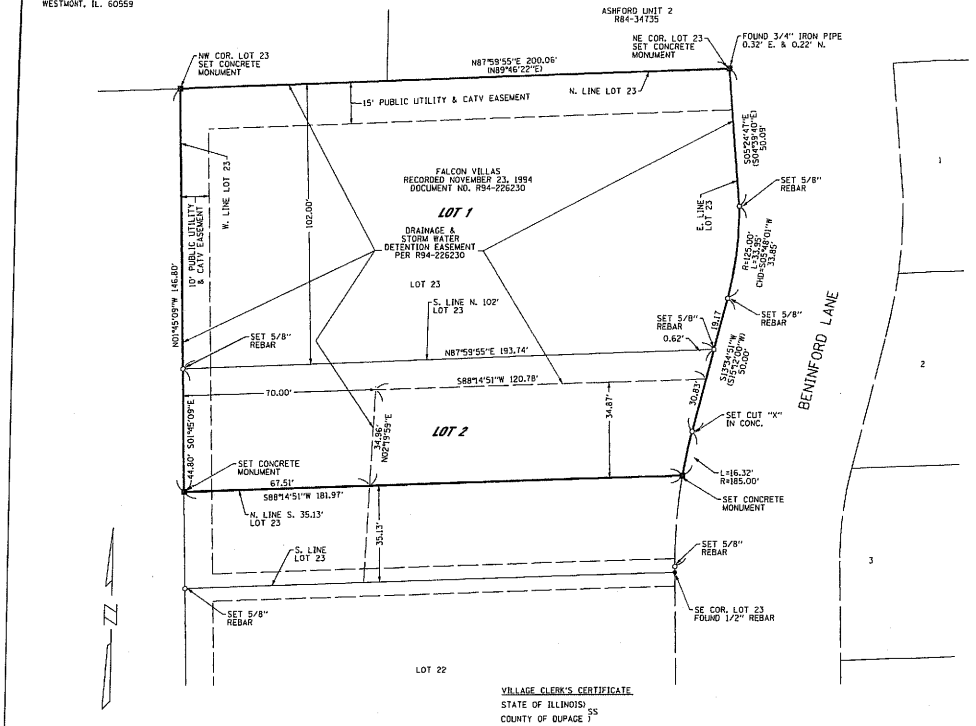
"OFFICIAL SEAL"
J. A. Peterson
Notary Public, State of Illinois
My Commission Expires Aug. 13, 2013

Office Use Only

Provisions of zoning or land development ordinances which apply: _____

PLAT OF SUBDIVISION OF FALCON VILLAS LOT 23

RETURN TO VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT DEPARTMENT
31 W. QUINCY ST.
WESTMONT, IL. 60559



0 20 40 60
SCALE : 1" = 20'

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

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

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

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE 2012, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS, THIS_____DAY OF_____, 2012.

_____
VILLAGE CLERK

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT FOR THE BENEFIT OF THE PUBLIC.

NO PERMANENT BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE OR FREE FLOW OF STORMWATER AND THE OPERATION OF THE STORMWATER MANAGEMENT SYSTEM. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATHS AND STORMWATER DETENTION APPLICABLE TO HIS LOT AND SHALL NOT ALTER GRADES, SLOPES OR STORMWATER MANAGEMENT FACILITIES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WESTMONT.

IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENTS, THE VILLAGE OF WESTMONT, AND ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND ANY OWNER OF RECORD OF THE REAL ESTATE OR PART THEREOF, SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, HAVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION AREA WHICH IS REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THAT THE VILLAGE OF WESTMONT OR ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY OR ANY OWNER OF RECORD OF THE REAL ESTATE OR PART THEREOF, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENT, THE EXPENSE THEREOF, INCLUDING ANY ADMINISTRATIVE COSTS, SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY (60) DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT, WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF WESTMONT AND/OR OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND/OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF).

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS(HAVE) CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN; AND DOES(DOO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNERS KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

_____
SCHOOL DISTRICT NAME AND ADDRESS

_____
(SCHOOL DISTRICT NAME AND ADDRESS)

_____
(SCHOOL DISTRICT NAME AND ADDRESS)

DATED AT _____, ILLINOIS, THIS_____DAY OF 2012.

_____
SIGNATURE of OWNER of TRACT (SIGNATURE OF OWNER of TRACT)

NOTARY PUBLIC

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____WHO IS(ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE(SHE)(THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS 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 _____.

IN THE YEAR 2012.

_____
NOTARY PUBLIC COMMISSION EXPIRES

CERTIFICATE OF PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE _____ DAY OF _____, 2012, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

_____ ATTEST,_____
CHAIRMAN SECRETARY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____EXECUTIVE DIRECTOR FOR THE _____ SANITARY DISTRICT, DO CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT_____, ILLINOIS, THIS_____DAY OF_____, 2012.

_____
EXECUTIVE DIRECTOR

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED ELECTRIC AND SBC TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT, THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

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

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

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

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, DU PAGE COUNTY, ILLINOIS, THIS_____DAY OF_____, 2012.

_____
VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2012.

_____
VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS

THIS _____ DAY OF _____, 2012.

_____
COUNTY CLERK

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, 2012, AT _____ O'CLOCK ____M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
RECORDER

LEGAL DESCRIPTION LOTS 1 AND 2

LOT 23 (EXCEPT THE SOUTH 35.13 FEET) IN FALCON VILLAS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1994 AS DOCUMENT R94-226230, IN DUPAGE COUNTY, ILLINOIS.

1006 BENINFORD LANE, WESTMONT, ILLINOIS.

PIN: 09-15-312-033

STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTMONT, WHICH HAS ADOPTED A MUNICIPAL PLAN AND EXERCISING THE SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0190H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), TO THE BEST OF MY KNOWLEDGE OR BELIEF.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS, THIS 8TH DAY OF AUGUST, 2012.

_____
DAVID A. CLAASSEN, ILLINOIS LAND SURVEYOR NO. 2962
LICENSE EXPIRES 11-30-12

DAVID A. CLAASSEN
JOLIET, IL
NO. 2962
PROFESSIONAL LAND SURVEYOR

Y:/5800-5899/5860/MICROSTATION/5860 FALCON VILLAS SUB.DGN JOB#5860

CWA DIRECT
CLAASSEN, WHITE & ASSOCIATES, P.C.
LAND SURVEYORS
121 AIRPORT DRIVE, UNIT 7, JOLIET, ILLINOIS 60431
(815) 744-3710 claassenwhite@sbcglobal.net

ORDERED BY: STRAND ASSOCIATES, INC.
1170 SOUTH HOUBOLT ROAD
JOLIET, ILLINOIS 60431

SCALE: 1"=20'
DATE: 08-09-12
DRAWN: JLS
REF: FB455PG21
DWG#: 312-026