

**VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING**

**SEPTEMBER 17, 2012 – 7:00 P.M.
LEMONT POLICE DEPARTMENT
14600 127TH ST.**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. UNFINISHED BUSINESS**
- IV. DISCUSSION ITEMS**
 - A. PRESENTATION OF FY 2012 AUDIT
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFER)**
 - B. PRESENTATION OF POLICE PENSION FUND ACTUARIAL
(ADMIN./PD)(REAVES/MIKLOS)(WEHMEIER/SCHAFER/SHAUGHNESSY)**
 - C. COVINGTON KNOLLS UNIT 1 – A FINAL PLAT
(P&ED)(STAPLETON)(BROWN/JONES)**
- V. NEW BUSINESS**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURN**



Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Committee of the Whole #99-12

FROM: Charity Jones, Village Planner

THRU: James A. Brown, Planning & Economic Development Director

SUBJECT: Case 12-16 Covington Knolls Unit 1-A Final Plat

DATE: September 10, 2012

SUMMARY

Terry Woolums, on behalf of Farmingdale Development Company, doing business as Gallagher & Henry, owner of the subject property has requested final plat of subdivision approval for 12 lots along Overton Drive in the Covington Knolls subdivision. The Planning & Zoning Commission and staff recommend approval.



PROPOSAL INFORMATION

Case No. 12.16
Project Name Covington Knolls Unit1A

General Information

Applicant	Farmingdale Development Company d/b/a Gallagher & Henry
Agent Representing Applicant	Terry Woolums
Status of Applicant	Property Owner
Requested Actions:	Final plat of subdivision approval
Site Location	1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, and 1389 Overton Drive (PINs 22-28-306-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, and 012)
Existing Zoning	R-4 PUD
Size	Approximately 2.74 acres
Existing Land Use	vacant
Surrounding Land Use/Zoning	East: residential and institutional, R-4 Single-Family Detached Residential & R-1 Single-Family Detached Residential West: residential, R-4 Single-Family Detached Residential North: residential, R-4 Single-Family Detached Residential South: vacant, R-4 Single-Family Detached Residential
Comprehensive Plan 2002	The Comprehensive Plan for this site to be medium density residential.
Zoning History	See background.

Special Information

Public Utilities	Utilities are available adjacent to the site.
Transportation	N/A
Physical Characteristics	The site is vacant and relatively flat. No trees are present on the site.

BACKGROUND

Property History. The Covington Knolls subdivision was approved by the Village Board on July 25, 1994 by Ordinance 849. The approving ordinance included a preliminary plat approval for eight phases of single-family homes (see Attachment 5). The subject site was originally a part of Phase/Unit One. The Village granted final plat approval for Unit One, including the subject site, by Resolution 340 on October 10, 1994.

In 2007, the applicant requested a rezoning and preliminary PUD plan/plat approval for Covington Knolls Single Family Phase Eight, a single-family development at the intersection of Covington Drive and 127th Street. Phase Eight included the subject site and approximately 7.76 acres of undivided land immediately to the south of the subject site. In Ordinance 849, the property south of the subject site was designated for commercial land use. However, the ordinance allowed the developer to request a rezoning to residential after a certain period of time. Since that property was not originally platted for residential use, the developer had to request preliminary and final PUD plan/plat approval for the construction of single-family homes. On March 9, 2009,

the Village Board approved the Covington Knolls Phase Eight Final PUD plan/plat by ordinance O-21-09. Phase Eight created 24 new residential lots and made minor changes to the subject site's lot boundaries. However, the final plat of subdivision for Covington Knolls Phase Eight was never recorded and site development work did not begin within one year, so in accordance with the UDO the final PUD plan/plat approval has expired.

The applicant is now seeking final plat approval for the lots on the subject site, which were originally a part of Covington Knolls Phase One and subsequently a part of the now expired Covington Knolls Unit Eight (PUD). The proposed lot boundaries on the subject site are the same as were approved as part of Covington Knolls Phase Eight (see Attachment 4). They are somewhat different than the originally approved lot lines of Covington Knolls Phase One (see Attachment 3). Because the subject site was a part of the original preliminary plat approval contained in Ordinance 849 and a part of the final plat for Covington Knolls Phase One, only final plat approval is required (no PUD approval is necessary).

PZC Review. The Planning & Zoning Commission reviewed the application at its August 15, 2012 meeting. The PZC voted unanimously (4-0) to recommend approval of the subdivision to the Village Board.

GENERAL ANALYSIS

Consistency with Preliminary Plat / Approved Plans. The UDO requires that a final plat be "in substantial compliance" with the previously approved preliminary plat.¹ In this case staff is comparing the current proposed final plat to the previously approved final plat for Covington Knolls Unit One. The proposed final plat is very similar to the approved plat. The number of lots has not changed, although the lot lines have been shifted to some degree. These changes were made as a result of the public hearing process for the approval of Covington Knolls Phase Eight. Originally, Baimbridge Drive in Phase Eight was proposed to be a through street. In response to neighbor concerns, Baimbridge Drive was revised to be a long cul de sac. The cul de sac raised emergency access concerns, so the lots on the subject site were altered to provide an emergency secondary access to Baimbridge Drive; this access is shown as lot 433 on the attached plat of subdivision for Unit 1-A.

Engineering Comments. The Village Engineer had no objections to the proposed subdivision. The applicant will have to relocate a water main and storm sewer from the locations approved as part of Phase Eight (see Attachment 7). The Village Engineer finds these changes acceptable. Additionally, a plat of abrogation is attached that vacates the easements previously recorded in the final plat of Covington Knolls Unit One.

Fire District Comments. The Fire District had no objections so long as the applicant follows "the Village's requirements on street widths and fire hydrant spacing."

¹ USO §17.04.110.D

RECOMMENDATIONS

The PZC and staff recommend approval of the proposed final plat of subdivision. The current lot arrangement is not substantially different than the previously approved layout. Additionally, the current lot arrangement has been previously approved by the Board and facilitates future development of the Phase Eight site.

ATTACHMENTS

1. Application
2. Covington Knolls Unit 1-A Final Plat of Subdivision
3. Covington Knolls Unit 1 Final Plat of Subdivision (sheet one only)
4. Covington Knolls Single-Family Phase Eight Final Plat of Subdivision
5. Covington Knolls Preliminary Plat of Subdivision
6. Covington Knolls Unit 1-A Plat of Abrogation
7. Utility Relocation Plan

Final Plat Application Form

APPLICANT INFORMATION

Farmingdale Development Company, Inc. d/b/a Gallagher & Henry

Applicant Name

same

Company/Organization

6280 Joliet Road Countryside, IL 60525

Applicant Address

708/482-8900

Telephone & Fax

jdg@gallagherandhenry.com; twoolums@gallagherandhenry.com

E-mail

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

see attached

Address of Subject Property/Properties

see attached

Parcel Identification Number of Subject Property/Properties

2.75 acres +

Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 505-A, *Final Plat Application Checklist of Required Materials*, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

Final Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (based on size of property and number of proposed and/or existing dwelling units):

- < 3 acres = \$300, plus \$25 per existing and/or proposed dwelling unit
- 3 to <5 acres = \$600, plus \$25 per existing and/or proposed dwelling unit
- 5 to <10 acres = \$1000, plus \$25 per existing and/or proposed dwelling unit
- 10 acres or more = \$1200, plus \$25 per existing and/or proposed dwelling unit

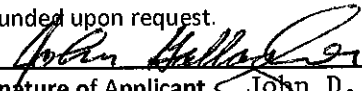
Fee is non-refundable.

Required Escrow = \$750

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the preliminary plat application. After completion of the review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request.

	July 30, 2012
Signature of Applicant <u>John D. Gallagher</u>	Date
Illinois	Cook
State ..	County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that _____ is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Notary Signature

Given under my hand and notary seal this _____ day of _____ A.D. 20 _____.

My commission expires this _____ day of _____ A.D. 20 _____.

COVINGTON KNOLLS UNIT 1 RE-SUBDIVISION

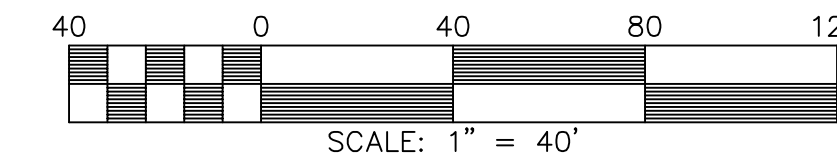
Tax ID #				Lot	Unit	Address
22	28	306	001	00001	01	1058 Covington Dr or 1389 Overton Dr
22	28	306	002	00002	01	1387 Overton Drive
22	28	306	003	00003	01	1385 Overton Drive
22	28	306	004	00004	01	1383 Overton Drive
22	28	306	005	00005	01	1381 Overton Drive
22	28	306	006	00006	01	1379 Overton Drive
22	28	306	007	00007	01	1377 Overton Drive
22	28	306	008	00008	01	1375 Overton Drive
22	28	306	009	00009	01	1373 Overton Drive
22	28	306	010	00010	01	1371 Overton Drive
22	28	306	011	00011	01	1369 Overton Dr or 2 Bennington Ct

FINAL PLAT OF SUBDIVISION GALLAGHER AND HENRY'S COVINGTON KNOLLS, UNIT 1-A

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LEGEND

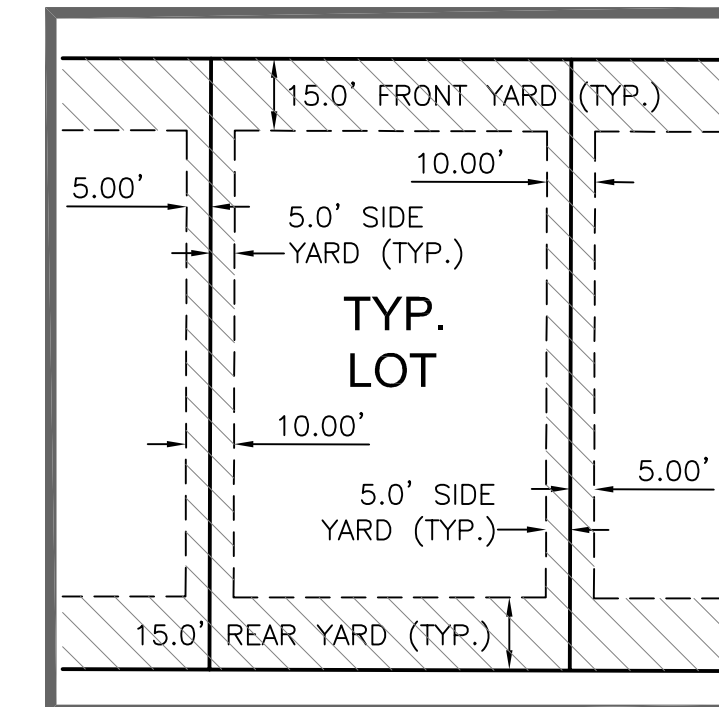
BOUNDARY LINE	—————
LOT LINE	—————
EASEMENT LINE	- - - - -
SETBACK LINE	—————
PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED	—————
DRAINAGE AND UTILITY EASEMENT PER DOCUMENT NO. 95419213	—————



SURVEYOR'S NOTES

1. THE BEARINGS ON THIS PLAT ARE NOT BASED UPON ANY SYSTEM, BUT SHOW PLAT ANGULAR RELATIONS.
2. PERMANENT MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD FOLLOWING THE RECORDING OF THIS DOCUMENT.
3. A BLANKET INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO THE CITY OF LEMONT OVER LOT 433 FOR EMERGENCY FIRE ACCESS.
4. ALL AREAS ARE MORE OR LESS.
5. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. DISTANCES ALONG CURVES ARE ARC DISTANCES.
7. ALL EASEMENTS ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.

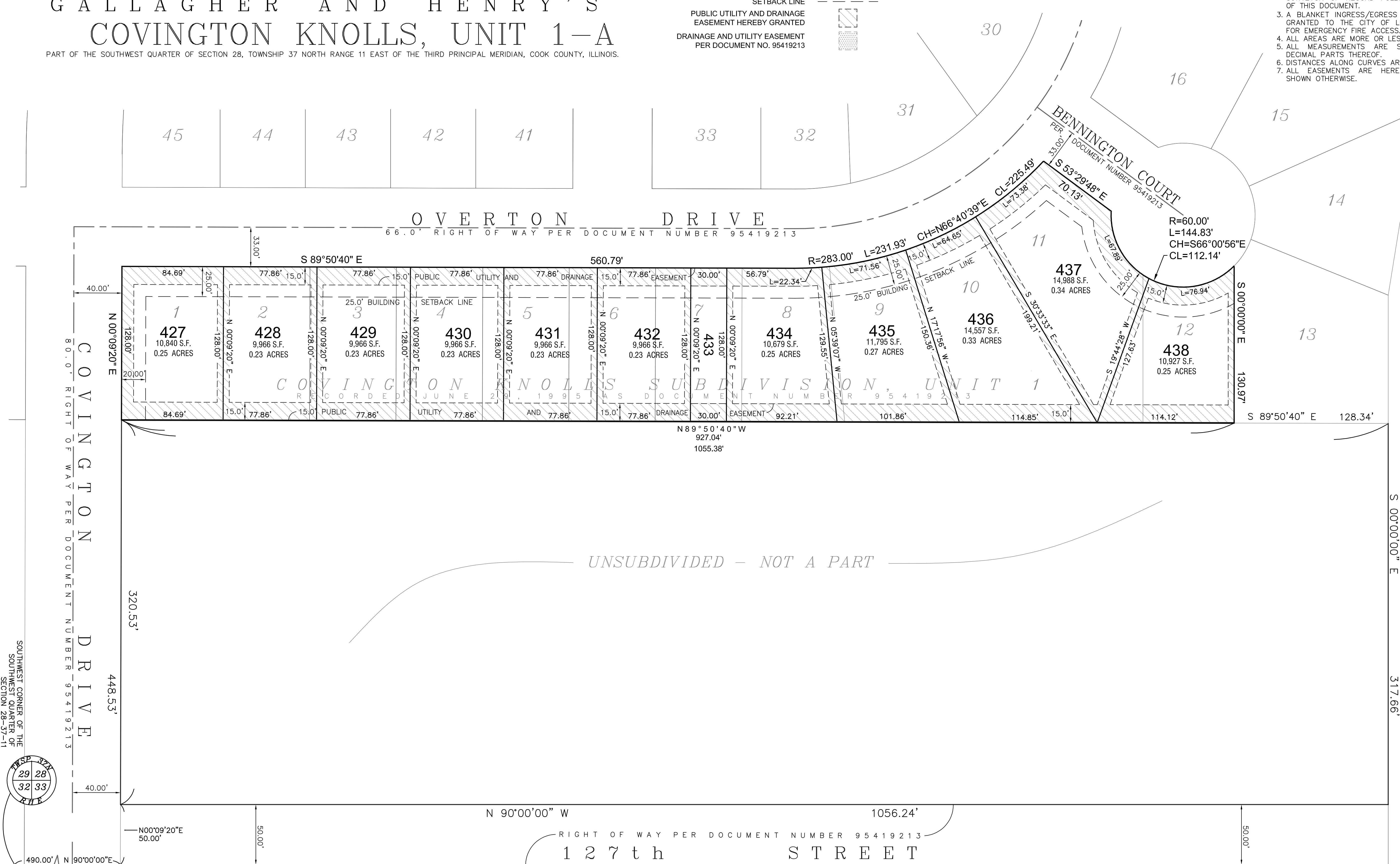
TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENT LOT DETAIL



LOTS 427 THRU 438

- PIN(S):**
- 22-28-306-001
 - 22-28-306-002
 - 22-28-306-003
 - 22-28-306-004
 - 22-28-306-005
 - 22-28-306-006
 - 22-28-306-007
 - 22-28-306-008
 - 22-28-306-009
 - 22-28-306-010
 - 22-28-306-011
 - 22-28-306-012

LITHUANIAN WORLD CENTER
RECORDED NOVEMBER 20, 1990 AS DOC. NO. 9067511

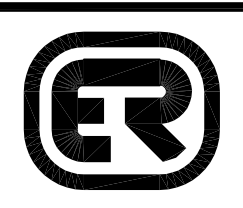


UNSUBDIVIDED - NOT A PART

NOTE: ALL EXISTING DRAINAGE AND UTILITY EASEMENTS FOR LOTS 1 THRU 12 OF GALLAGHER AND HENRY'S COVINGTON KNOLLS SUBDIVISION, UNIT 1, PER DOCUMENT NUMBER 95419213, ARE TO BE ABROGATED.

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/18/08	DJC	PER CLIENT COMMENTS	02/10/09	BAL	MYLAR PLOT FOR RECORDATION
9/10/08	DJC	PER VILLAGE OF LEMONT COMMENTS	07/30/12	BAS	REVISED PER CLIENT REQUEST
9/15/08	DJC	PER CLIENT COMMENTS	08/03/12	BAS	RENAME RESUBDIVISION
9/23/08	DJC	MYLAR PLOT FOR RECORDATION	08/07/12	BAS	TITLE BLOCK REVISION



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

501 W. STATE STREET, SUITE 203
GENEVA, ILLINOIS 60134
PHONE (630) 262-8689
FAX (630) 262-8698

10 S. RIVERSIDE PLAZA
SUITE 1800
CHICAGO, ILLINOIS 60606
PHONE (312) 683-0110

GALLAGHER & HENRY
6280 JOLIET ROAD
COUNTRYSIDE, ILLINOIS 60525

TITLE:
FINAL PLAT OF SUBDIVISION
COVINGTON KNOLLS, UNIT 1-A
LEMONT, ILLINOIS 60439

SCALE: 1"=40'
DATE: JULY 30, 2012
JOB NO: 243-1A
SHEET 1 OF 2

Covington Knolls Subdivision, Unit One

TOTAL AREA BEING SUBDIVIDED 58.42 ACRES
A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 37 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN COOK COUNTY, ILLINOIS.

ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS

514 WEST WILLOW AVENUE
WHEATON, ILLINOIS 60187
PHONE (708) 668-8985 FAX (708) 668-0693

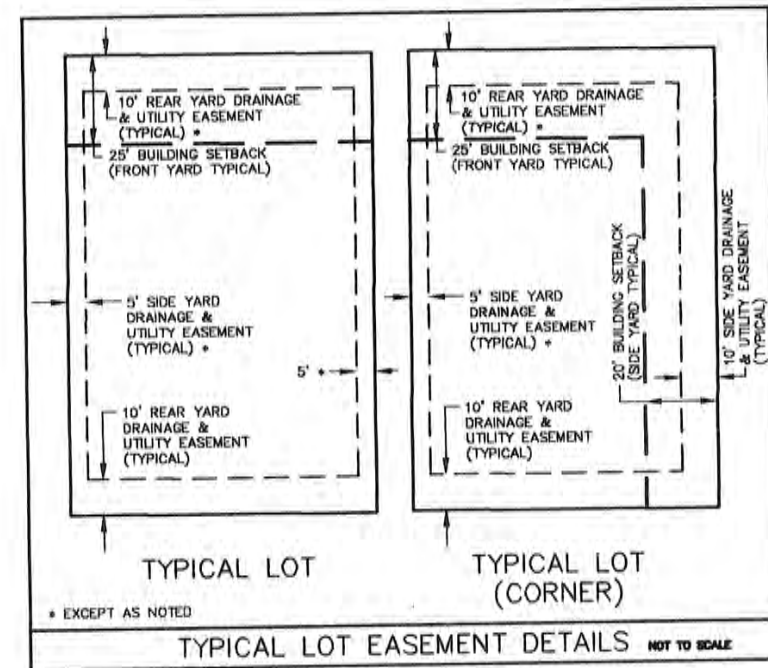


UNSUBDIVIDED LAND

NORTH LINE OF THE SW 1/4 SEC 28-37-11

ROADWAY CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00'	679.39'	374.42'	648.89'	N 30°05'56" E	59°53'13"
C2	1100.00'	575.17'	294.32'	568.64'	N 75°01'19" E	29°57'32"
C3	250.00'	524.09'	434.00'	433.26'	N 30°05'56" E	120°06'47"
C4	302.55'	537.83'	372.63'	469.76'	S 50°55'28" E	101°51'05"
C5	450.00'	72.56'	36.36'	72.48'	N 19°11'27" W	09°14'18"

ROADWAY LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N 00°09'20" E	592.35'
L2	N 60°02'33" E	929.78'
L3	S 89°59'55" E	279.60'
L4	S 89°50'40" E	772.38'
L5	N 29°57'27" W	461.57'
L6	N 00°09'20" E	279.59'
L7	S 53°29'48" E	151.31'
L8	S 44°48'56" E	170.92'
L9	N 23°48'36" W	67.64'
L10	N 08°21'44" W	133.82'
L11	S 00°00'05" W	266.30'
L12	N 30°29'49" E	56.31'



PLAT CERTIFICATE

State of Illinois)
County of Cook)

Approved by the Lemont Village Board.

Dated at Lemont, Cook County, Illinois, this _____ day of _____, 1995.

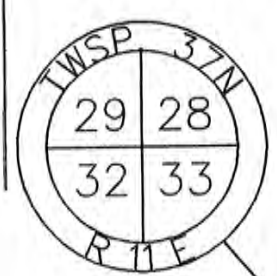
Village President _____

HILLVIEW ESTATES UNIT 3
DOC. # 23935921

JAYCEE PARK

HILLVIEW ESTATES UNIT 4
DOC. # 24264370

HILLSIDE



NOT INCLUDED

NOT INCLUDED

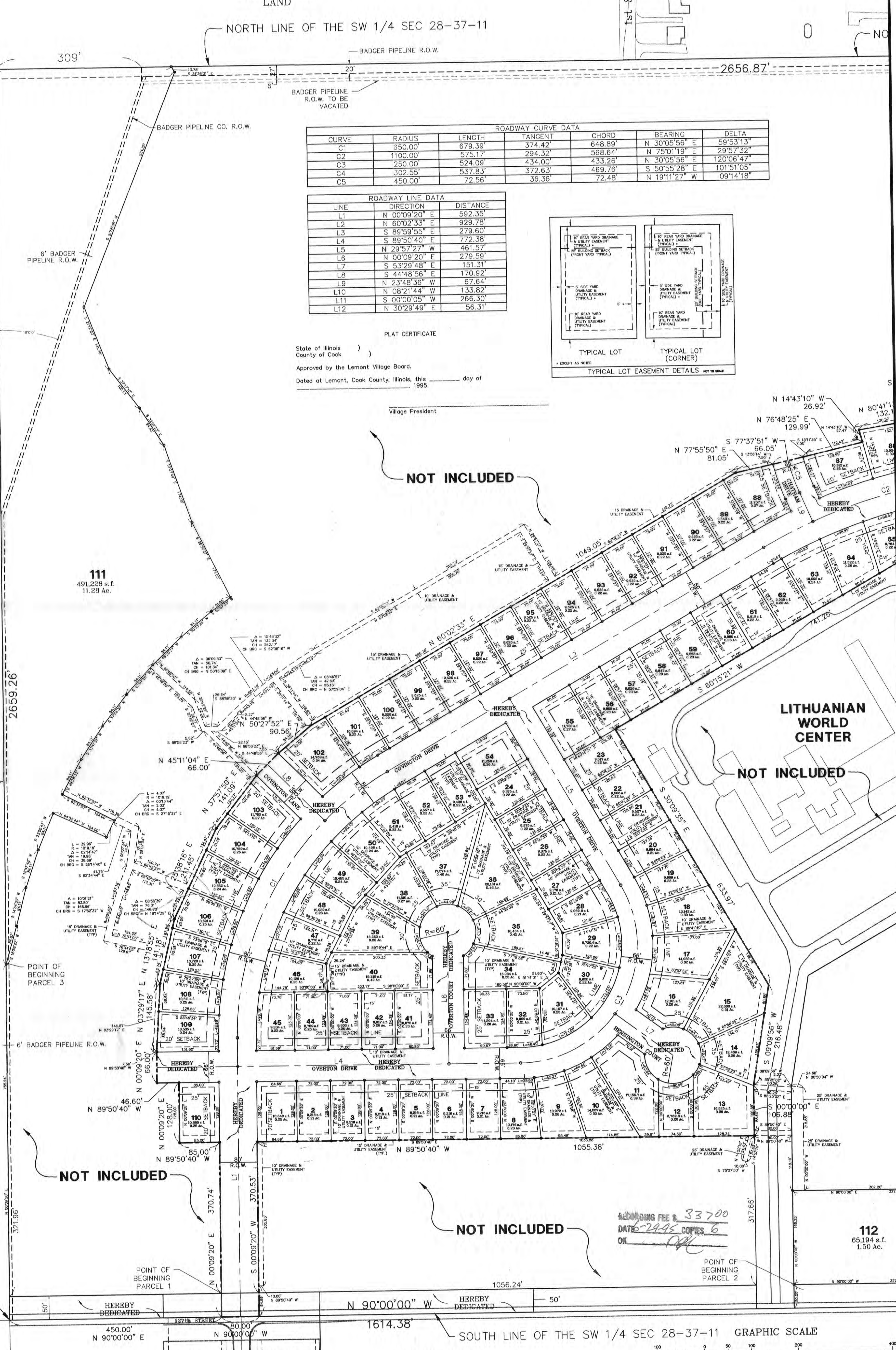
NOT INCLUDED

NOT INCLUDED

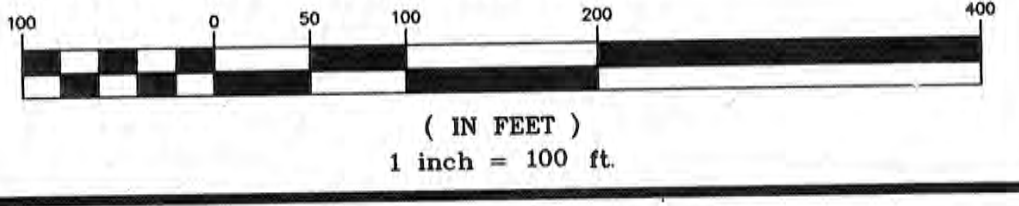
RECORDING FEE \$ 337.00
DATE 6-29-95 COPIES 6
OK _____

112
65,194 s.f.
1.50 Ac.

111
491,228 s.f.
11.28 Ac.



SOUTH LINE OF THE SW 1/4 SEC 28-37-11 GRAPHIC SCALE

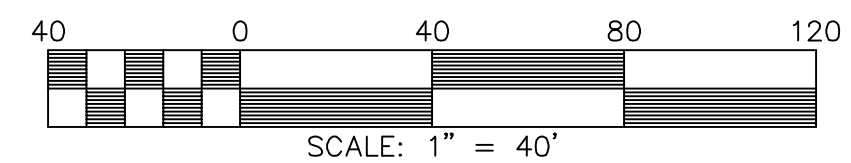


FINAL PLAT OF SUBDIVISION GALLAGHER AND HENRY'S COVINGTON KNOLLS, UNIT 8

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

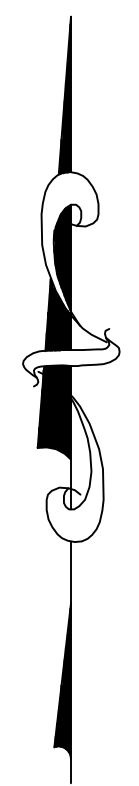
LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
- DRAINAGE AND UTILITY EASEMENT PER DOCUMENT NO. 95419213

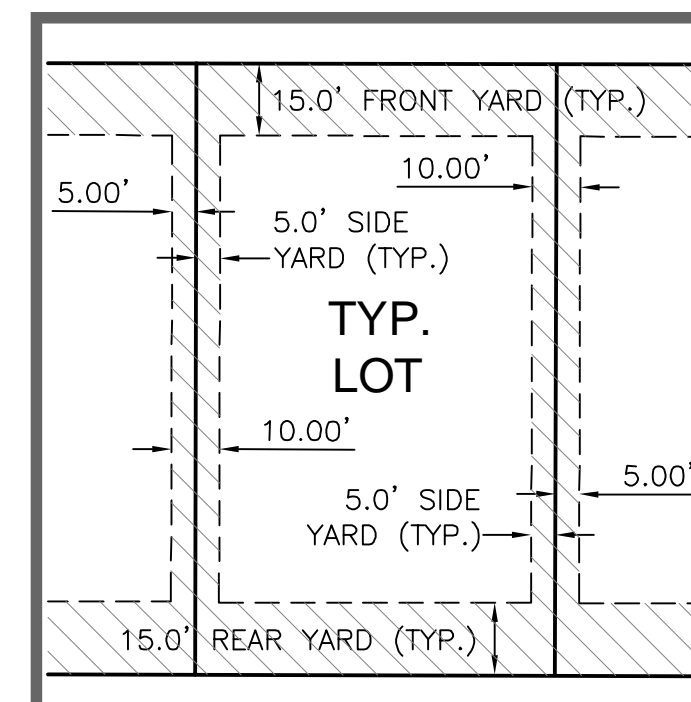


SURVEYOR'S NOTES

1. THE BEARINGS ON THIS PLAT ARE NOT BASED UPON ANY SYSTEM, BUT SHOW PLAT ANGULAR RELATIONS.
2. PERMANENT MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD FOLLOWING THE RECORDING OF THIS DOCUMENT.
3. A BLANKET INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO THE CITY OF LEMONT OVER LOTS 447 & 460 FOR EMERGENCY FIRE ACCESS.
4. ALL AREAS ARE MORE OR LESS.
5. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. DISTANCES ALONG CURVES ARE ARC DISTANCES.
7. ALL EASEMENTS ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.



TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENT LOT DETAIL

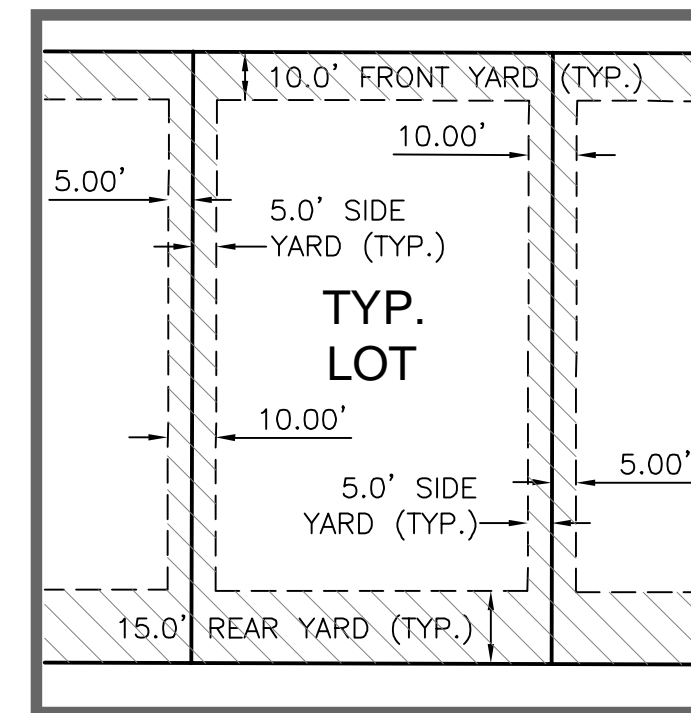


LOTS 454 THRU 465

RECORDED NOVEMBER 20, 1990 AS DOC. NO. 90567511

- PIN(S):
- 22-28-306-047
 - 22-28-306-001
 - 22-28-306-002
 - 22-28-306-003
 - 22-28-306-004
 - 22-28-306-005
 - 22-28-306-006
 - 22-28-306-007
 - 22-28-306-008
 - 22-28-306-009
 - 22-28-306-010
 - 22-28-306-011
 - 22-28-306-012

TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENT LOT DETAIL



LOTS 428 THRU 452

NOTE: ALL EXISTING DRAINAGE AND UTILITY EASEMENTS FOR LOTS 1 THRU 12 OF GALLAGHER AND HENRY'S COVINGTON KNOLLS SUBDIVISION, UNIT 1, PER DOCUMENT NUMBER 95419213, ARE HEREBY ABROGATED.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/18/08	DJC	PER CLIENT COMMENTS	02/10/09	BAL	MYLAR PLOT FOR RECORDATION
9/10/08	DJC	PER VILLAGE OF LEMONT COMMENTS			
9/15/08	DJC	PER CLIENT COMMENTS			
9/23/08	DJC	MYLAR PLOT FOR RECORDATION			



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

501 W. STATE STREET, SUITE 203
GENEVA, ILLINOIS 60134
PHONE (630) 262-8689
FAX (630) 262-8698

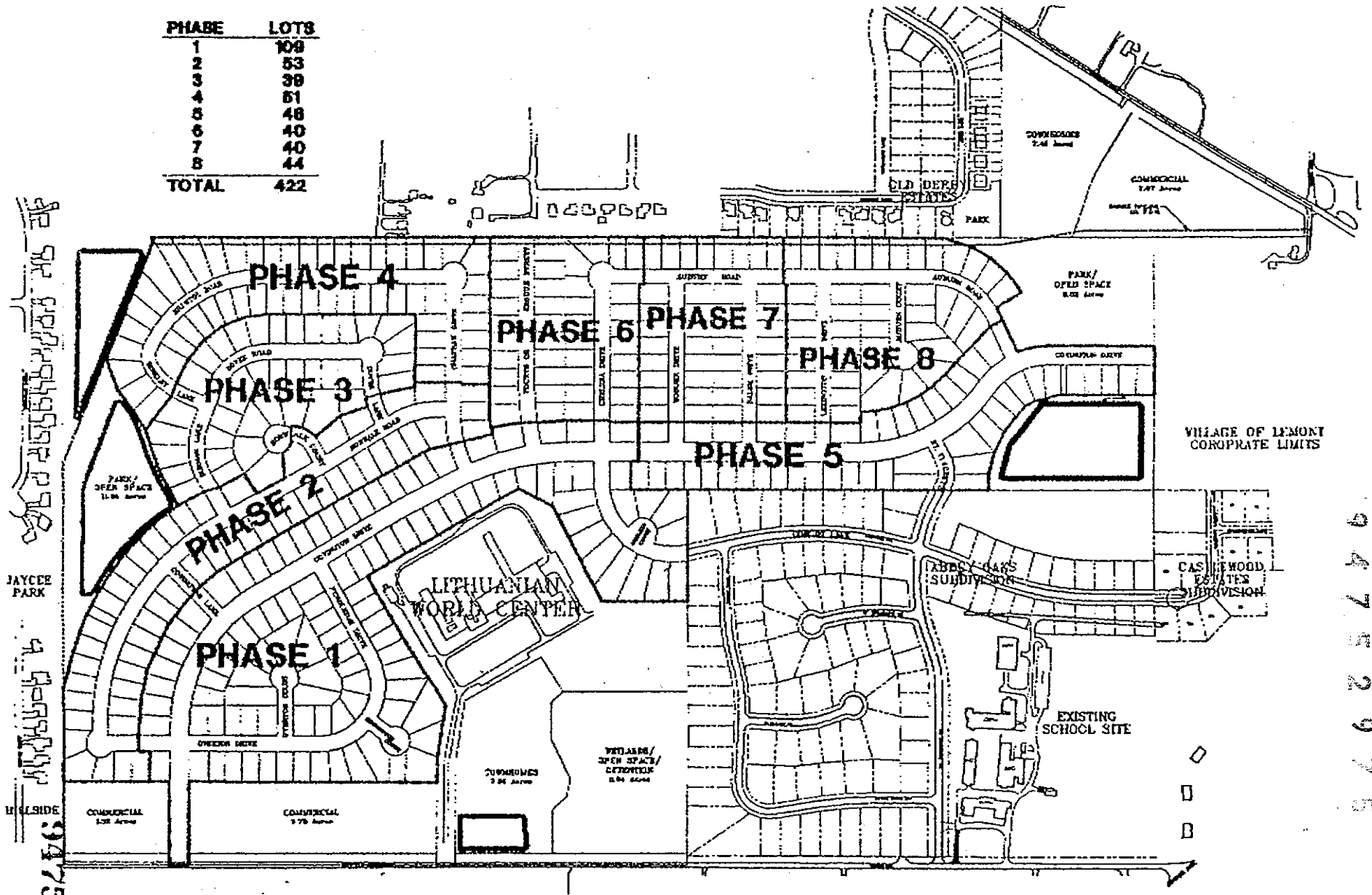
101 N. WACKER DRIVE
SUITE 1110
CHICAGO, ILLINOIS 60606
PHONE (312) 683-0110

GALLAGHER & HENRY
3280 JOLIET ROAD
COUNTRYSIDE, ILLINOIS 60525

TITLE: **FINAL PLAT OF SUBDIVISION
COVINGTON KNOLLS, PHASE 8
LEMONT, ILLINOIS 60439**

SCALE: 1"=40'
DATE: JULY 2008
JOB NO: 243-8
SHEET 1 OF 2

PHASE	LOTS
1	109
2	53
3	38
4	51
5	48
6	40
7	40
8	44
TOTAL	422



Attachment 5

JAYCEE PARK
 4.4000 ACRES
 94752975

94752975

Post-It™ Fax Note 7671

Date	June 2	# of pages	1
To	Tim Teddy		
From	Dina Johnson		
Co./Dept	Co.		
Phone #	Phone #		
Fax #	Fax #		



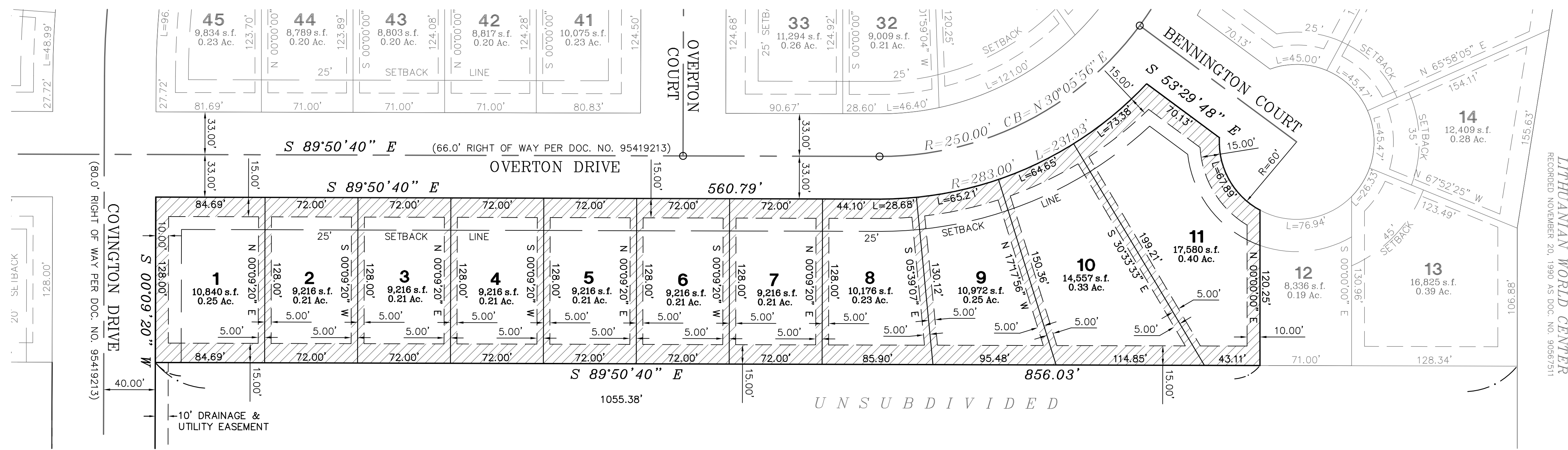
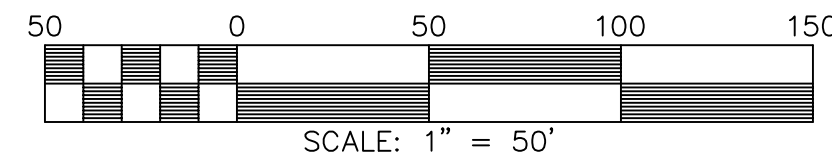
**ENGINEERING
RESOURCE
ASSOCIATES, INC.**
CONSULTING ENGINEERS

214 WEST BILLOW AVENUE
BENTON, ILLINOIS 60817
PHONE (848) 544-0994 FAX (708) 998-0983

PIN(S):
 22-28-306-001
 22-28-306-002
 22-28-306-003
 22-28-306-004
 22-28-306-005
 22-28-306-006
 22-28-306-007
 22-28-306-008
 22-28-306-009
 22-28-306-010
 22-28-306-011
 22-28-306-012

PLAT OF ABROGATION

OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



LITHUANIAN WORLD CENTER
 RECORDED NOVEMBER 20, 1990 AS DOC. NO. 90697511

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE STANDARD BANK AND TRUST COMPANY, A STATE BANKING ASSOCIATION, NOT PERSONALLY BUT AS TRUSTEE UNDER CERTAIN TRUST AGREEMENT DATED MAY 5, 1993 AND KNOWN AS TRUST NO. 13867 HAS RECORD TITLE TO THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AS ALLOWED BY THE STATUTE, AND THAT SAID STANDARD BANK AND TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

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

STANDARD BANK AND TRUST AS TRUSTEE AFORESAID

 PRESIDENT

 ATTEST

 PLEASE TYPE/PRINT NAME AND TITLE

NOTARY CERTIFICATE (OWNER'S STATEMENT)

STATE OF ILLINOIS)
)SS.
 COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ RESPECTIVELY, THE _____ AND _____ OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS

FOREGOING INSTRUMENT AS OWNERS AS SUCH _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID _____ FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

 NOTARY PUBLIC

 PLEASE TYPE/PRINT NAME

LEGEND

- BOUNDARY LINE _____
- LOT LINE _____
- EASEMENT LINE _____
- SETBACK LINE _____
- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY ABROGATED

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR COOK COUNTY DO HEREBY CERTIFY THAT INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. , 20_____ AT _____ O'CLOCK ____ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

 RECORDER OF DEEDS

LEGAL DESCRIPTION

LOTS 1 THRU 11 IN GALLAGHER AND HENRY'S COVINGTON KNOLLS, UNIT 1, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1995 AS DOCUMENT NUMBER 95419213, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS.
 COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED THIS _____ DAY OF _____, 2012.

 BRADLEY A. STROHL
 ILLINOIS PROFESSIONAL SURVEYOR 35-003686
 ENGINEERING RESOURCE ASSOCIATES, INC.

PUBLIC UTILITIES SIGNATURE BLOCK

COMMONWEALTH EDISON COMPANY
 ABROGATION APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20_____

TITLE: _____

NICOR GAS
 ABROGATION APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20_____

TITLE: _____

COMCAST CABLE COMMUNICATIONS, INC.
 ABROGATION APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20_____

TITLE: _____

AT&T AS SUCCESSOR TO SBC AMERITECH
 ABROGATION APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20_____

TITLE: _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS, AT A PUBLIC MEETING HELD:

THIS _____ DAY OF _____, 20_____

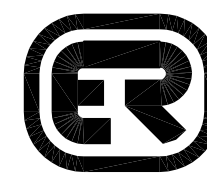
 VILLAGE PRESIDENT

 PLEASE TYPE/PRINT NAME

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/0712	BAS	REVISED UNIT NUMBER			

DRAWN BY: BAS
 CHECKED BY: BW
 APPROVED BY: BAS



ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152

501 W. STATE STREET, SUITE 203
 GENEVA, ILLINOIS 60134
 PHONE (630) 262-8689
 FAX (630) 262-8698

10 S. RIVERSIDE PLAZA
 SUITE 1800
 CHICAGO, ILLINOIS 60606
 PHONE (312) 683-0110

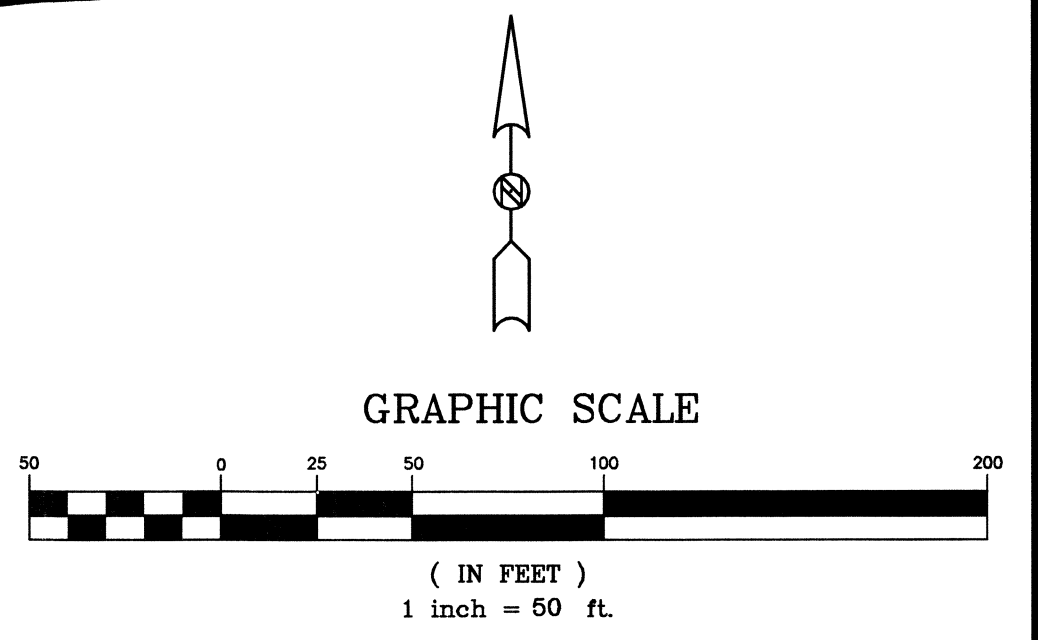
GALLAGHER & HENRY
 6280 JOLIET ROAD
 COUNTRYSIDE, ILLINOIS 60525

TITLE:

**PLAT OF ABROGATION
 COVINGTON KNOLLS, UNIT 1
 LEMONT, ILLINOIS 60439**

SCALE: 1"=50'
 DATE: JULY 30, 2012
 JOB NO: 243-1A
 SHEET 1 OF 1

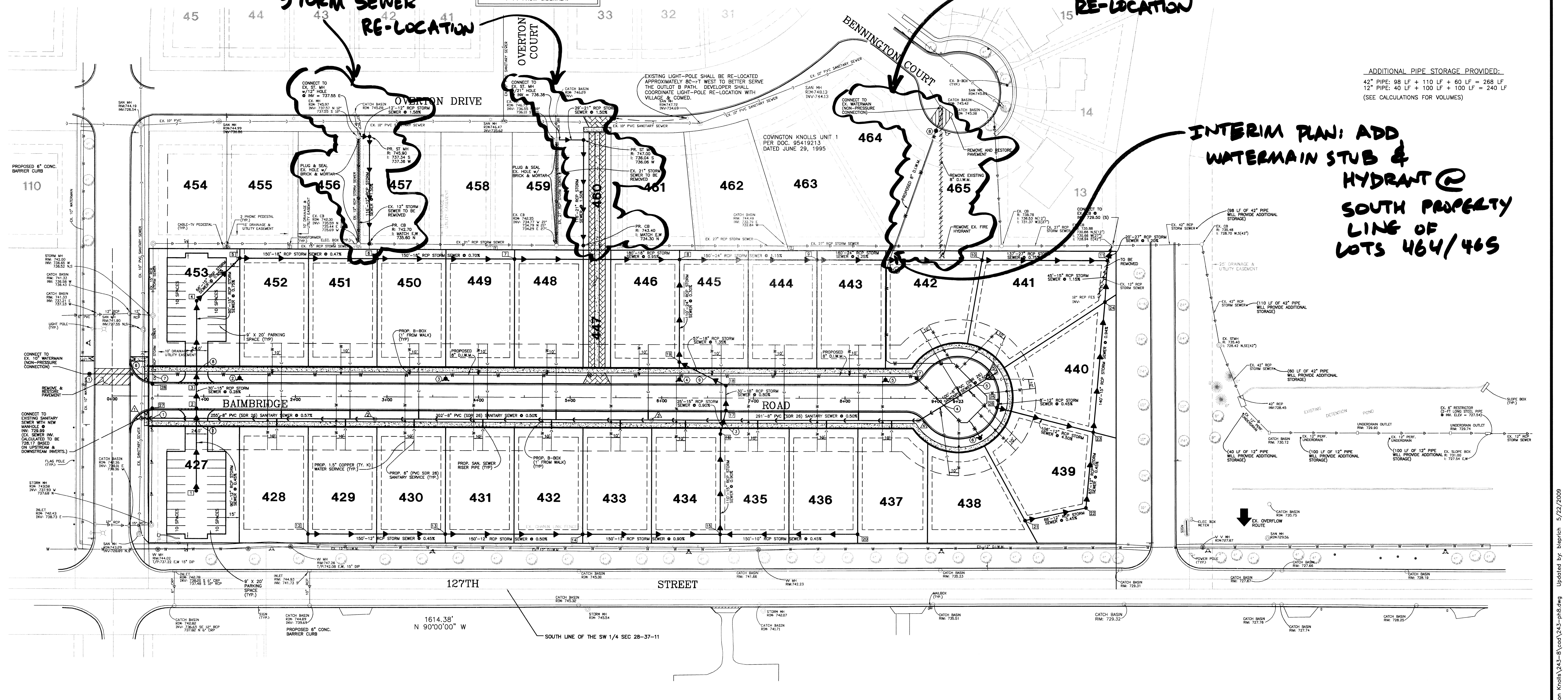
7/25/2012 BW



CROSSING SCHEDULE:		SANITARY SEWER SCHEDULE:		WATERMAIN SCHEDULE:		STORM SEWER SCHEDULE:	
CROSSING:	ELEV:	CROSSING:	ELEV:	PR. SAN. MH, 48"	PR. WATER VALVE, 8"	PR. CB, 48"	PR. CB, 48"
1 BOT/EX. STORM:	736.93	6 BOT/WATER:	735.83	R: 742.90	R: 742.20	1 PR. CB, 48"	7 PR. CB, 48"
TOP/SANITARY:	730.73	7 BOT/STORM:	735.30	I: 729.99	R: 747.80	2 PR. CB, 48"	8 PR. CB, 60"
2 BOT/STORM:	739.48	TOP/WATER:	736.84	R: 747.80	R: 747.80	3 PR. CB, 48"	9 PR. CB, 60"
TOP/SANITARY:	731.00	7 BOT/STORM:	735.30	I: 731.44	R: 745.40	4 PR. CB, 48"	10 PR. CB, 60"
3 BOT/STORM:	735.99	TOP/WATER:	739.25	R: 745.40	R: 745.40	5 PR. CB, 48"	11 PR. CB, 60"
TOP/SANITARY:	734.01	8 BOT/STORM:	737.70	I: 732.95	R: 744.80	6 PR. CB, 48"	12 PR. CB, 60"
4 BOT/WATER:	738.33	TOP/WATER:	737.18	R: 744.80	R: 744.80	7 PR. CB, 48"	13 PR. CB, 60"
TOP/SANITARY:	735.19	9 BOT/WATER:	738.76	I: 734.40	R: 742.40	8 PR. CB, 48"	14 PR. CB, 48"
5 BOT/WATER:	737.83	TOP/STORM:	737.18	R: 743.90	R: 742.40	9 PR. CB, 48"	15 PR. CB, 48"
TOP/SANITARY:	735.39	10 BOT/WATER:	736.63	I: 734.90	R: 742.40	10 PR. CB, 48"	16 PR. STMH, 48"
		TOP/STORM:	734.27		R: 742.40	11 PR. CB, 48"	17 PR. CB, 48"
						12 PR. CB, 48"	18 PR. CB, 60"
						13 PR. CB, 48"	19 PR. STMH, 60"
						14 PR. CB, 48"	20 PR. CB, 24"
						15 PR. CB, 48"	21 PR. CB, 24"
						16 PR. CB, 48"	22 PR. CB, 48"
						17 PR. CB, 48"	23 PR. CB, 48"
						18 PR. CB, 48"	24 PR. CB, 48"
						19 PR. CB, 48"	25 PR. CB, 48"
						20 PR. CB, 48"	26 PR. CB, 48"
						21 PR. CB, 48"	27 PR. CB, 48"
						22 PR. CB, 48"	28 PR. CB, 48"
						23 PR. CB, 48"	29 PR. CB, 48"
						24 PR. CB, 48"	30 PR. CB, 48"
						25 PR. CB, 48"	31 PR. CB, 48"
						26 PR. CB, 48"	32 PR. CB, 48"
						27 PR. CB, 48"	33 PR. CB, 48"
						28 PR. CB, 48"	34 PR. CB, 48"
						29 PR. CB, 48"	35 PR. CB, 48"
						30 PR. CB, 48"	36 PR. CB, 48"
						31 PR. CB, 48"	37 PR. CB, 48"
						32 PR. CB, 48"	38 PR. CB, 48"
						33 PR. CB, 48"	39 PR. CB, 48"
						34 PR. CB, 48"	40 PR. CB, 48"
						35 PR. CB, 48"	41 PR. CB, 48"
						36 PR. CB, 48"	42 PR. CB, 48"
						37 PR. CB, 48"	43 PR. CB, 48"
						38 PR. CB, 48"	44 PR. CB, 48"
						39 PR. CB, 48"	45 PR. CB, 48"
						40 PR. CB, 48"	46 PR. CB, 48"
						41 PR. CB, 48"	47 PR. CB, 48"
						42 PR. CB, 48"	48 PR. CB, 48"
						43 PR. CB, 48"	49 PR. CB, 48"
						44 PR. CB, 48"	50 PR. CB, 48"
						45 PR. CB, 48"	51 PR. CB, 48"
						46 PR. CB, 48"	52 PR. CB, 48"
						47 PR. CB, 48"	53 PR. CB, 48"
						48 PR. CB, 48"	54 PR. CB, 48"
						49 PR. CB, 48"	55 PR. CB, 48"
						50 PR. CB, 48"	56 PR. CB, 48"
						51 PR. CB, 48"	57 PR. CB, 48"
						52 PR. CB, 48"	58 PR. CB, 48"
						53 PR. CB, 48"	59 PR. CB, 48"
						54 PR. CB, 48"	60 PR. CB, 48"
						55 PR. CB, 48"	61 PR. CB, 48"
						56 PR. CB, 48"	62 PR. CB, 48"
						57 PR. CB, 48"	63 PR. CB, 48"
						58 PR. CB, 48"	64 PR. CB, 48"
						59 PR. CB, 48"	65 PR. CB, 48"
						60 PR. CB, 48"	66 PR. CB, 48"
						61 PR. CB, 48"	67 PR. CB, 48"
						62 PR. CB, 48"	68 PR. CB, 48"
						63 PR. CB, 48"	69 PR. CB, 48"
						64 PR. CB, 48"	70 PR. CB, 48"
						65 PR. CB, 48"	71 PR. CB, 48"
						66 PR. CB, 48"	72 PR. CB, 48"
						67 PR. CB, 48"	73 PR. CB, 48"
						68 PR. CB, 48"	74 PR. CB, 48"
						69 PR. CB, 48"	75 PR. CB, 48"
						70 PR. CB, 48"	76 PR. CB, 48"
						71 PR. CB, 48"	77 PR. CB, 48"
						72 PR. CB, 48"	78 PR. CB, 48"
						73 PR. CB, 48"	79 PR. CB, 48"
						74 PR. CB, 48"	80 PR. CB, 48"
						75 PR. CB, 48"	81 PR. CB, 48"
						76 PR. CB, 48"	82 PR. CB, 48"
						77 PR. CB, 48"	83 PR. CB, 48"
						78 PR. CB, 48"	84 PR. CB, 48"
						79 PR. CB, 48"	85 PR. CB, 48"
						80 PR. CB, 48"	86 PR. CB, 48"
						81 PR. CB, 48"	87 PR. CB, 48"
						82 PR. CB, 48"	88 PR. CB, 48"
						83 PR. CB, 48"	89 PR. CB, 48"
						84 PR. CB, 48"	90 PR. CB, 48"
						85 PR. CB, 48"	91 PR. CB, 48"
						86 PR. CB, 48"	92 PR. CB, 48"
						87 PR. CB, 48"	93 PR. CB, 48"
						88 PR. CB, 48"	94 PR. CB, 48"
						89 PR. CB, 48"	95 PR. CB, 48"
						90 PR. CB, 48"	96 PR. CB, 48"
						91 PR. CB, 48"	97 PR. CB, 48"
						92 PR. CB, 48"	98 PR. CB, 48"
						93 PR. CB, 48"	99 PR. CB, 48"
						94 PR. CB, 48"	100 PR. CB, 48"

ALL LOTS SHALL REQUIRE A SANITARY SEWER SERVICE RISER PIPE

NOTE: PER VILLAGE DETAIL LS-10, PROPOSED B-BOXES SHALL BE PLACED IN GRASSY PARKWAY, 1-FT FROM SIDEWALK.



ADDITIONAL PIPE STORAGE PROVIDED:
 42" PIPE: 98 LF + 110 LF + 60 LF = 268 LF
 12" PIPE: 40 LF + 100 LF + 100 LF = 240 LF
 (SEE CALCULATIONS FOR VOLUMES)

NOTE: PLEASE REFERENCE MWRD SANITARY SEWER SPECIFICATIONS ON SHEET 7 OF 11.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
02/11/08	JMF	ORIGINAL SUBMITTAL	05/31/08	JMF	VILLAGE COMMENTS
03/21/08	JMF	VILLAGE COMMENTS	10/27/08	JMF	LOT NUMBER REVISIONS
05/05/08	JMF	MWRD COMMENTS	11/25/08	JMF	VILLAGE COMMENTS
05/20/08	JMF	MWRD COMMENTS	05/20/09	BAL	VILLAGE COMMENTS

DRAWN BY: JMF
 CHECKED BY: JPG
 APPROVED BY: BEW



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 PHONE (630) 262-8689
 FAX (630) 262-8698

FARMINGDALE DEVELOPMENT CO.
 DBA: GALLAGHER AND HENRY COUNTRYSIDE, IL 60525

TITLE: UTILITY PLAN
 COVINGTON KNOLLS PHASE B
 LEMONT, ILLINOIS

SCALE: 1"=50'
 DATE: FEB. 11, 2008
 JOB NO: 243-B
 SHEET 3 OF 11