

March 31, 2020

Ms. Nalini Johnson  
Village Planner  
Village of Westmont  
31 West Quincy Street  
Westmont, IL 60559

**RE: 1 West Quincy -Quincy Station Final Plat**

Dear Nalini:

This letter is to confirm and certify the attached Final Plat for Quincy Station is consistent with the Final Site Development Plans dated March 9, 2020 as prepared by Civworks Engineering which were recently reviewed James Patterson of Burns and McDonnell. Further, there are no changes to the Site Development Plans or Final Plat which are foreseen at this time. I have also attached the requested certification by our engineer- Civworks Engineering.

Please proceed to schedule the Plat for approval by the Village Board at your earliest convenience. Feel free to contact me with any questions you may have.

Yours very truly,

HOLLADAY PROPERTY SERVICES, INC.



Michael C. O'Connor  
Vice President- Development & Leasing

**CIVWORKS CONSULTING, LLC  
ENGINEER'S FINAL PLAT OF SUBDIVISION STATEMENT**

March 31, 2020

The Village of Westmont  
31 West Quincy Street  
Westmont, IL 60559

**RE: FINAL PLAT OF SUBDIVISION TO CONSOLIDATE LOTS  
QUINCY STATION  
1 W. QUINCY STREET  
WESTMONT, IL**

Dear Sir or Madame,

As the Civil Engineer of Record on the above reference project, I hereby certify that the Final Plat of Subdivision to Consolidate Lots Quincy Station (Final Plat) with latest revision date of 03-09-2020 is in compliance with the requirements of Appendix B, Article III of the Village of Westmont Municipal Code. I further certify that the Final Plat is consistent with the Proposed Quincy Station Final Site Development Plans (The Engineering Plans) with latest revision date of 03-09-2020.

No major changes to The Engineering Plans that would affect and require changes to the Final Plat. As such, we hereby respectfully request that the Final Plat be recommended for approval by the Village Board.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Yours truly,

CIVWORKS CONSULTING, LLC



Osvaldo Pastrana, P.E.  
Principal



DATE: 03-31-2020  
EXPIRES: 11-30-2021



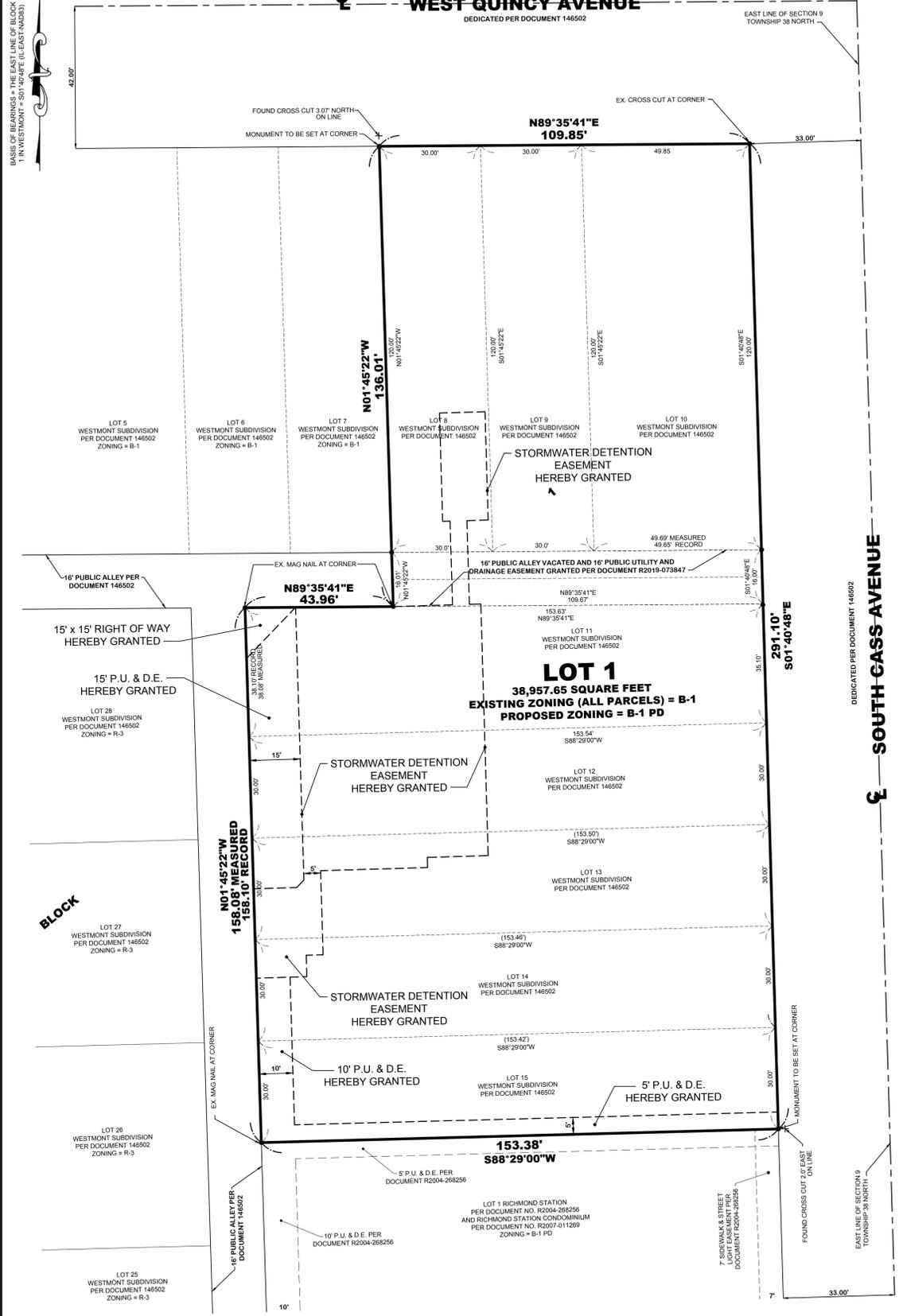
**PROPERTY OWNER**  
 HP QUINCY PARTNERS, LLC  
 6370 AMERIFLEX DRIVE, SUITE 110  
 PORTAGE, INDIANA 46389  
 (219) 764-3104  
 CONTACT: MR. MICHAEL O'CONNOR

**RETURN TO:**  
 VILLAGE OF WESTMONT  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 31 WEST QUINCY STREET  
 WESTMONT, ILLINOIS 60559  
 (630) 981-6250

PIN: 09-09-407-007-0000  
 PIN: 09-09-407-008-0000  
 PIN: 09-09-407-015-0000  
 PIN: 09-09-407-016-0000

# FINAL PLAT OF SUBDIVISION TO CONSOLIDATE LOTS QUINCY STATION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9,  
 TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



### OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNER'S 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER \_\_\_\_\_

### NOTARY CERTIFICATE

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 PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS 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\_\_\_\_ AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC \_\_\_\_\_

MY 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 \_\_\_\_\_, 20\_\_\_\_ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

CHAIRMAN \_\_\_\_\_ ATTEST: SECRETARY \_\_\_\_\_

### SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

I, \_\_\_\_\_ EXECUTIVE DIRECTOR FOR THE \_\_\_\_\_ DISTRICT, DO HEREBY 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 \_\_\_\_\_, 20\_\_\_\_

EXECUTIVE DIRECTOR \_\_\_\_\_

### 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 AT ITS MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

### CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)  
 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 \_\_\_\_\_, 20\_\_\_\_

VILLAGE TREASURER \_\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_

STATE OF ILLINOIS)  
 COUNTY OF DUPAGE)

I, \_\_\_\_\_ PUBLIC WORKS DIRECTOR 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 \_\_\_\_\_, 20\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_

### 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 GRANTEEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

### 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 MODIFY GRASSES, 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 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 RECORDEMENT 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).

### 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 \_\_\_\_\_, 20\_\_\_\_

COUNTY CLERK \_\_\_\_\_

### COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)  
 COUNTY OF DUPAGE)

THIS INSTRUMENT NO \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

BY: \_\_\_\_\_ RECORDER OF DEEDS  
 DUPAGE COUNTY



MY LICENSE EXPIRES NOVEMBER 30, 2020

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, MICHAEL NELSON, REGISTERED ILLINOIS LAND SURVEYOR, NO. 035-3095 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 8, 9, 10, 11, 12, 13, 14, 15 IN BLOCK 1 IN WESTMONT, TOGETHER WITH ALL OF THE VACATED 16' WIDE PUBLIC ALLEY LYING ADJACENT TO AND SOUTH OF SAID LOTS 8, 9 AND 10 IN BLOCK 1, LYING EAST OF THE WEST LINE OF SAID LOT 8 AS EXTENDED SOUTH TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 1, (ALSO BEING THE SOUTH LINE OF SAID VACATED PUBLIC ALLEY) AND LYING WEST OF THE EAST LINE OF SAID LOTS 10 AND 11 IN SAID BLOCK 1 AS EXTENDED SOUTH AND NORTH, IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT 146502, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTMONT RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE PROPERTY IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP, PER MAP NO. 17043C0186J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.

I HEREBY AUTHORIZE AN AGENT OF THE VILLAGE OF WESTMONT, ILLINOIS TO RECORD THIS PLAT OF SUBDIVISION WITH THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 13TH DAY OF DECEMBER, 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010 EXPIRES 04/30/2021

DATE OF PREPARATION: 12-13-2019  
 REVISED PER VILLAGE REVIEW: 01-02-2020  
 REVISED PER VILLAGE REVIEW: 01-07-2020  
 REVISED PER VILLAGE REVIEW: 03-09-2020

