PLANNING & ZONING COMMISSION
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

Regular Meeting
Wednesday, August 5, 2026
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
   A. Regular Planning & Zoning Commission Meeting Minutes dated July 1, 2026
4. UNFINISHED BUSINESS
   A. Final Plat of Subdivision Oak Brook Reserve - 2715, 2815, 2915 Jorie Blvd
5. NEW BUSINESS
   A. 3608 & 3610 York Road - Final Plat of Consolidation
   B. 3608 & 3610 York Road - Lot Area Variation
6. PUBLIC COMMENT
7. ADJOURNMENT

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: July 28, 2026

FILE NOS: 2026-6-SR-FP

DESCRIPTION: Final Plat of Subdivision

PETITIONERS: Lance Oriti
Kimley-Horn Associates, Inc.
10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759

LOCATION: North of Oak Brook Road and east Jorie Boulevard.

ADDRESS: 2715, 2815, and 2915 Jorie Blvd

ACREAGE: 80 acres

EXISTING ZONING/USE: ORA-3 Office-Research-Assembly District and R-1 Single-Family Detached Residence District, single-family home.

ZONING/USE OF SURROUNDING PROPERTY:

North: ORA-1 Office-Research-Assembly District, office buildings and R-1, Single-Family Residential, Butler National Golf Course

South: R-3 Single-Family Detached Residence District, Village Hall of Oak Brook. Oak Brook Road is to the immediate south of the property and residential single-family homes (R-2) are to the south of Oak Brook Road.

East: R-1, Single-Family Detached Residence District, Oak Brook Bath and Tennis, CR Conservation/ Recreation Area, Oak Brook library, and Oak Brook Golf Course

West: CR Conservation/ Recreation Area, Oak Brook Park District, R-3 Single-Family Detached Residence District, single-family homes.

CONTROLLING AGREEMENTS:

Ordinance 1958-S-1 – Annexing Property, 05/1/1958
See Attached Listing or Controlling Agreements

STAFF REPORT – FINAL PLAT
OAK BROOK RESERVE – 2815 JORIE BLVD
CASE NO. 2026-6-SR-FP

DISCUSSION:

JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard, has submitted a petition requesting approval of a final plat of subdivision for the 80-acre property currently identified as Butler GHQ Subdivision. The property is improved with the multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots, from the current 2-lot property.

Please see the materials provided by the petitioner in the case file for a more detailed description and the rationale for this request.

STAFF COMMENTS:

The Planning & Zoning Commission, at their June 3, 2026 meeting reviewed and deliberated on the petition. No members of the public spoke to the commission for or against the requested Final Plat. The Planning & Zoning Commission discussed the Plat and asked about the reasons for the request. The Commission confirmed that the previously approved restriction on Lot 2 of the Butler GHQ subdivision plat would be maintained. All questions were answered to the satisfaction of the Planning & Zoning Commission. By a vote of 8 to 0, the Planning & Zoning Commission recommended approval of the final plat for the Final Plat of Subdivision Oak Brook Reserve as presented.

On June 16, 2026, the Village Board voted to defer review of the proposed subdivision of the Butler GHQ, in part due to concerns that it must be stated clearly that the Village expects continued compliance with all previously approved resolutions and ordinances related to the subject property.

On July 14, 2026 the Village Board sent the application back to the P&Z Commission for further discussion of the Board's concerns related to approval of a subdivision without adequate confirmation of compliance with the previously approved controlling agreements and expressed concerns related to the irregular shape of the lots.

1) As noted within staff's May 27, 2026 report, irregular lots are to be avoided. The proposed lots do not comply with the Subdivision regulations (See Section 14.6.2.B.2). The lots were drafted in irregular shapes to meet the lot size requirements within the Zoning Ordinance. If the lots are squared to the street they may not be able to meet all of the zoning requirements.
2) Staff assured the P&Z Commission in June that the applicant would create declarations and covenants to share the responsibilities of the private improvements within the development. Staff has requested a draft of this document to confirm compliance with Zoning regulations (i.e. parking, etc.). The Subdivision regulations for the ORA-3 District require an Improvement plan (See Section 14-5-1to3) and historically the property developed with the adoption of these plans each time the McDonald's Corporation modified the property.

The Village Code, specifically Chapter 5 of the Subdivision Regulations and Chapter 13-10-C of the Zoning Ordinance, requires future development on the subject properties to complete a Planned Development

3) The campus has been regulated under a series of ordinances beginning with the original GHQ Development Plan in 1978. Subsequent amendments in 1985, 1990, 1995, and 1997 adjusted height limits, development areas, parking ratios, and land use allowances. Ordinances 97-SD-DP-EX3-S-878 and 97-SD-IP-E2-S-879 establish the most current Amended Development Plan, and its standards remain applicable to the entire campus regardless of parcel reconfiguration (see R97-111106 and R97-111107). All existing development rights, height limits, open space requirements, parking ratios, and access restrictions continue to apply to all subdivided parcels. These standards run with the land, not with ownership or parcel configuration. The approval of Ordinance S-878 and Ordinance S-879 identified a total development of 1,400,437 sq. ft. and a total FAR of .43 with a total Lot Coverage of 22 acres.

   Staff has further reviewed the prior approvals and agreements associated with the subject property formerly owned by the McDonald's Corporation. It is important to reaffirm that all future development within the newly created lots must remain consistent with the Village's established subdivision and zoning regulations, including the maximum permitted FAR, Lot Coverage Area, and all previously approved Development and Improvement Plans. Ensuring compliance with these requirements is essential to:

   - Maintain the intended character and scale of development within the zoning district.
   - Protect adjacent properties from overbuilt or disproportionate structures.
   - Support effective land use planning and upholding the Village's long-term development objectives.

   Approval of the subdivision should therefore include an acknowledgment that any subsequent building permits or development proposals will be subject to verification of compliance with all adopted regulations, including all previously adopted Development and Improvement Plans. The Village asserts that these Development and Improvement Plans apply regardless of any reconfiguration of lots.

   The current building square footage within the Butler GHQ is 781,291 sq. ft., and the Village requires that the applicant acknowledge this agreed to FAR and allocate the remaining 619,146 sq. ft. of building area within the Oak Brook Reserve subdivision. Staff suggested the Village Board approve the following distribution of that square footage as follows: 324,552 sq. ft. to Lot 1, 214,061 sq. ft. to Lot 2, and 80,501 sq. ft. to Lot 3; all as outlined in the included Land Analysis chart provided within this memorandum and which shall also be included on the Final Plat;

Staff requests that the applicant include on the Final Plat the Land Analysis dividing the previously approved land improvements among the newly created lots, enabling the Village Board to approve the plat with a clear understanding of the development areas dedicated to each parcel. The Land Analyses were included in each prior Improvement Plan adopted for the property and are summarized in the following Land Analysis chart.

		S-409 (acres)	S-409 (percent)	S-566 (acres)	S-566 (percent)	S-689 (acres)	S-689 (percent)	S-819 (acres)	S-819 (percent)	S-878 (acres)	S-878 (percent)
Lot Coverage	Area to be covered by buildings	9	35.3%	N/A	N/A	10.8	27.7%	11.3	29.3%	11.3	29.3%
	Area to be used for exterior surface	12.5		N/A		5		5.4		5.4	
	Access and Surface Drives	5		N/A		5		5.3		5.3	
Total Site (acres)		75		75		75		75		75	

	S-1747 (existing overall)	S-1747 (excludes residential portion)	S-1747 Lot 1	S-1747 Lot 2	S-1747 Lot 3 (excludes residential portion)	S-1747 Lot 3 (residential portion)	S-1747 Lot 3 (overall)	Maximums (excludes residential portion)
Floor Area (existing)	781,291	781,291	127,509	238,000	415,814	0	415,814	N/A
Floor Area (maximum)	1,400,437	1,400,437	452,061	452,061	496,315	0	496,315	.43 FAR
Floor Area (remaining)	619,146	619,146	324,552	214,061	80,501	0	80,501	N/A
Lot Coverage (acres)	22.17	22.17	8.80	4.99	8.38	0.00	8.38	22.00
Lot Coverage (percent)	27.5%	29.8%	36.7%	20.8% *	31.8%	0.0%	25.8%	24.0%
Total Site (acres)	80.55	74.37	24.01	24.01	26.35	6.18	32.53	74.37

* Available Lot Coverage Appearing To Exist On Lot 2 Exceeds The Prior Development and Improvement Plans Maximum And Was Utilized For Excess Lot Coverage On Lots 1 And 3, And Therefore Is Not Available To Be Utilized For Coverage

4) Engineering approval is required, and an adequate response to the May 23, 2026 memorandum must be provided prior to recording. In addition, the restrictions applicable to Lot 2 of the Butler GHQ are being preserved as part of this approval. Therefore, the Building Setback Line shall not be abrogated between existing Lot 1 and Lot 2 of the Butler GHQ and should be removed from Lot 3 of the Oak Brook Reserve as currently depicted, so as not to create a conflict with the preservation note.

The P&Z Commission should provide staff with direction related to this approval and determine if the applicant

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a subdivision. Please include in your consideration, your findings with respect to the standards

specified in the Village Code for a Final Plat of Subdivision. The materials submitted by the applicant specifically address these standards.

CONCLUSION:

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the requirements of the Subdivision Regulations for approval of the final plat, a recommendation would be in order to approve this request as presented, subject to the following conditions:

- Final engineering approval prior to recording of the Plat.
- The remaining 619,146 sq. ft. of previously approved building area shall be allocated within the Oak Brook Reserve subdivision as follows: 324,552 to Lot 1, 214,061 to Lot 2, and 80,501 to Lot 3; all as outlined in the Land Analysis Chart, attached hereto and incorporated herein as Exhibit B, which shall also be included on the Final Plat.
- A declaration of covenants, conditions, restrictions, easements, and shared maintenance agreements for the three (3) parcels, in a form acceptable to the Village, is required and shall be recorded, which shall include reference to all prior Development and Improvement Plans.
- Recording of the document by Village staff.
- Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Respectfully Submitted,



Rebecca Von Drasek
Development Services Director

CONTROLLING AGREEMENTS

Name	Type	Ord	Official File	Date	Dept	Description	Address	Subdivision	Recorded No	Recorded Date
McDonald's	Variation	S-0242	ZO-V	09-Nov-71	Zoning	Parking	2111 Enco	Plaza		
McDonald's	Heliport	S-0367	MCD	26-Oct-76	Zoning	Construction				
McDonald's	Heliport	S-0367	AG	26-Oct-76	Zoning	Agreement				
McDonald's	Agreement	S-0367	HE	26-Oct-76	Zoning	Agreement				
McDonald's	Heliport	S-0392	MCD	13-Dec-77	Zoning	Agreement				
McDonald's	Heliport	S-0392	AG	13-Dec-77	Zoning	Agreement				
McDonald's	Agreement	S-0392	HE	13-Dec-77	Zoning	Agreement				
McDonald's	Subdivision	S-0409	MCD	31-May-78	Zoning	Acceptance	Jorie			
McDonald's	Amendment	G-233	ZO-TA	31-May-78	Zoning	Districts ORA-3				
McDonald's	Zoning	S-0409	ZO-DP	31-May-78	Zoning	Plan Approval	Jorie			
McDonald's	Plan	S-0409	SD-DP	31-May-78	Zoning	Development	Jorie			
McDonald's	Rezoning	S-0408	ZO-R	31-May-78	Zoning	To ORA-3	G.H.Q.			
McDonald's	Special Use	S-0448	ZO-SU	25-Mar-80	Zoning	Drive-In	Midwest			
McDonald's	Special Use	S-0457	ZO-SU-FP	21-Oct-80	Zoning	Lakes	Jorie	G.H.Q.		
McDonald's	Subdivision	S-0477	SD-IP	14-Jul-81	Zoning	Plan Phase 1A-				
McDonald's	Subdivision	S-0477	MCD	14-Jul-81	Zoning	Plan Phase 1A				
McDonald's	McDonald's	R-331	MCD	13-Jul-82	Finance	Bonds, Protest				
McDonald's	Bonds	R-331	BND	13-Jul-82	Finance	Bonds, Protest				
Lodge	Alcohol	G-340	AL-RR	24-Jan-84	Admin	Class E				
Lodge	License	G-340	LC-AL	24-Jan-84	V.C.	Class E				
McDonald's	Plan	S-0564	SD-DP	27-Aug-85	Zoning	Plat	1B			
McDonald's	Subdivision	S-0566	MCD	27-Aug-85	Zoning	Plan Phase 1A	1B		R85111396	19-Dec-85
McDonald's	Plan	S-0566	SD	27-Aug-85	Zoning	Plan Phase 1A	1B		R85111396	19-Dec-85
McDonald's	Subdivision	S-0564	MCD	27-Aug-85	Zoning	Plat	1B			
McDonald's	Special Use	S-0565	ZO-SU-FP	27-Aug-85	Zoning	Flood Plain	1B	GHQ	R85111394	19-Dec-85
McDonald's	Subdivision	R-403	SD-R-FP	26-Nov-85	Zoning	Plat	Spring	Spring Rd		
McDonald's	Special Use	S-0584	ZO-SU-FP	27-May-86	Zoning	Stockpile	GHQ	Butler GHQ	R86-66396	26-Jun-86
McDonald's	Zoning	S-0603	ZO-SU-FP	28-Apr-87	Zoning	Stockpile Time	GHQ	Butler GHQ		
McDonald's	Subdivision	S-0690	SD-IP	24-Apr-90	Zoning	Also S-688 &	Kensington	Autumn		
McDonald's	Subdivision	S-0690	MCD	24-Apr-90	Zoning	Also S-688 &	Kensington	Autumn		
McDonald's	Plan	S-0689	SD-DP	24-Apr-90	Zoning	Also S-688 &	Kensington	Autumn		
McDonald's	Plan	S-0689	MCD	24-Apr-90	Zoning	Also S-688 &	Kensington	Autumn		
McDonald's	Rezoning	S-0688	MCD	24-Apr-90	Zoning	Also S-689 &	Kensington	Autumn		

CONTROLLING AGREEMENTS

Name	Type	Ord	Official File	Date	Dept	Description	Address	Subdivision	Recorded No	Recorded Date
McDonald's	Subdivision	R-497	SD-FP	24-Apr-90	Zoning	Subdivision		Oaks		
McDonald's	Amendment	G-447	ZO-TA	24-Apr-90	Zoning	Development	Kensington			
McDonald's	Rezoning	S-0688	ZO-R	24-Apr-90	Zoning	Also S-689 &	Kensington	Autumn		
McDowell	Appreciation	R-542	AP	22-Oct-91	BOT	McDowell	17 Baybrook			
McDonald's	FPSU	S-0727	ZO-SU-FP	11-Feb-92	Zoning	Ginger Creek	Kensington	Autumn	R92-25402	13-Feb-92
McDonald's	FPSU	S-0727	ZO-SU-FP	11-Feb-92	Zoning	Ginger Creek	Kensington	Autumn	R92-25402	13-Feb-92
McDonald's	Appreciation	R-576	AP	13-Oct-92	BOT	McDonald's				
GHQ	Subdivision	S-0761	MCD	28-Sep-93	Zoning	Plan, See MCD	915,3000	GHQ+Autum	R93246541	28-Oct-93
GHQ	Plan	S-0761	SD	28-Sep-93	Zoning	Plan, See MCD	915,3000	GHQ+Autum	R93246541	28-Oct-93
McDonald's	Fiber Optics	S-0767	AG	08-Feb-94	BOT	Fiber Optics				
McDonald's	Agreement	S-0767	AG	08-Feb-94	BOT	Fiber Optics				
McDonald's	Fiber Optics	S-0789	AG	25-Oct-94	BOT	Cable				
McDonald's	Agreement	S-0789	AG	25-Oct-94	BOT	Cable				
McDonald's	Subdivision	S-0819	SD-DP	25-Jul-95	Zoning	Plan/Plat		Autumn	R95115653	29-Aug-95
McDonald's	Streets	S-0821	TC-AG-ST	25-Jul-95	BOT	Oaks E, W, So				
McDonald's	Traffic	S-0821	TC-AG-ST	25-Jul-95	BOT	Oaks E, W, So				
McDonald's	Streets	S-0820	TC-AG-ST	25-Jul-95	BOT	Plaza I & II				
McDonald's	Traffic	G-559	ZO	25-Jul-95	Zoning	S816/21+G557	McDonald's			
McDonald's	Amendment	G-558	ZO-TA	25-Jul-95	Zoning	816,821+G-	McDonald's			
McDonald's	Inspections	G-559	CD-BC	25-Jul-95	Bldg.	S816/21+G557	McDonald's			
McDonald's	Permits	G-559	BI-BP	25-Jul-95	Zoning	S816/21+G557	McDonald's			
McDonald's	Agreement	S-0820	TC-AG-ST	25-Jul-95	BOT	Plaza I & II				
McDonald's	Traffic	S-0820	TC-AG-ST	25-Jul-95	BOT	Plaza I & II				
McDonald's	Zoning	S-0818	ZO-R	25-Jul-95	Zoning	1	Oaks East	Oaks		
McDonald's	Rezoning	S-0817	ZO-R	25-Jul-95	Zoning	CR to ORA-1	Oaks West	Oaks		
McDonald's	Rezoning	S-0816	ZO-R	25-Jul-95	Zoning	2	McDonald's	Plaza		
McDonald's	Rezoning	S-0816	ZO-R	25-Jul-95	Zoning	2	McDonald's	Plaza		
McDonald's	Amendment	G-557	ZO-TA	25-Jul-95	Zoning	Hgt+FAR+S-	McDonald's			
McDonald's	Agreement	S-0821	TC-AG-ST	25-Jul-95	BOT	Oaks E, W, So				
McDonald's	Zoning	S-0880	ZO-SU	12-Jun-97	Zoning	Heliport	Blvd.	G.H.Q.	R97111108	30-Jul-97
McDonald's	Subdivision	S-0879	SD-IP	12-Jun-97	Zoning	Plan		G.H.Q.	R97111107	30-Jul-97
McDonald's	Subdivision	S-0878	SD-DP	12-Jun-97	Zoning	Plan/Plat		G.H.Q.	R97111106	30-Jul-97
McDonald's	License	G-632	LC-TA	27-Apr-99	V.C.	D to 2				

CONTROLLING AGREEMENTS

Name	Type	Ord	Official File	Date	Dept	Description	Address	Subdivision	Recorded No	Recorded Date
McDonald's	Alcohol	G-696	ZO-TA	11-Jun-02	Zoning	in ORA3	McDonald's	Butler GHQ		
McDonald's	Amendment	G-696	ZO-TA	11-Jun-02	Zoning	in ORA3	McDonald's	Butler GHQ		
McDonald's	Zoning	G-758	ZO-TA	24-Aug-04	Zoning	13, Chaps				
McDonald's	Amendment	G-758	ZO-TA	24-Aug-04	Zoning	13, Chaps				
McDonald's	Special Use	S-1082	ZO-SU	24-Aug-04	Zoning	& Outdoor	Street	Spring Rd	126137	16-Jun-05
McDonald's	Subdivision	R-885	V	24-Aug-04	Zoning	re: Utility	St.	Spring Rd	126134	06-Jun-05
McDonald's	Special Use	S-1211	ZO-SU	09-Oct-07	8	of Additional	Kensington	Autumn Ok		
McDonald's	Special Use	S-1255	ZO-SU-EX1	10-Feb-09	Zoning	and Drive-Thru	Midwest	Resubdiv	027568	26-Feb-09
McDonald's	Variation	S-1257	ZO-V-EX1	10-Feb-09	Zoning	Restaurant	Midwest	Resubdiv	570	26-Feb-09
& Chase	Amendment	G-882	ZO-TA	10-Feb-09	Zoning	Amendment for				
McDonald's	Subdivision	R-1045	V	28-Apr-09	Zoning	Variation to	St, 2105	Spring Rd	111380	17-Jul-09
McDonald's	Variation	S-1269	ZO-V	11-Aug-09	Zoning	Setback at	McDonald's	Development	191332	23-Dec-09
McDonalds	Agreement	R-1103	AG-EX1	14-Jun-11	BOT	and				
McDonalds	Agreement	R-1179	TASTE-	22-May-12	BOT	Sponsorship				
McDonald's	Board	R-1309	AP	22-Oct-13	BOT	Recognition				
McDonald's	Agreement	R-1380	TASTE-	10-Jun-14	BOT	sponsorship				
McDonald's	Board	R-1380	TASTE-	10-Jun-14	BOT	sponsorship				
McDonald's	Agreement	R-1449	TASTE-	14-Apr-15	BOT	Agreement to				
McDonald's	Agreement	R-1563	TASTE-	10-May-16	BOT	Agreement for				
McDonalds	Board	R-1640	TASTE-	09-May-17	BOT	Agreement for				
Corp	Subdivision	R-1732	SR-FP	10-Jul-18	DS	Final Plat	McDonald's	Re-Sub #4	071747	01-Aug-18
McDonald's	& VAR	S-1629	ZO-SU-VAR	24-Aug-21	DS	Amend Special	Midwest Rd		135187	09-Sep-21
JPD	Parking	S-1674		11-Jul-23	BOT	Construction	Jorie	Butler GHQ		

R97-111106

97 JUL 30 PM 3:45

RECORDER
DU PAGE COUNTY

COPY

(Above Space For Recorder's Office Only)

VILLAGE OF OAK BROOK
1200 Oak Brook Road
Oak Brook, Illinois 60521-2255

RECORDED DOCUMENT TITLE PAGE

Title of Document: ORDINANCE 97-SD-DP-EX3-S-878 AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN AND RELATED INPROVEMENT PLANS AND IMPROVEMENT PLAN AGREEMENTS AND COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD FOR THE MCDONALD'S CORPORATE HEADQUARTERS IN ACCORDANCE WITH THE PROVISIONS OF SECTION X(D) OF THE ZONING ORDINANCE OF THE VILLAGE OF OAK

Property Address/es: 2915 Jorie Boulevard, Oak Brook, IL 60521
(If vacant land, state vacant land and list nearest cross streets, Oak Brook, IL 60521.)

Pin/s Number: 06-26-401-008, 06-26-401-009, 06-26-401-010

Name & Address of Applicant: MC DONALD'S CORPORATION, 2111 MC DONALD'S DRIVE, OAK BROOK, IL 60521

Name & Address of Responsible
Party to Receive Recorded
Document and Billing: MC DONALD'S CORPORATION, 2111 MC DONALD'S DRIVE, OAK BROOK, IL 60521
G/L Account # to be Charged 010000-130200

Prepared By: Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60521

Return To: Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60521

Name & Address of Recipient
of Consideration (when applicable): N/A
G/L Account # to be Charged

ORDINANCE 97-SD-DP-EX3-S-878

AN ORDINANCE APPROVING AN AMENDED

DEVELOPMENT PLAN

AND RELATED IMPROVEMENT PLANS

AND IMPROVEMENT PLAN AGREEMENTS

AND COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD

FOR THE MCDONALD'S CORPORATE HEADQUARTERS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION X(D)

OF THE ZONING ORDINANCE OF THE VILLAGE OF OAK BROOK

COPY

OFFICIAL

R97-11106

WHEREAS, the corporate authorities of the Village of Oak Brook previously approved the Development Plan for McDonald's Corporate Headquarters on May 31, 1978, pursuant to Ordinance S-409; and

WHEREAS, amendments to said Development Plan were approved pursuant to Ordinance S-564, passed and approved August 27, 1985, and pursuant to Ordinance S-689 passed and approved April 24, 1990, and pursuant to Ordinance 95-SD-DP-EX3-S-819 passed and approved July 25, 1995; and

WHEREAS, McDonald's Corporation, the owner of the subject property is petitioning the Village for certain amendments to the prior approved Development Plan and Development Plat and for corresponding amendments to related improvement plans, improvement plan agreements, and covenants, easements and restrictions of record for the purpose of constructing and operating a heliport; and

WHEREAS, the Plan Commission has reviewed the said petition as well as McDonald's petition for special use approval to construct and operate a heliport, and has recommended approval as to each petition to the corporate authorities, subject to certain conditions; and

WHEREAS, the Zoning Board of Appeals conducted a public hearing on the petition, as well as McDonald's petition for special use approval to construct and operate a heliport, pursuant to due and appropriate legal notice, and has recommended approval as to each petition, subject to certain conditions; and

WHEREAS, the Village President and Board of Trustees have reviewed the recommendations of the Plan Commission and Zoning Board of Appeals and deem the requested amendments as set forth below to be in the best interest of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DUPAGE AND COOK COUNTIES, ILLINOIS as follows:

Section 1: That the provisions of the preamble hereinabove set forth are hereby adopted as though fully set forth herein.

Section 2: That the Development Plan attached hereto, labeled Exhibit A and hereby made a part hereof, entitled "Amended Development Plan, McDonald's Corporation Office Campus, Oak Brook, Illinois" which, is identical to that approved by means of Ordinance 95-SD-DP-EX3-S-819 but for the reference to the new heliport, are found to be in conformance with the requirements set forth in Section X(D) of the Oak Brook Zoning Ordinance, as amended, and are hereby approved.

Section 3: That the provisions of this Ordinance shall be applicable only to that property legally described in the attached Exhibit B.

Section 4: That all ordinances, (including, without limitation, those set forth in Ordinance 95-SD-DP-EX3-S-819), development plans, development plats, improvement plans, improvement plan agreements, and covenants, easements and restrictions of record (which are deemed to include those set forth on plats of subdivision) or parts thereof in conflict with the provisions of this Ordinance be and the same are hereby repealed to the extent of such conflict, but otherwise shall continue, unmodified, in full force and effect.

Section 5: The Village President and Village Clerk are hereby authorized and directed to execute and record any documents necessary or desirable to implement the amendments to existing recorded documents adopted in this ordinance.

Section 6: That this Ordinance shall be in full force and effect from and after passage and approval by publication as provided by law.

PASSED THIS 10th day of June, 1997.

Ayes: Trustees Bartecki, Caleel, McInerney, Savino and Shumate

Nays: None

Absent: Trustee Kenny

Abstain: None

APPROVED THIS 10th day of June, 1997.

Karen M. Bushy
Village President

R97-11106

ATTEST:

Linda K Connella
Village Clerk

Approved as to Form:

Richard A. Mathews
Village Attorney

Published 6-13-97 Pamphlet form
Date Paper

Not Published _____

R97-111106

STATE OF ILLINOIS)
) SS.
COUNTIES OF COOK & DUPAGE)

I, Linda K. Gonnella, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

I DO FURTHER CERTIFY that the annexed document is a true and correct copy of Ordinance 97-SD-DP-EX3-S-878, an Ordinance approving an amended development plan and development plat in accordance with the provisions of Section X(D) of the Zoning Ordinance of the Village of Oak Brook.

I DO FURTHER CERTIFY that the original document, of which the annexed copy is a true copy, is entrusted to my care for safekeeping and I am the keeper of the same.

I DO FURTHER CERTIFY that I am the keeper of the records, Journals, entries, resolutions, ordinances, and documents of the said Village of Oak Brook, DuPage and Cook Counties, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Brook this 10th day of June, 1997.

Linda K Gonnella
Village Clerk
Village of Oak Brook
DuPage & Cook Counties, Illinois

R97-111106

EXHIBIT A

AMENDED DEVELOPMENT PLAN
MCDONALD'S CORPORATION OFFICE CAMPUS
OAK BROOK, ILLINOIS

1. The current Amended Development Plat for the Amended Development Plan is attached hereto and incorporated herein as Exhibit 1. The development includes the property included in the initial Development Plan approved pursuant to Ordinance S-409 which included 75 acres of land on the east side of Jorie Boulevard known as Permanent Index Numbers 06-26-401-008, 06-26-401-009 and 06-26-401-010 (hereinafter the "South Campus"), as depicted on the attached Exhibit 1, and specifically excludes 20 acres of land on the west side of Jorie Boulevard known as Permanent Index Number 06-26-102-008 (hereinafter "Autumn Oaks East"), which had been rezoned to ORA-3 and included in the Development Plan pursuant to Ordinance S-688 and Ordinance S-689, but which has been rezoned from the ORA-3 zoning district classification to the ORA-1 zoning district classification.

Delineated on the Plat are the areas located on the South Campus within which buildings, other structures, and parking areas have been or may be constructed. In the remaining area, only the following shall be permitted:

a. Necessary service and access drives, including access drives to the dedicated streets known as Jorie Boulevard and Oak Brook Road.

b. Entrance gateway installation on the east side of Jorie Boulevard.

c. Necessary lagoons and storm water swales and retention areas with landscaped banks.

d. Additional plantings.

e. Bridle, pedestrian, and bicycle paths in locations subject to the reasonable approval of the Village.

f. Underground utilities.

g. Signs as depicted on an approved Improvement Plan.

h. Heliport, but only as depicted on an approved Improvement Plan.

2. A. Existing Access to Oak Brook Road. Access to Oak Brook Road (31st Street) shall be limited to one roadway location. Such roadway shall not have access to Oak Brook Road (31st Street) from 7:00 a.m. to

9:30 a.m. nor from 3:30 p.m. to 6:30 p.m. weekdays. During other hours, access shall be restricted by appropriately controlled means to passenger vehicles occupied by members of the owner's board of directors, its executive management personnel, and their guests. Such roadway shall not exceed two lanes or 24 feet in width. Identification and direction signs at the intersection of such roadway and Oak Brook Road (31st Street) shall be limited to one standard name sign.

B. Replacement Access to Oak Brook Road. The access described in Section 2(A), above, may be replaced by the access system depicted on Exhibit 1 ("Replacement Access"), in which case the provisions of Section 2(A) shall terminate and be null, void, and of no further force and effect, provided that in no event shall the existing access system described in Section 2(A), above, remain in operation once the Replacement Access is operational.

3. A. As required by the original Development Plan, covenants have been granted and recorded as to all public bridle, pedestrian, and bicycle paths which permit public usage daily from one-half hour after sunrise until one-half hour before sunset with the provision that such paths (and related easements) may be relocated by McDonald's Corporation (its successors or assigns) at its expense, at any time with consent of the Village, which consent will not be unreasonably withheld. These covenants were set forth in an instrument recorded on July 17, 1981 as Document No. R81-38781.

B. The previous recorded covenant created by means of that certain July 6, 1990 "Covenant and Agreement" between McDonald's Corporation and the Village recorded as Document No. R90-090790 with the DuPage County Recorder of Deeds, restricting the total square footage for all buildings constructed on the Autumn Oaks East parcel to no more than 120,000 gross square feet and to a floor area ratio of 0.14 is hereby null, void and of no further force and effect.

4. There shall be provision within the South Campus for parking for 1,000 cars in an office building and/or underground parking facilities decked over with architectural landscaping. Phase 1 has included such parking for a minimum of 700 cars in conjunction with the 260,000 square feet of office space constructed therein. Additional parking facilities of similar design, up to the minimum of 1,000 required by the Village, shall be constructed based on a ratio of 75

R97-111106

such spaces for each additional 50,000 square feet of office building space.

5. No office building shall have a structure height in excess of 75 feet in height or 734 feet above mean sea level, whichever is less, provided, however, no building exceeding three stories or 35 feet in height, whichever is less, shall be constructed in the South Campus on land west of Spring Road extended or north of Ginger Creek, provided, however, that parking structures may be above that height but shall not exceed the lesser of four (4) stories or 40 feet unless located within an office building structure, and up to ten (10) percent of the total permitted lodging facilities floor area may be above that height but shall not exceed the lesser of five (5) stories or 60 feet.

6. The total floor area for all buildings shall not exceed 1,400,437 square feet (955,000 square feet for all office buildings).

7. The total acreage is expected to be utilized as follows when development is completed:

	Total Parcel Acres*
Area to be covered by buildings	11.3
Area to be used for exterior surface parking (including parking structures) and heliport	5.4
Access and Surface Drives	5.3
Area to be in open space: Two Retention Lakes	5.8
Forests, water courses and other planted landscape areas (includes two retention lakes above):	53.0
TOTAL SITE	75.0
*Note: Acreage stated is accurate within a tolerance of ± 5 acres	

R97-1106

8. A. Phases 1A, 1B and 2 have been substantially completed as follows:

Building Areas (S.F.)	Total
A. Phase 1A Improvement Plan (Existing Buildings)	
Training Center (including 50,000 SF of offices to be converted into Training facilities in 1990)	109,305
Lodge Buildings 1 and 2	150,230
Gate House Kroc Drive	140
Gate House Oak Brook Road	120
Construction Field Office	4,945
Total Existing Building Area Phase 1A	264,740
B. Phase 1B Improvement Plan (Existing Buildings)	
Office Building	255,774
Lodge Building 3 and Swimming Pool	70,128
Total Existing Building Area Phase 1B	325,902
C. Phase 2 Improvement Plan	
Lodge Tent	3,260
Construction Field Office (To Be Demolished)	<4,945>
Total Building Area Phase 2	<1,685>
TOTAL BUILDING AREA PHASE 1A, 1B, 2 (A+B+C)	588,957
TOTAL SITE AREA	3,244,349
FLOOR AREA RATIO	0.182

B. The balance of construction described on Exhibit 1 expected to take place in additional phases over the next twenty years.

9. All terms used in this Development Plan shall have the same meaning as the terms are defined in the Zoning Ordinance of the Village of Oak Brook.

R97-11106

EXHIBIT B

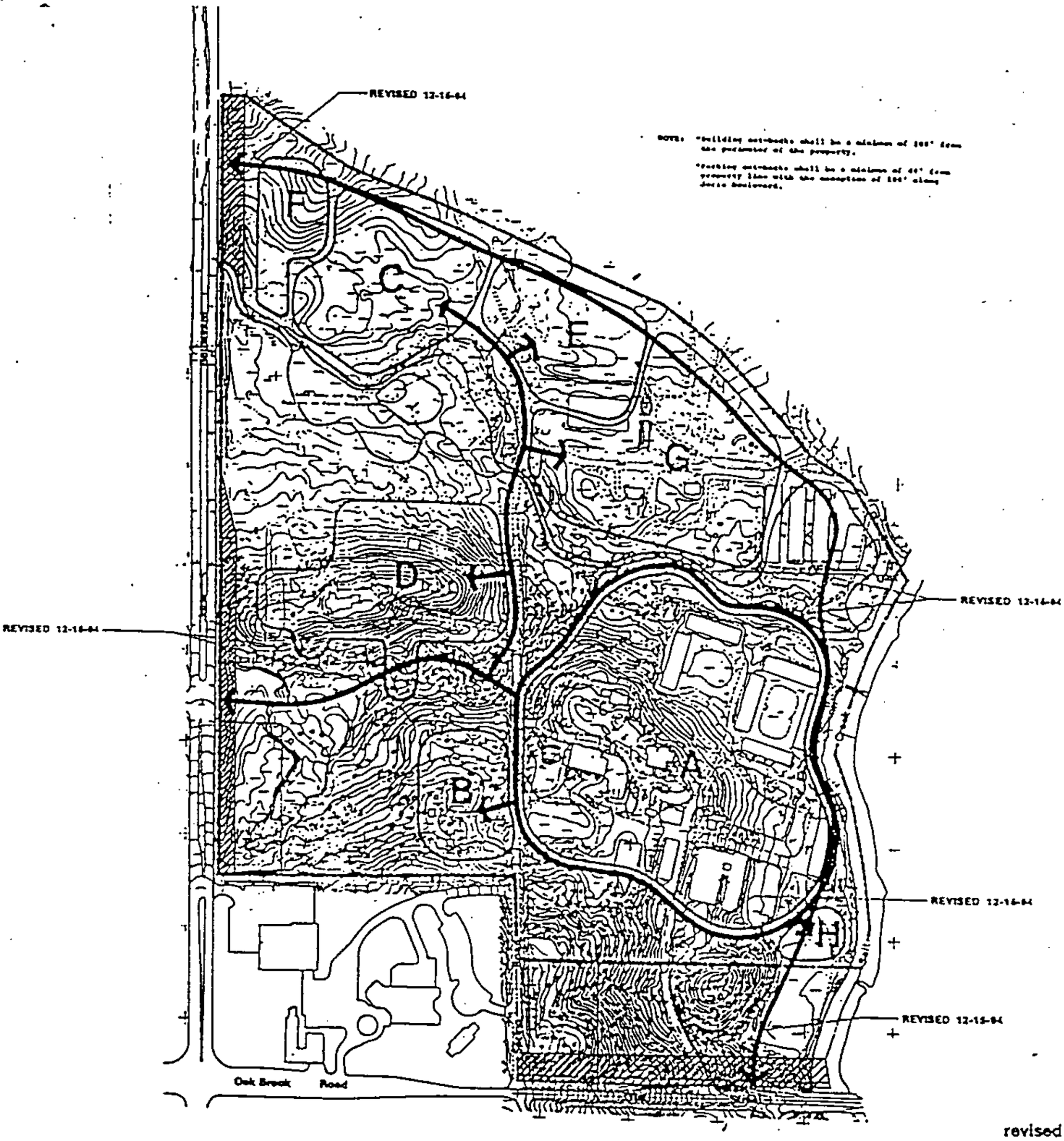
LEGAL DESCRIPTION OF THE PROPERTY

Lot 1 in Butler G.H.Q. Subdivision, being a subdivision of part of Section 26, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 6, 1980 as Document R80-44966 in DuPage County, IL. Permanent Parcel Nos. 06-26-401-008, 06-26-401-009 and 06-26-401-010.

JXL/lp/1264594

R97-111106

R97-111106



NOTES: "Building setbacks shall be a minimum of 100' from the perimeter of the property.

"Parking setbacks shall be a minimum of 40' from property lines with the exception of 100' along Oak Brook Road.

POTENTIAL RIGHT-OF-WAY EXPANSION AREAS PER TRAFFIC INFRASTRUCTURE AGREEMENT

	revised
SUBMITTED FOR TEXT AMENDMENT	12-15-94
	4-24-90
SUBMITTED FOR PHASE II IMPROVEMENT PLAN	7-15-89
	7-8-85
SUBMITTED FOR PHASE III IMPROVEMENT PLAN	5-15-85
	4-28-78
SUBMITTED FOR PHASE IA IMPROVEMENT PLAN	4-24-78

McDonald's Corporation

Amended Development Plat

LEGEND

- BOUNDARY OF DEVELOPMENT PLAT
- ACCESS ROADS
- DEVELOPMENT AREAS
- WATER AREAS

T = 150'

SHEET

Exhibit 1

STATE OF ILLINOIS)
) SS.
COUNTIES OF COOK AND DU PAGE)

I, Linda K. Gonnella, do hereby certify that I am the duly elected and acting Village Clerk of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

I DO FURTHER CERTIFY that on June 10, 1997, the corporate authorities of the above municipality passed and approved Ordinance 97-SD-DP-EX3-S-878 AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN AND RELATED IMPROVEMENT PLANS AND IMPROVEMENT PLAN AGREEMENTS AND COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD FOR THE MCDONALD'S CORPORATE HEADQUARTERS IN ACCORDANCE WITH THE PROVISIONS OF SECTION X(D) OF THE ZONING ORDINANCE OF THE VILLAGE OF OAK BROOK

R97-11106

I DO FURTHER CERTIFY that the original documents, of which the annexed copy is a true copy, is entrusted to my care for safekeeping and I am the keeper of the same.

I DO FURTHER CERTIFY that I am the keeper of the records, journals, entries, resolutions, ordinances and documents of the said Village of Oak Brook, DuPage and Cook Counties, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Brook this 18th day of July, 1997.

VILLAGE of OAK BROOK DU PAGE COUNTY, ILLINOIS

Linda K. Gonnella
Linda K. Gonnella
Village Clerk
Village of Oak Brook
DuPage and Cook Counties, IL

R97-111107

97 JUL 30 PM 3:45

RECORDER
DU PAGE COUNTY

Portions of this document are illegible at time of scanning.

COPY

(Above Space For Recorder's Office Only)

VILLAGE OF OAK BROOK
1200 Oak Brook Road
Oak Brook, Illinois 60521-2255

RECORDED DOCUMENT TITLE PAGE

Title of Document: ORDINANCE 97-SD-IP-E2-S-879 AN ORDINANCE APPROVING AN AMENDMENT TO IMPROVEMENT PLAN FOR PHASE 2 IN ACCORDANCE WITH THE PROVISIONS OF SECTION X(D) OF THE ZONING ORDINANCE OF THE VILLAGE OF OAK BROOK AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VI(A) OF THE SUBDIVISION REGULATIONS OF THE VILLAGE OF OAK BROOK RELATIVE TO DEVELOPMENT OF PROPERTY COMMONLY KNOWN AS THE G.H.Q. PROPERTY

Property Address/es: 2915 Jorie Boulevard, Oak Brook, IL 60521
(If vacant land, state vacant land and list nearest cross streets, Oak Brook, IL 60521.)

Pin/s Number: 06-26-401-008, 06-26-401-009, 06-26-401-010

Name & Address of Applicant: MC DONALD'S CORPORATION, 2111 MC DONALD'S DRIVE, OAK BROOK, IL 60521

Name & Address of Responsible
Party to Receive Recorded
Document and Billing: MC DONALD'S CORPORATION, 2111 MC DONALD'S DRIVE, OAK BROOK, IL 60521
G/L Account # to be Charged 010000-130200

Prepared By: Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60521

Return To: Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60521

Name & Address of Recipient
of Consideration (when applicable): N/A
G/L Account # to be Charged

R97-111107

ORDINANCE 97-SD-IP-E2-S-879

AN ORDINANCE APPROVING AN AMENDMENT TO

IMPROVEMENT PLAN FOR PHASE 2

IN ACCORDANCE WITH THE PROVISIONS OF SECTION X(D) OF THE

ZONING ORDINANCE OF THE VILLAGE OF OAK BROOK

AND IN ACCORDANCE WITH THE PROVISIONS

OF ARTICLE VI (A) OF THE SUBDIVISION REGULATIONS

OF THE VILLAGE OF OAK BROOK RELATIVE TO DEVELOPMENT

OF PROPERTY COMMONLY KNOWN AS THE G.H.Q. PROPERTY

COPY
ORIGINAL

WHEREAS, pursuant to the provisions of Section X(D) of the Zoning Ordinance of the Village of Oak Brook, the corporate authorities approved Development Plans and Amendments to said Plan by passage of Ordinance S-409, S-564, S-689, and 95-SD-DP-EX3-S-819, respectively, for development of the subject property described in Section 3 below; and

WHEREAS, pursuant to the request of the owner of the subject property, McDonald's Corporation, the Village has previously approved Improvements Plans for Phases 1A, 1B and 2 of the subject property by means of Ordinance S-477, S-566, S-690 and 93-SD-IP-E2-S-761; and

WHEREAS, the owner of the subject property, McDonald's Corporation, has petitioned the Village to further amend the Improvement Plans for said subject property for the purpose of constructing and operating a heliport; and

WHEREAS, the Plan Commission of the Village has recommended its approval of said petition as consistent with the Zoning Ordinance and Subdivision Regulations of the Village, and, as further consistent with the Development Plan as amended and approved for the subject property; and

WHEREAS, the corporate authorities have reviewed said petition to amend the Improvement Plan and concur with the recommendation of the Plan Commission for approval of amendment subject to the provisions of this ordinance;

WHEREAS, the Plan Commission, the Zoning Board of Appeals and the corporate authorities have duly considered the owner's petition for special use approval for the proposed heliport, and the corporate authorities have granted such approval by ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS as follows:

Section 1: That the provisions of the preamble hereinabove set forth are hereby adopted as though fully set forth herein.

Section 2: That the Amended Improvement Plan to be hereinafter referred

to for the sake of convenience referenced only as "McDonald's Corporation Office Campus - Amended Phase 2 Improvement Plan" prepared by Antunovich Associates, be and is hereby approved as consistent with the provisions of Section X(D) of the Zoning Ordinance of the Village of Oak Brook and Article VI(A) of the Subdivision Regulations of said Village. The provisions of said Amended Improvement Plan as listed in and as further detailed in the drawings listed in the attached Exhibit "A" are hereby incorporated by reference herein as though fully set forth herein. In the event of any conflict between any of said provisions of said Amended Improvement Plan or the drawings listed in Exhibit "A" hereto and this ordinance, the provisions of this ordinance herein set forth shall control and supersede any such inconsistent provisions.

Section 3: That the approval of the Amended Improvement Plan set forth in Section 2 of this ordinance is specifically limited to the property described as:

> Lot 1 in Butler G.H.Q. Subdivision, being a subdivision of part of Section 26, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 6, 1980 as Document R80-44966 in DuPage County, IL. Permanent Parcel Nos. 06-26-401-008, 06-26-401-009 and 06-26-401-010; and

Section 4: That the provisions of this ordinance and Village approval hereof are without prejudice to the Village's rights to require additional public improvements as defined in Section 2(J) of Article XI(A) of the Subdivision Regulations of the Village in connection with the approval of any subsequent phase or subphase improvement plan, other development, or resubdivision of the property described in Section 3.

Section 5: That the "Improvement Agreement (for) McDonald's Corporation Office Campus - Amended Phase 2", a copy of which is attached hereto as Exhibit "B", be and the same is hereby approved and is hereby made a part of this ordinance. By such approval, the Village President and Village Clerk are hereby authorized and directed to execute said Improvement Plan Agreement.

Section 6: That the approval of the McDonald's Corporation Office Campus - Amended Phase 2 Improvement Plan granted in Section 2 hereof be and is hereby expressly subject to the following conditions and stipulations:

A. That approval granted for the construction of the proposed heliport will automatically expire on November 1, 1998, unless construction of said heliport is substantially completed by said date;

B. That the period provided for the purpose of performing any McDonald's construction obligations, including without limitation any construction obligations under the terms of either Article VI-A or the Village's Subdivision Regulations or under the terms of any Improvement Agreement, is extended to and including November 1, 1998.

C. That any improvements comprising McDonald's Corporation Office Campus - Amended Phase 2 Improvement Plan be constructed in substantial conformance with the plans and specifications set forth in Exhibit "A". Said plans and specifications are hereby approved.

D. That previously approved development and improvement plans applicable to the property described in Section 3 (including the underlying submissions and documentation approved in connection therewith) will remain in effect except to the extent the same are inconsistent with the approvals conferred by this ordinance.

Section 7: That this ordinance shall be in full force and effect from and after passage and approval pursuant to law.

Section 8: The Village Clerk is hereby authorized and directed to certify the approval of the McDonald's Corporation Office Campus - Amended Phase 2 Improvement Plan by the Village Board upon the filing by McDonald's Corporation of a duly executed "Improvement Agreement McDonald's Corporation Office Campus Amended Phase 2" in the form attached hereto as Exhibit B.

PASSED THIS 10th day of June, 1997.

Ayes: Trustees Bartecki, Caleel, McInerney, Savino and Shumate

Nays: None

Absent: Trustee Kenny

Abstain: None

APPROVED THIS 10th day of June, 1997.

Karen M. Bushy
Village President

ATTEST:

Village Clerk

Approved as to Form:

Richard A. Mathews
Village Attorney

R97-111107

Published _____
Date Paper

Not Published XX

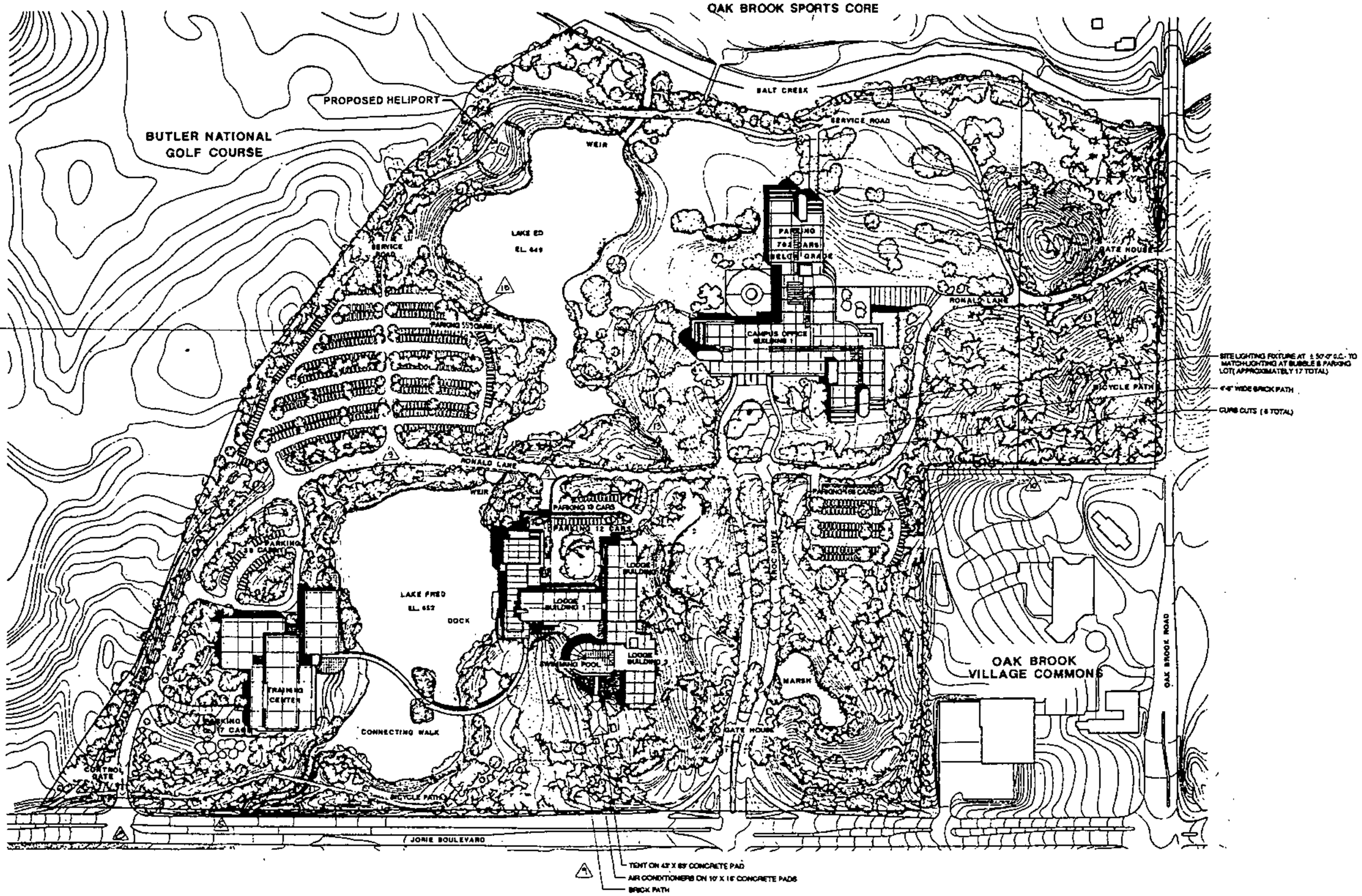
Applicant: McDonald's Plaza
Address: Oak Brook, IL 60521
PINs 06-26-401-008, 06-26-401-009
06-26-401-010

R97-111107

EXHIBIT A

SHEET NO.	DRAWING DESCRIPTION	DATE LAST REVISED
HP-6	Phase 2 Improvement Plan	4/21/97
HP-7	Phase 2 Improvement Plan with Development Bubbles	4/21/97
HP-8	Site Aerial Photograph with Heliport Approach Paths	4/14/97
HP-9	Site Plan and Detail of Heliport	4/21/97

R97-111107



	4-21-87	Revised Landing Pad
	05-17-87	Amendment to Ord. 3 Development Plan, and to Phase 2 Improvement Plan to Allow for the Use of a Helipor
4	9-25-96	ISSUE FOR CONSTRUCTION - BUBBLE & C
3	5-23-96	ISSUE FOR PERMIT - BUBBLE & C
2	10-3-95	BRICK PAVILION RTG
1	9-6-95	REVISIONS PER V.O.D. STAFF COMMENTS
3	7-26-95	PHASE 2 IMPROVEMENT PLAN AMENDMENT PARKING SECTIONS AND LOADING DOCK LOCATION
2	7-12-95	REVISED PER V.O.D. STAFF COMMENTS
1	4-26-95	REVISED PER V.O.D. STAFF COMMENTS
NO.	DATE	DESCRIPTION

McDonald's Corporation
Office Campus
OAK BROOK ILLINOIS

LOHAN ASSOCIATES, INC.
THEODORE BRICKMAN CO.
BOLLINGER, LACH & ASSOCIATES, INC.
CHRIS P. STEFANOS ASSOCIATES
FLACK & KURTZ
ANTUNOVICH ASSOCIATES

PHASE 2
IMPROVEMENT PLAN

PHASE 2
IMPROVEMENT PLAN

DRAWN	CHECKED	HP-6
DATE	SCALE 1:100	

R97-111107

OAK BROOK SPORTS CORE

PROPOSED HELIPORT

BUTLER NATIONAL GOLF COURSE

SALT CREEK

WEIR

SERVICE ROAD

LAKE ED EL. 649

PARKING 553 CARS

RONALD LANE

PARKING 70 CARS BELOW GRADE

CAMPUS OFFICE BUILDING

GATE HOUSE

BICYCLE PATH

SITE LIGHTING FIXTURE AT ± 50'-0" O.C. TO MATCH LIGHTING AT BUBBLE B PARKING LOT (APPROXIMATELY 17 TOTAL)

4'-6" WIDE BRICK PATH

CURB CUTS (6 TOTAL)

PARKING 39 CARS

PARKING 12 CARS

LODGE BUILDING 1

LODGE BUILDING 2

SWIMMING POOL

LAKE FRED EL. 652

DOCK

TRAINING CENTER

CONNECTING WALK

MARSH

OAK BROOK VILLAGE COMMONS

OAK BROOK ROAD

CONTROL GATE

JORIE BOULEVARD

TENT ON 40' X 80' CONCRETE PAD

AIR CONDITIONERS ON 10' X 16' CONCRETE PADS

BRICK PATH

NORTH

	4-21-97	Revised Landing Pad
	03-17-97	Amendment to OAK's Development Plan Phase 2 Improvement Plan to Allow for the Use of a Helipad
4	9-25-96	Revised per V.O.B. Comments
3	5-22-96	Issue for Permit - Bubble B/D
2	11-1-95	Brick Pathways
1	9-5-95	Revised per V.O.B. Staff Comments
	7-25-95	Phase 2 Improvement Plan Amendment - Revised Options and Lodge Tent Location
3	3-15-95	Revised per V.O.B. Staff Comments
2	11-2-94	Revised per V.O.B. Staff Comments
no.	date	description

McDonald's Corporation
Office Campus
OAK BROOK ILLINOIS

LOHAN ASSOCIATES, INC.
THEODORE BRICKMAN CO.
BOLLINGER, LACH & ASSOCIATES, INC.
CHRIS P. STEFANOS ASSOCIATES
PLACK & KURTZ
ANTUNOVICH ASSOCIATES

PHASE 2
IMPROVEMENT PLAN

PHASE 2
IMPROVEMENT PLAN
WITH DEVELOPMENT BUBBLES

drawn	MKV	HP-7
approved	7/15/97	
scale	1:100	

R97-1107



	04-14-97	Revised Approach Paths
	03-18-97	Incorporated to ORIGINAL Development Plans, used as Phase 2 Improvement Plans & Affect Only the Use of a Portion
NO.	DATE	DESCRIPTION

McDonald's Corporation
Office Campus

OAK BROOK, ILLINOIS

ANTUNOVICH ASSOCIATES, LOS ANGELES, CALIFORNIA
THEODORE SKOKAN CO., LANDSCAPE ARCHITECT
SOLLITSER, LAUN & ASSOCIATES, INC., CIVIL ENGINEERS
H.C. ROBIN & ASSOCIATES, INC., STRUCTURAL ENGINEERS
SCHIFF & ASSOCIATES, INC., MECHANICAL & PLUMBING

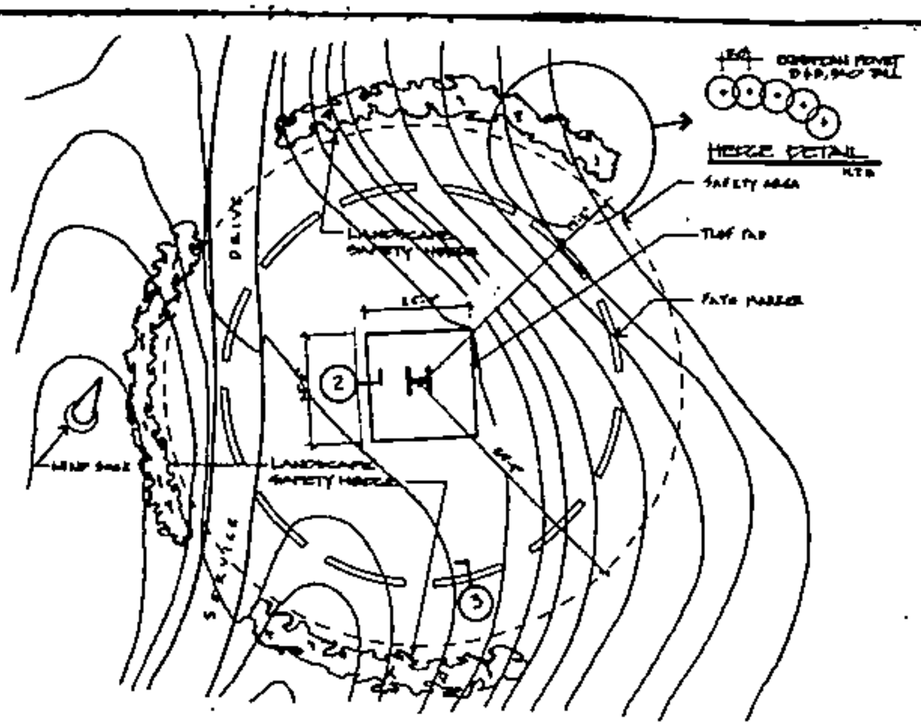
SOUTH OFFICE CAMPUS

SITE AERIAL PHOTOGRAPH WITH RELIPORT APPROACH PATHS

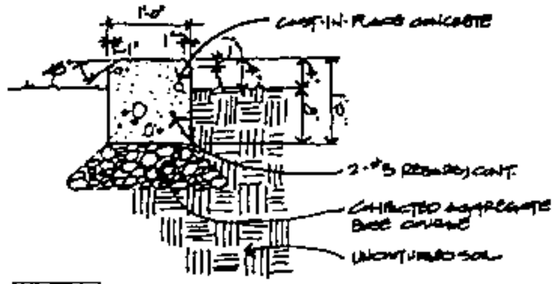
DESIGNED BY
DRAWN BY 2-14-97
CHECKED BY

HP-8

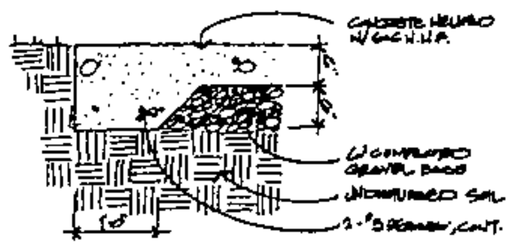
R97-111107



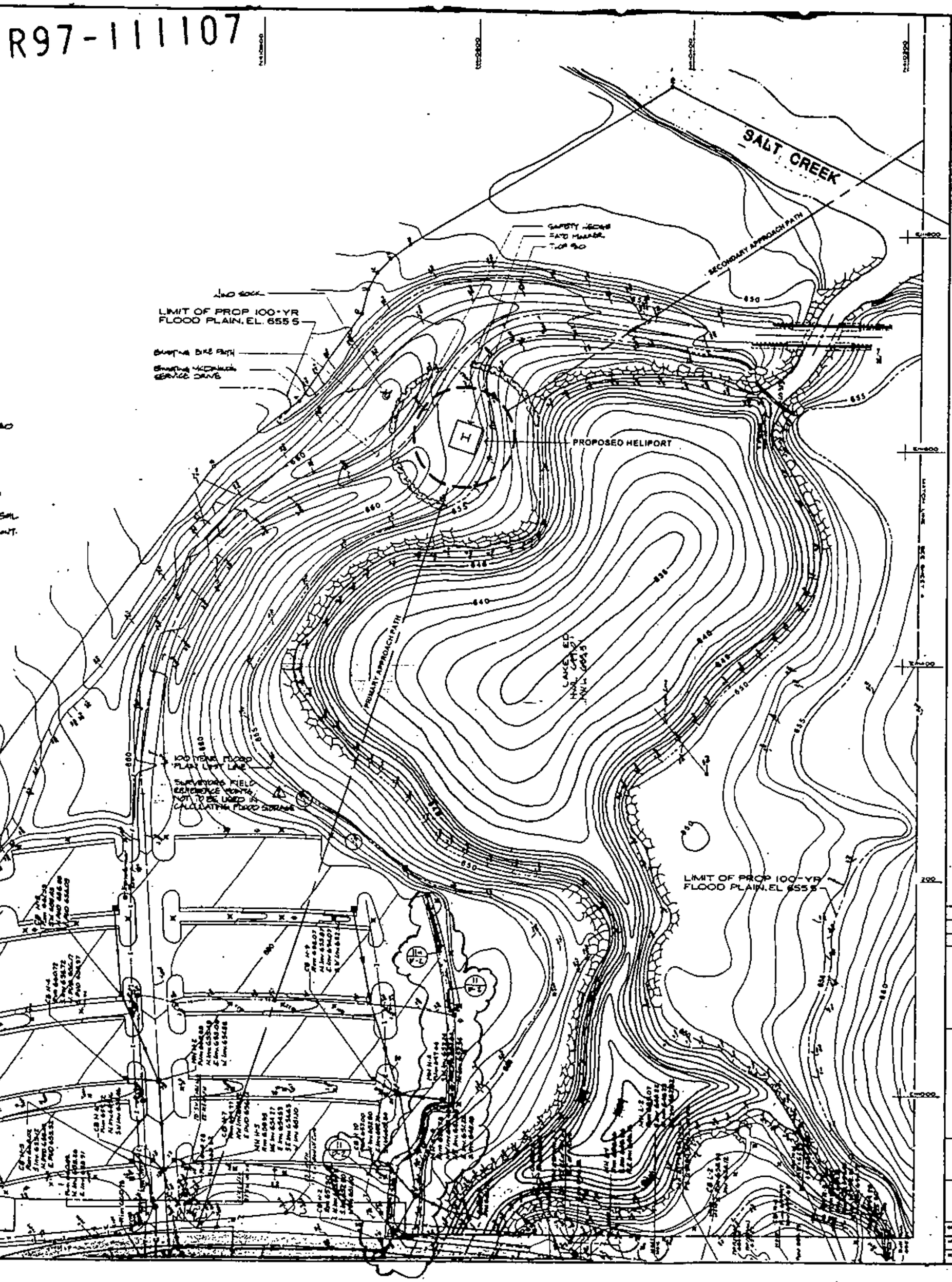
01 SCALE 1"=20' **ENLARGED HELIPORT PLAN**



03 SCALE 1"=1'-0" **DETAIL @ CORNER MARKER**



02 SCALE 1"=1'-0" **DETAIL @ HELIPAD**



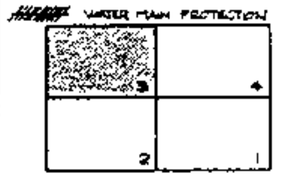
	4-21-87	Permanent Landing Pad
	03-17-87	Amendments to ORDA 2 Development Plan and to Phase 2 Improvement Plan to Allow for the Use of a Helipad
4	8-28-86	REVISED PHASE 1A CIRCLE DRIVE & LOWER ELEVATIONS
3	6-30-86	CONSTRUCTION NOTICE #1
2	7-8-85	ADD CLARIFICATION ON NOTE

LEGEND

- MANHOLE
- INLET
- HYDRANT
- VALVE
- TELEPHONE STRUCTURE
- ELECTRIC STRUCTURE
- LIGHT
- RECEPTACLE
- HANDHOLE
- SPRINKLER HEAD OR CONTROL VALVE
- IRRIGATION
- TELEPHONE
- ELECTRIC
- WATER
- GAS
- SANITARY SEWER
- STORM SEWER
- EDGE OF WATER
- COORDINATE NUMBER
- TREE WELL

PUD PAVEMENT UNDER DRAIN

WATER MAIN PROTECTION



STATE OF ILLINOIS } SS
COUNTY OF DU PAGE }

WE, ROLLINGER, LACE & BLANCHARD, INC., ILLINOIS REGISTERED LAND SURVEYORS CORPORATION NO. 30, DO HEREBY CERTIFY THAT ENTER DRAWINGS REFLECT MEASUREMENTS ACTUALLY MADE ON THE GROUND AT AND UNDER OUR DIRECTION.

GIVEN UNDER OUR HAND AND SEAL AT OAK BROOK, ILLINOIS, THIS 25TH DAY OF July A.D. 1985

WALTER L. ROLLINGER
I.R.L.S. NO. 35-1879
FOR ROLLINGER LACE & BLANCHARD, INC.,
I.R.L.S. CORPORATION NO. 30

	5-15-85	IMPROVEMENT PLAN - PHASE 1B
1	9-13-85	REVISIONS PER V.O.B.
NO.	DATE	DESCRIPTION

McDonald's Corporation
Office Campus
OAK BROOK ILLINOIS

FUJIKAWA CONTERATO LOHAN AND ASSOCIATES, INC. ARCHITECTS AND PLANNERS
SASAKI ASSOCIATES, INC. ENGINEERS AND LANDSCAPE ARCHITECTS
LINDLEY AND SONS, INC. CIVIL ENGINEERS
JAMES J. BENES AND ASSOCIATES, INC. TRAFFIC ENGINEERS
CALUM COLACO, INC. STRUCTURAL ENGINEERS
SAMUEL R. LEWIS ASSOCIATES INC. MECHANICAL ENGINEERS

PHASE 1A, 1B

SITE PLAN AND DETAILS OF HELIPORT

DRAWN	DHONAS	HP-9
APPROVED	DATE 4-21-87	
SCALE 1"=100'		

EXHIBIT B

IMPROVEMENT AGREEMENT
McDONALD'S CORPORATION OFFICE CAMPUS
AMENDED PHASE 2

THIS AGREEMENT, made and entered into as of the 10th day of June, 1997, by and between the VILLAGE OF OAK BROOK, an Illinois municipal corporation, having its office at 1200 Oak Brook Road, Oak Brook, IL 60521, (hereinafter called "Village"), and McDONALD'S CORPORATION, a Delaware corporation having its principal office at Oak Brook, IL 60521 (hereinafter called "McDonald's").

W I T N E S S E T H :

WHEREAS, in compliance with the Village's Subdivision Regulations and pursuant to the Development Plan and Plat approved by the Village's Ordinance No. S-409, as amended by Ordinance Nos. S-564, S-689 and 95-SD-DP-EX3-S-819, McDonald's has submitted to the Village and the Village has approved an Improvement Plan entitled "McDonald's Corporation Office Campus - Amended Phase 2 Improvement Plan" consisting of the materials listed on the schedule designated as Exhibit I attached thereto (hereinafter called the "Amended Phase 2 Improvement Plan") respecting the "Property" legally described on Exhibit II; and

WHEREAS, the Village's approval of said McDonald's Corporation Office Campus - Amended Phase 2 Improvement Plan requires the execution and delivery of this Agreement;

NOW, THEREFORE, it is mutually agreed as follows:

1. McDonald's acknowledges that Village's execution of this Agreement and Village's approval of said Amended Phase 2 Improvement Plan are without prejudice to Village's rights to require additional public improvements, as defined in Section 2(J) of Article VI-A of the Village's Subdivision Regulations, as amended from time to time, in connection with approval of any subsequent phase or subphase improvement plan, other development or resubdivision of the property.

2. No public improvements are required to be constructed or installed in connection with the work described on Exhibit I, with the result that no bonds or evidence of insurance need be posted by McDonald's with the Village respecting such work. However, McDonald's will pay the Village's customary plan review and inspection fees in a timely manner.

3. Notwithstanding anything contained herein to the contrary, previously approved development and improvement plans applicable to the property shall remain in effect except to the extent the same are inconsistent with this Agreement.

IN WITNESS WHEREOF, the Village has caused this Agreement to be executed

by its President and attested by its Clerk and McDonald's has executed this Agreement, all as of the date first above written.

VILLAGE OF OAK BROOK,
an Illinois municipal corporation

By: _____
President

ATTEST:

_____
Village Clerk

McDONALD'S CORPORATION,
a Delaware corporation

By: _____
Vice President

ATTEST:

_____
Assistant Secretary

R97-111107

EXHIBIT I

SHEET NO.	DRAWING DESCRIPTION	DATE LAST REVISED
HP-6	Phase 2 Improvement Plan	4/21/97
HP-7	Phase 2 Improvement Plan with Development Bubbles	4/21/97
HP-8	Site Aerial Photograph with Heliport Approach Paths	4/14/97
HP-9	Site Plan and Detail of Heliport	4/21/97

EXHIBIT II

LEGAL DESCRIPTION OF THE PROPERTY

Lot 1 in Butler G.H.Q. Subdivision, being a subdivision of part of Section 26, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 6, 1980 as Document R80-44966 in DuPage County, IL. Permanent Parcel Nos. 06-26-401-008, 06-26-401-009 and 06-26-401-010.

R97-111107

STATE OF ILLINOIS)
) SS.
COUNTIES OF COOK AND DU PAGE)

I, Linda K. Gonnella, do hereby certify that I am the duly elected and acting Village Clerk of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

I DO FURTHER CERTIFY that on June 10, 1997, the corporate authorities of the above municipality passed and approved Ordinance 97-SD-IP-E2-S-879 AN ORDINANCE APPROVING AN AMENDMENT TO IMPROVEMENT PLAN FOR PHASE 2 IN ACCORDANCE WITH THE PROVISIONS OF SECTION X(D) OF THE ZONING ORDINANCE OF THE VILLAGE OF OAK BROOK AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VI(A) OF THE SUBDIVISION REGULATIONS OF THE VILLAGE OF OAK BROOK RELATIVE TO DEVELOPMENT OF PROPERTY COMMONLY KNOWN AS THE G.H.Q. PROPERTY

I DO FURTHER CERTIFY that the original documents, of which the annexed copy is a true copy, is entrusted to my care for safekeeping and I am the keeper of the same.

I DO FURTHER CERTIFY that I am the keeper of the records, journals, entries, resolutions, ordinances and documents of the said Village of Oak Brook, DuPage and Cook Counties, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Brook this 18th day of July, 1997.

VILLAGE of OAK BROOK DU PAGE COUNTY, ILLINOIS

Linda K. Gonnella
Linda K. Gonnella
Village Clerk
Village of Oak Brook
DuPage and Cook Counties, IL

ITEM 8.A.1.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
July 14, 2026

SUBJECT: Ordinance S-1747, An Ordinance Approving the Final Plat of Subdivision for the Property Commonly Known as 2715, 2815, 2915 Jorie Blvd, Oak Brook, IL 60523

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concurs with the recommendation from the Planning & Zoning Commission and approve Ordinance S-1747 approving the Final Plat for the Oak Brook Reserve, subject to the following conditions:

A. Final engineering approval prior to recording of the Plat;
B. The remaining 619,146 sq. ft. of previously approved building area shall be allocated within the Oak Brook Reserve subdivision as follows: 324,552 to Lot 1, 214,061 to Lot 2, and 80,501 to Lot 3; all as outlined in the included Land Analysis chart provided within this memorandum and which shall also be included on the Final Plat;
C. A declaration of covenants, conditions, restrictions, easements, and shared maintenance agreements for the three (3) parcels, in a form acceptable to the Village, is required and shall be recorded, which shall include reference to all prior Development and Improvement Plans;
D. The Owner and all subsequent Owners of the Subject Property shall at all times comply with all applicable requirements of law, including without limitation, federal, state, and local laws, ordinances, resolutions, and regulations, relating to the Subject Property;
E. Adoption of attached Ordinance S-1747 and recording of the document by Village staff.

Background/History:

JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard has submitted a petition requesting approval of a final plat of subdivision for the 80.55-acre property currently identified as Butler GHQ Subdivision. The 2-lot Butler GHQ Subdivision is improved with a multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots that are 24.01-acres, 24.01-acres,

and 32.53-acres in area. The subject lots comply with the minimum lot sizes in the ORA-3, Office, Research, and Assembly zoning district.

On June 16, 2026, the Village Board voted to defer review of the proposed subdivision of the Butler GHQ, in part due to concerns that it must be stated clearly that the Village expects continued compliance with all previously approved resolutions and ordinances related to the subject property. Staff has further reviewed the ninety prior approvals and agreements associated with the subject property formerly owned by the McDonald's Corporation.

It is important to reaffirm that all future development within the newly created lots must remain consistent with the Village's established subdivision and zoning regulations, including the maximum permitted FAR, Lot Coverage Area, and all previously approved Development and Improvement Plans. Ensuring compliance with these requirements is essential to:

- Maintaining the intended character and scale of development within the zoning district.
- Protecting adjacent properties from overbuilt or disproportionate structures.
- Supporting effective land use planning and upholding the Village's long-term development objectives.

Approval of the subdivision should therefore include an acknowledgment that any subsequent building permits or development proposals will be subject to verification of compliance with all adopted regulations, including all previously adopted Development and Improvement Plans. The Village asserts that these Development and Improvement Plans apply regardless of any reconfiguration of lots.

The campus has been regulated under a series of ordinances beginning with the original GHQ Development Plan in 1978. Subsequent amendments in 1985, 1990, 1995, and 1997 adjusted height limits, development areas, parking ratios, and land use allowances. Ordinances 97-SD-DP-EX3-S-878 and 97-SD-IP-E2-S-879 establish the most current Amended Development Plan, and its standards remain applicable to the entire campus regardless of parcel reconfiguration (R97-111106 and R97-111107). All existing development rights, height limits, open space requirements, parking ratios, and access restrictions continue to apply to all subdivided parcels. These standards run with the land, not with ownership or parcel configuration. The approval of Ordinance S-878 and Ordinance S-879 identified a total development of 1,400,437 sq. ft. and a total FAR of .43 with a total Lot Coverage of 22 acres. The current building square footage within the Butler GHQ is 781,291 sq. ft., and the Village requires that the applicant acknowledge this agreed to FAR and allocate the remaining 619,146 sq. ft. of building area within the Oak Brook Reserve subdivision as follows: 324,552 to Lot 1, 214,061 to Lot 2, and 80,501 to Lot 3; all as outlined in the included Land Analysis chart provided within this memorandum and which shall also be included on the Final Plat;

Staff further emphasizes that the Village Code, specifically Chapter 5 of the Subdivision Regulations and Chapter 13-10-C of the Zoning Ordinance, requires future development on the subject properties to complete a Planned Development. It is therefore important that, as the Board considers approval of the subdivision, the Final Plat include a notation reflecting the Board's allocation of previously approved Development and Improvement Plans. Staff has provided the following table summarizing the prior

approvals and new allocations.

Staff requests that the applicant include on the Final Plat the Land Analysis dividing the previously approved land improvements among the newly created lots, enabling the Village Board to approve the plat with a clear understanding of the development areas dedicated to each parcel. The Land Analyses were included in each prior Development Plan adopted for the property and are summarized in the following chart.

		S-409 (acres)	S-409 (percent)	S-566 (acres)	S-566 (percent)	S-689 (acres)	S-689 (percent)	S-819 (acres)	S-819 (percent)	S-878 (acres)	S-878 (percent)
Lot Coverage	Area to be covered by buildings	9	35.3%	N/A	N/A	10.8	27.7%	11.3	29.3%	11.3	29.3%
	Area to be used for exterior surface	12.5		N/A		5		5.4		5.4	
	Access and Surface Drives	5		N/A		5		5.3		5.3	
Total Site (acres)		75		75		75		75		75	

	S-1747 (existing overall)	S-1747 (excludes residential portion)	S-1747					Maximums (excludes residential portion)
			Lot 1	Lot 2	Lot 3 (excludes residential portion)	Lot 3 (residential portion)	Lot 3 (overall)	
Floor Area (existing)	781,291	781,291	127,509	238,000	415,814	0	415,814	N/A
Floor Area (maximum)	1,400,437	1,400,437	452,061	452,061	496,315	0	496,315	.43 FAR
Floor Area (remaining)	619,146	619,146	324,552	214,061	80,501	0	80,501	N/A
Lot Coverage (acres)	22.17	22.17	8.80	4.99	8.38	0.00	8.38	22.00
Lot Coverage (percent)	27.5%	29.8%	36.7%	20.8% *	31.8%	0.0%	25.8%	24.0%
Total Site (acres)	80.55	74.37	24.01	24.01	26.35	6.18	32.53	74.37

* Available Lot Coverage Appearing To Exist On Lot 2 Exceeds The Prior Development and Improvement Plans Maximum And Was Utilized For Excess Lot Coverage On Lots 1 And 3, And Therefore Is Not Available To Be Utilized For Coverage

Engineering approval is required, and an adequate response to the May 23, 2026 memorandum must be provided prior to recording. In addition, the restrictions applicable to Lot 2 of the Butler GHQ are being preserved as part of this approval. Therefore, the Building Setback Line shall not be abrogated between existing Lot 1 and Lot 2 of the Butler GHQ and should be removed from Lot 3 of the Oak Brook Reserve as currently depicted, so as not to create a conflict with the preservation note.

The Planning & Zoning Commission, at their June 3, 2026 meeting reviewed and deliberated on the petition. No members of the public spoke to the commission for or against the requested Final Plat. The Planning & Zoning Commission discussed the Plat and asked about the reason(s) for the request. The Commission confirmed that the previously approved restriction on Lot 2 of the Butler GHQ subdivision plat would be maintained. All questions were answered to the satisfaction of the Planning & Zoning Commission.

By a vote of 8 to 0, the Planning & Zoning Commission recommended approval of the final plat for the Final Plat of Subdivision Oak Brook Reserve as presented.

Ordinance S-1747, Ordinance S-878 and S-879, and the case file have been included with the Planning & Zoning Commission recommendation letter, providing additional information and details pertaining to the application.

Recommendation:

Staff recommends that the Village Board approve Ordinance S-1747, an Ordinance approving the final plat for the Oak Brook Reserve, subject to certain conditions as identified herein.

Attachments:

1. 2026-SR-FP-EX-S-1747
2. New Oak Brook Reserve Plat (EX A)
3. Exhibits - BOT 6-16-26
4. EXHIBIT - LOT COVERAGE

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2026-SR-FP-EX-S-1747

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE PROPERTY COMMONLY KNOWN AS 2715, 2815, 2915 JORIE BLVD, OAK BROOK, IL 60523

LAURENCE E. HERMAN, Village President
NETASHA SCARPINITI, Village Clerk

JOHN ANOS
NAVEEN JAIN
MICHAEL MANZO
MELISSA MARTIN
A. SURESH REDDY
EDWARD TIESENGA

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this 14th day of July 2026

ORDINANCE NO. 2026-SR-FP-EX-S-1747

AN ORDINANCE
APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE PROPERTY COMMONLY KNOWN AS 2715, 2815, 2915 JORIE BLVD, OAK BROOK, IL 60523

PIN(s): 06-26-401-008, 06-26-401-009, 06-26-401-010, 06-26-400-015

WHEREAS, the Village of Oak Brook (hereinafter the "Village") is a municipal corporation with authority provided for and granted pursuant to the Illinois Municipal Code to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village has in full force and effect a codified set of those ordinances of the Village which are of a general and permanent nature, which said codified set is known and designated as the Village Code of the Village of Oak Brook, as amended (the "Village Code");

WHEREAS, JPD Oak Brook Holdings, LLC (hereinafter referred to as the "Petitioner") is the owner of the 80.55-acre parcel located at 2715, 2815, 2915 Jorie Blvd., Oak Brook, IL (hereinafter referred to as the "Subject Property") existing in the ORA-3 Office, Research, Assembly District (with a 6.18-acre portion in the R-1 District) and has submitted a petition requesting approval of a final plat of subdivision to subdivide the existing two lots (four PINs) into three lots (the "Petition");

WHEREAS, the property is currently improved with a multi-tenant office building, the Hyatt Lodge, and the ACE Hardware headquarters. The proposed subdivision would create separate parcels, allowing each building to be located on its own lot;

WHEREAS, at its meeting on June 3, 2026, the Planning & Zoning Commission completed its review and deliberations on the Petitioner's Petition;

WHEREAS, the Planning & Zoning Commission by a vote of 8 to 0 recommended approval of the request for a final plat of Subdivision for the Subject Property to the Village Board; and

WHEREAS, the Village President and Board of Trustees have reviewed the recommendations of the Plan Commission and deem the final plat of Subdivision for the Subject Property, as set forth below, to be in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Oak Brook, Cook and DuPage Counties, Illinois as follows:

Section One – Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section Two – Approval of Final Plat of Subdivision.

A. Approval of Final Plat. Subject to and contingent upon the conditions set forth in Section 3 of this Ordinance, the final plat of subdivision attached to this Ordinance as Exhibit A ("Final Plat"), is hereby approved.

B. Authorization and Execution. The Village President, Clerk, and other appropriate Village officials are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat of Subdivision and the customary certifications indicating such approval.

C. Recordation. Upon the execution of the Final Plat of Subdivision by all required parties, the Village Clerk is hereby directed to record the Final Plat of Subdivision with the Recorder of Deeds of DuPage County, Illinois, and the Village Clerk will then be authorized and directed to assess against and collect from the Petitioner any costs in connection with those actions and this Ordinance.

Section Three – Conditions

The approvals granted in Section 2 of this Ordinance are hereby expressly subject to and contingent upon each of the following conditions:

A. Final engineering approval prior to recording of the Plat;
B. The remaining 619,146 sq. ft. of previously approved building area shall be allocated within the Oak Brook Reserve subdivision as follows: 324,552 to Lot 1, 214,061 to Lot 2, and 80,501 to Lot 3; all as outlined in the included Land Analysis Chart, attached hereto and incorporated herein as Exhibit B, which shall also be included on the Final Plat;
C. A declaration of covenants, conditions, restrictions, easements, and shared maintenance agreements for the three (3) parcels, in a form acceptable to the Village, is required and shall be recorded, which shall include reference to all prior Development and Improvement Plans;
D. The Owner and all subsequent Owners of the Subject Property shall at all times comply with all applicable requirements of law, including without limitation, federal, state, and local laws, ordinances, Ordinances, and regulations, relating to the Subject Property;
E. Adoption of attached Ordinance S-1747 and recording of the document by Village staff.

Section Four – Severability

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section Five – Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Section Six – Recording

This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

PASSED THIS 14th day of July 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of July 2026.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Final Plat]

EXHIBIT B

[Land Analysis Chart]

		S-409 (acres)	S-409 (percent)	S-566 (acres)	S-566 (percent)	S-689 (acres)	S-689 (percent)	S-819 (acres)	S-819 (percent)	S-878 (acres)	S-878 (percent)
Lot Coverage	Area to be covered by buildings	9	35.3%	N/A	N/A	10.8	27.7%	11.3	29.3%	11.3	29.3%
	Area to be used for exterior surface	12.5		N/A		5		5.4		5.4	
	Access and Surface Drives	5		N/A		5		5.3		5.3	
Total Site (acres)		75		75		75		75		75	

	S-1747 (existing overall)	S-1747 (excludes residential portion)	S-1747 Lot 1	S-1747 Lot 2	S-1747 Lot 3 (excludes residential portion)	S-1747 Lot 3 (residential portion)	S-1747 Lot 3 (overall)	Maximums (excludes residential portion)
Floor Area (existing)	781,291	781,291	127,509	238,000	415,814	0	415,814	N/A
Floor Area (maximum)	1,400,437	1,400,437	452,061	452,061	496,315	0	496,315	.43 FAR
Floor Area (remaining)	619,146	619,146	324,552	214,061	80,501	0	80,501	N/A
Lot Coverage (acres)	22.17	22.17	8.80	4.99	8.38	0.00	8.38	22.00
Lot Coverage (percent)	27.5%	29.8%	36.7%	20.8% *	31.8%	0.0%	25.8%	24.0%
Total Site (acres)	80.55	74.37	24.01	24.01	26.35	6.18	32.53	74.37

* Available Lot Coverage Appearing To Exist On Lot 2 Exceeds The Prior Development and Improvement Plans Maximum And Was Utilized For Excess Lot Coverage On Lots 1 And 3, And Therefore Is Not Available To Be Utilized For Coverage

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SITE SURVEY

PIN: 06-26-401-008
PIN: 06-26-401-009
PIN: 06-26-401-010
PIN: 06-26-401-015

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PAGE INDEX:

1. SITE SURVEY
2. SUBDIVISION
3. LOT 1 DETAILS
4. LOT 2 DETAILS
5. LOT 3 DETAILS
6. CERTIFICATION

AFTER RECORDING
RETURN TO:

COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502

GRID NORTH

EASEMENT NOTES

- 1 EASEMENT TO THE ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT 991038
- 2 PUBLIC UTILITIES EASEMENT PER DOCUMENT R77-28548
- 3 BUILDING LINE 60 FEET ON THE WEST LINE OF LOT 2 PER DOCUMENT R71-43495
- 4 EASEMENT FOR STORM DRAINAGE PURPOSES PER DOCUMENT R71-43495
- 5 EASEMENT FOR GAS SERVICE PER DOCUMENT NO. R79-37290 AND R81-65824
- 7 EASEMENT FOR DRAINAGE PURPOSES PER DOCUMENT R80-39562
- 8 EASEMENT FOR PROPERTY MAINTENANCE PURPOSES AND FOR ACCESS PER R77-102287 AND R80-39563
- 9 EASEMENT FOR STORM SEWER AND SANITARY SEWER FORCE MAIN PER DOCUMENT R73-59093, R80-42162; R80-42163
- 10 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R80-42165, R85-41629 AND R80-42165
- 12 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH AND UNDERGROUND UTILITY FACILITIES PER DOCUMENT R80-42166
- 13 EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES PER DOCUMENT R80-42167
- 14 NON-ACCESS COVENANT TO RESTRICT ACCESS PER DOCUMENT R80-42167
- 15 BUILDING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 16 PARKING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 19 PUBLIC UTILITIES EASEMENT AS SHOWN ON PLAT OF AND AS CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BUTLER GHQ SUBDIVISION,
- 20 EASEMENT FOR DRAINAGE, STORM WATER RUNOFF INTO THE STORM WATER DETENTION AREA, AND FLOOD PLAIN AREA PURPOSES PER DOCUMENT R80-44967, WITH AMENDMENTS RECORDED AS DOCUMENT R81-38779 AND R85-41629 SAID LANDS DESCRIBED IN DOCUMENT R80-44967
- 23 NON-EXCLUSIVE PERPETUAL EASEMENT FOR UNDERGROUND WATER DISTRIBUTION SYSTEM PER DOCUMENT R81-38780 AND R85-41625
- 24 NON-EXCLUSIVE PERPETUAL EASEMENT FOR A BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R81-38781 AND R85-41629
- 25 NON-EXCLUSIVE, PERPETUAL EASEMENT FOR ACCESS PER DOCUMENT R81-38782
- 27 GRANT OF PERMANENT EASEMENT FOR ROADWAY IMPROVEMENTS AND RETAINING WALL PER DOCUMENT 183465
- 28 GRANT OF PERMANENT EASEMENT FOR THE PURPOSE OF ROADWAY IMPROVEMENTS AND TRAFFIC SIGNALS PER DOCUMENT 183466 AND R80-44966
- 29 FIBER OPTIC EASEMENT AGREEMENT PER DOCUMENT 111640
- 30 ACCESS EASEMENT PER DOC. NO. R2023-024409
- 31 STORMWATER DETENTION EASEMENT PER DOC. NO. R2023-024409
- 33 EASEMENT FOR INGRESS AND EGRESS R74-14102

GENERAL NOTES

5 1. THE EASEMENT ORIGINALLY GRANTED BY DOCUMENT NO. R79-37290 WAS MODIFIED BY A GAS MAIN RECORDED AS DOCUMENT NO. R81-65824, WHICH SPECIFIED THE EASEMENT TO BE 10 FEET WIDE (5 FEET ON EITHER SIDE OF THE FACILITIES AS INSTALLED). THE DOCUMENT DOES NOT HAVE SUFFICIENT INFORMATION TO DETERMINE WHERE THE EXISTING FACILITIES ARE LOCATED AND THIS EASEMENT IS NOT SHOWN ON THE SURVEY.

2. INFORMATION REGARDING THE UNRECORDED EASEMENT IN FAVOR OF COMMON WEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND WAS NOT PROVIDED FOR REVIEW.

3. DOCUMENT NO. R81-38782 PROVIDES A BLANKET EASEMENT ACROSS, ABOVE, UNDER OVER AND THROUGH ALL PRIVATE PATHS AND PRIVATE ROADWAYS FOR ACCESS FOR THE PURPOSES DISCLOSED IN THE DOCUMENT.

4. DOCUMENT NO. R82-51618 GRANTS AN EASEMENT TO NORTHERN ILLINOIS GAS COMPANY WHICH IS 10 FEET WIDE (5 FEET ON EITHER SIDE OF THE FACILITIES AS INSTALLED). THE DOCUMENT DOES NOT HAVE SUFFICIENT INFORMATION TO DETERMINE WHERE THE EXISTING FACILITIES ARE LOCATED AND THIS EASEMENT IS NOT SHOWN ON THE SURVEY..

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
P.S.L. = PARKING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
H.B.E. = HEREBY ESTABLISHED
H.B.G. = HEREBY GRANTED

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

N02°06'49"W(M) 24.36'(M)
N00°06'26"W(R) 24.36'(R)
FOUND NAIL 0.15' WEST
FOUND 1" O.D.I.P. (HELD)
FOUND 7/8" O.D.I.P.
S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)
ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT R79-37290 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)
FOUND 1" O.D.I.P.
VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729
66'
S70°23'58"E(R) 256.19'(R)
S72°21'02"E(M) 255.84'(M)
S02°12'20"E(M) 314.15'(R=M)
N00°06'08"W(R)
50' 50'
S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)
S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)
S39°38'03"E(M) 97.32'(M)
S37°03'26"E(R) 97.09'(R)
S57°31'43"E(M) 99.62'(M)
S55°22'48"E(R) 99.73'(R)
S77°48'37"E(M) 23.03'(M)
S76°19'55"E(R) 22.69'(R)
S61°41'21"E(M) 17.41'(M)
S60°15'11"E(R) 18.21'(R)
S49°51'02"E(M) 17.90'(M)
S48°25'50"E(R) 17.80'(R)
S38°35'17"E(M) 23.35'(M)
S36°03'11"E(R) 23.38'(R)
S31°30'21"E(R) 283.68'(R)
S33°40'30"E(M) 285.78'(M)
S02°08'52"E(M) 1811.01'(M)
N00°05'40"W(R) 1811.05'(R)
JORIE BOULEVARD
FOREST GATE ROAD
OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
FLOODWAY AREAS ZONE AE
LOT 1
S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)
SALT CREEK
S11°25'30"W(M) 150.00'(R=M) S13°30'00"W(R)
S09°30'00"E(R) S11°34'30"E(M) 200.00'(R=M)
S18°30'00"E(R) S20°34'30"E(M) 200.00'(R=M)
S04°30'00"E(R) S06°34'30"E(M) 100.00'(R=M)
S14°00'00"W(R) S11°55'30"W(M) 100.00'(M)
S27°00'00"W(R) S24°55'30"W(M) 200.00'(M)
S00°55'32"E(R) 184.96'(R=M)
N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
100'
220.32'
N00°04'40"W(R) 553.61'(R)
N02°10'18"W(M) 529.16'(M)
306.85'
LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102
LOT 2
PRESERVATION RESTRICTION OVER LOT 2, DOCUMENT R80-44966
N88°05'01"E 981.50'
32.93'
167.07'
R=8267.70'(M)
A=49.16'(M)
CH=49.16'(M)
CB=S87°52'34"W(M)
S03°00'02"E(M) 128.10'(M)
N88°02'47"E(M) 399.16'(M)
FOUND REBAR 0.19' NORTH & 0.10' WEST
FOUND NAIL
FOUND REBAR ON LINE
FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH
EXCEPTION
SET NAIL
S02°17'39"E(M) 16.40'(M)
N88°05'01"E(M) 908.08'(M)
N89°52'57"W(R) 908.56'(R)
R=8251.30'(M)
A=371.24'(M)
CH=371.21'(M)
CB=S86°25'01"W(M)
OAK BROOK ROAD
(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)
R=8152.87'(M)
A=87.94'(M)
CH=87.94'(M)
CB=N85°26'13"E(M)
50'
40'
15'
33'
℄
38N RITE TOWNSHIP 26 26 35 35 38N RITE TOWNSHIP

11/7/2025 1:13 PM – J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO.: 25.0054
1 OF 6
SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SUBDIVISION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

AREA SUMMARY

GROSS AREA (TO HEAVY LINES): 3,508,884 SQUARE FEET OR 80.553 ACRES
LESS R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 3,508,884 SQUARE FEET OR 80.553 ACRES
(BASED ON MEASURED VALUES)

GRID NORTH

LOT 1
1,045,970 S.F.
24.012 AC.

LOT 2
1,046,002 S.F.
24.013 AC.

LOT 3
1,416,912 S.F.
32.529 AC.

PART OF LOT 2

LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102

PRESERVATION RESTRICTION
OVER LOT 2,
DOCUMENT R80-44966

EXCEPTION

FOREST GATE ROAD

JORIE BOULEVARD

SALT CREEK

OAK BROOK ROAD
(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)

FOUND NAIL 0.15' WEST
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P. (HELD)
FOUND REBAR ON LINE
FOUND NAIL
FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH
FOUND REBAR 0.19' NORTH & 0.10' WEST
SET NAIL
SET 7/8" O.D.I.P. 60.0' NORTHWESTERLY ON LINE
SET CROSS 25.00' SOUTH ON LINE EXTENDED
SET 7/8" O.D.I.P. 100.0' WESTERLY ON LINE

ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT R29-37240 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)

VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729

OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
FLOODWAY AREAS ZONE AE

B.S.L. H.B.E.
P.S.L. H.B.E.
P.U. & D.E.

BUILDING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
PARKING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
PROPOSED B.S.L. H.B.E.

N02°06'49"W(M) 24.36'(M)
N00°06'26"W(R) 24.36'(R)
S02°12'20"E(M) 314.15'(R=M)
N00°09'08"W(R)
S02°08'52"E(M) 1811.01'(M)
N00°05'40"W(R) 1811.05'(R)
N02°10'18"W(M) 529.16'(M)
N00°04'40"W(R) 553.61'(R)
N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)
S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)
S70°23'58"E(R) 256.19'(R)
S72°21'02"E(M) 255.84'(M)
S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)
S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)
S39°38'03"E(M) 97.32'(M)
S37°03'26"E(R) 97.09'(R)
S57°31'43"E(M) 99.62'(M)
S55°22'48"E(R) 99.73'(R)
S77°48'37"E(M) 23.03'(M)
S76°19'55"E(R) 22.69'(R)
S61°41'21"E(M) 17.41'(M)
S60°15'11"E(R) 18.21'(R)
S49°51'02"E(M) 17.90'(M)
S48°25'50"E(R) 17.80'(R)
S38°35'17"E(M) 23.35'(M)
S36°03'11"E(R) 23.38'(R)
S31°30'21"E(R)
S33°40'50"E(M)
283.68'(R)
283.78'(M)
S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)
S11°25'30"W(M) 150.00'(R=M)
S13°30'00"W(R)
S09°30'00"E(R)
S11°34'30"E(M) 200.00'(R=M)
S18°30'00"E(R)
S20°34'30"E(M) 200.00'(R=M)
S04°30'00"E(R)
S06°34'30"E(M) 100.00'(R=M)
S14°00'00"W(R)
S11°55'30"W(M) 100.00'(M)
S27°00'00"W(R)
S24°55'30"W(M) 200.00'(M)
R=8267.70'(M)
A=49.16'(M)
CH=49.16'(M)
CB=S87°52'34"W(M)
S03°00'02"E(M) 128.10'(M)
S00°55'32"E(R) 184.96'(R=M)
N88°02'47"E(M) 399.16'(M)
S02°17'39"E(M) 16.40'(M)
R=8152.87'(M)
A=87.94'(M)
CH=87.94'(M)
CB=N85°26'13"E(M)
N88°05'01"E(M) 908.08'(M)
N89°52'57"W(R) 908.56'(R)
R=8251.30'(M)
A=371.24'(M)
CH=371.21'(M)
CB=S86°25'01"W(M)

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
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D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
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P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
H.B.E. = HEREBY ESTABLISHED
H.B.G. = HEREBY GRANTED

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

38N RNE TOWNSHIP 39N RNE TOWNSHIP
26 26
35 35

11/7/2025 1:13 PM – J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO.: 25.0054
2 OF 6
SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

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10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER:
JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 1 DETAIL

LINE CHART				
NO.	DISTANCE(M)	BEARING(M)	BEARING(R)	DISTANCE(R)
L1	24.36	N02°06'49"W	N00°06'20"W(R)	24.36'(R)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GRID NORTH

LOT 1
1,045,970 S.F.
24.012 AC.

LOT 2
SEE SHEET 4

LOT 3
SEE SHEET 5

PART OF LOT 2

FOUND NAIL 0.15' WEST
FOUND 1" O.D.I.P. (HELD)
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
SET 7/8" O.D.I.P. 60.0' NORTHWESTERLY ON LINE

S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)

ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT 479-11790 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)

VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729

S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)

S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)

S39°38'03"E(M) 97.32'(M)
S37°03'26"E(R) 97.09'(R)

S57°31'43"E(M) 99.62'(M)
S55°22'48"E(R) 99.73'(R)

S77°48'37"E(M) 23.03'(M)
S76°19'55"E(R) 22.69'(R)

S61°41'21"E(M) 17.41'(M)
S60°15'11"E(R) 18.21'(R)

S49°51'02"E(M) 17.90'(M)
S48°25'50"E(R) 17.80'(R)

S38°35'17"E(M) 23.35'(M)
S36°03'11"E(R) 23.38'(R)

S31°30'21"E(R) 285.68'(R)
S33°40'30"E(M) 283.78'(M)

S02°12'20"E(M) 314.15'(R=M)
N00°09'08"W(R)

S02°12'20"E(M) 134.71'
N00°09'08"W(R)

S02°08'52"E(M) 1811.01'(M)
N00°05'40"W(R) 1811.05'(R)

N87°51'08"E 808.35'

N85°39'19"E 208.19'
S04°20'41"E 100.00'
N85°39'19"E 129.47'
S47°48'15"E 30.26'
S03°56'07"E 172.35'
S59°00'05"E 137.43'
S20°15'03"E 149.88'
S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)
S11°25'30"W(M) 150.00'(R=M)
S13°30'00"W(R)

N32°23'09"E 166.88'
S64°38'36"E 48.64'
N66°00'14"E 116.87'
S48°10'21"E 25.87'
S85°44'43"E 48.70'
N63°59'24"E 125.38'
S26°40'46"W 76.31'
N16°44'36"E 66.41'
N76°04'47"E 82.88'
N76°04'47"E 154.26'
S57°36'51"E 297.14'
N03°01'29"W 287.05'
S03°01'29"E 392.13'
S08°20'05"E 85.31'
N80°20'05"W 18.21'
N02°08'05"W 96.58'
S02°08'05"E 22.72'
N23°08'44"W 11.40'
S23°08'44"E 45.27'
CH=218.79' CB=N12°38'24"W R=600.00' A=219.07'
CH=116.02' CB=S07°20'36"E R=599.00' A=116.18'
CH=436.32' CB=N49°00'53"W R=500.00' A=457.50'
CH=458.13' CB=S49°00'53"E R=525.00' A=474.08'
CH=222.59' CB=N70°03'56"W R=1325.00' A=222.86'
CH=200.25' CB=N77°24'57"W R=475.00' A=201.77'
CH=15.64' CB=S61°59'51"W R=20.00' A=15.96'
CH=210.79' CB=S77°24'57"E R=500.00' A=212.39'
CH=58.84' CB=S60°27'35"E R=70.00' A=60.27'
S38°27'05"E 27.41'
N89°35'59"W 15.64'
CH=1359.13' CB=S79°05'58"E R=1300.00' A=1359.58'
CH=228.39' CB=S05°08'58"E R=215.00' A=228.73'
CH=55.84' CB=S08°38'58"E R=215.00' A=55.96'

ACCESS EASEMENT HEREBY GRANTED
WAST WATER EASEMENT HEREBY GRANTED
ACCESS EASEMENT HEREBY GRANTED

OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
FLOODWAY AREAS ZONE AE
SPECIAL FLOOD HAZARD AREAS ZONE AE

B.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.

JORIE BOULEVARD

SALT CREEK

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
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LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

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PROJ. NO: 25.0054

3 OF 6

SCALE: 1" = 60'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

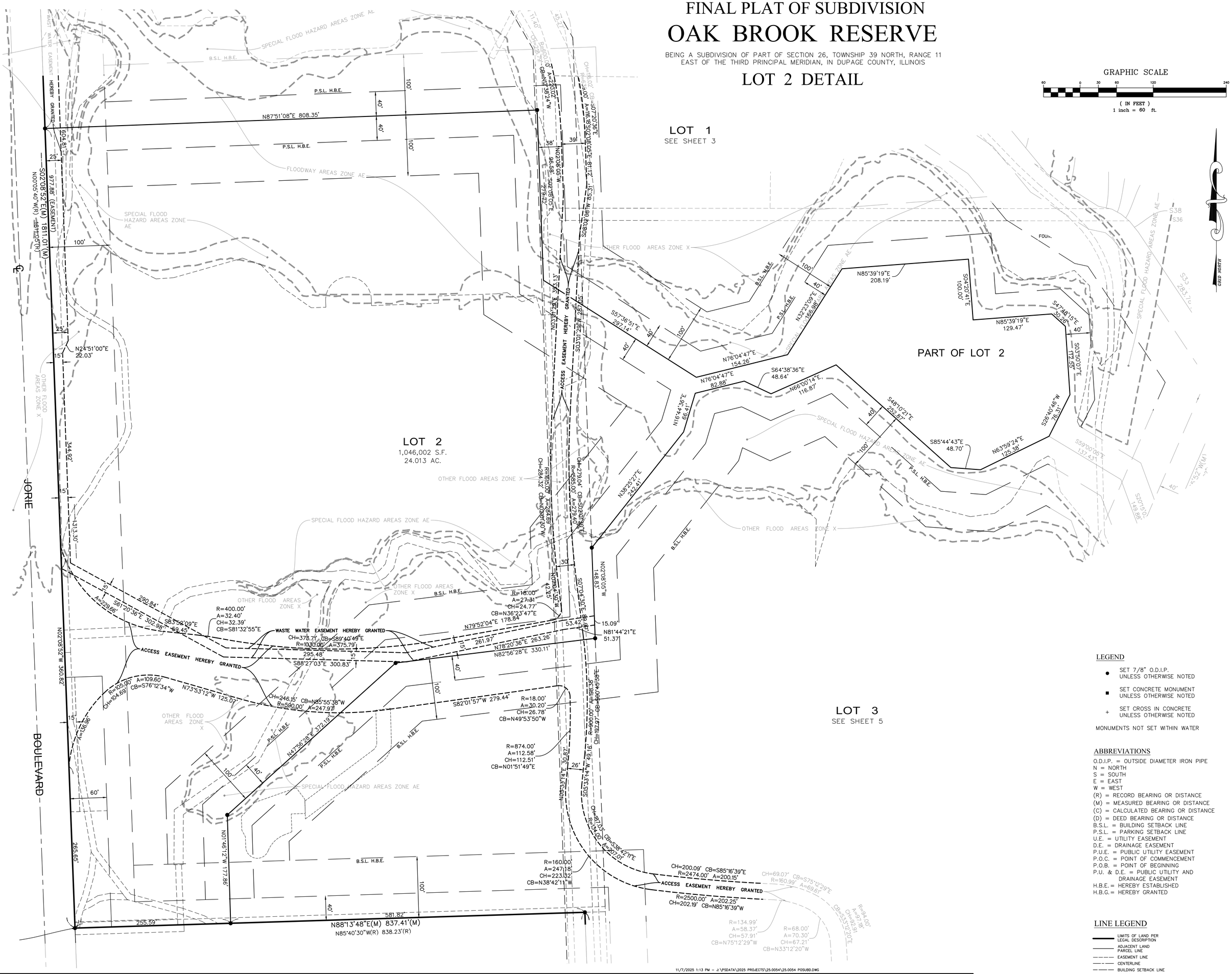
BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 2 DETAIL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

ABBREVIATIONS

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- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

11/7/2025 1:13 PM – J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO. 25.0054 | 4 OF 6 | SCALE: 1" = 60'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 3 DETAIL

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LOT 1
SEE SHEET 3

PART OF LOT 2

LOT 2
1,046,002 S.F.
24.013 AC.

LOT 2
SEE SHEET 4

LOT 3
1,416,912 S.F.
32.529 AC.

SALT CREEK

GRID NORTH

SPECIAL FLOOD HAZARD AREAS ZONE AE

OTHER FLOOD AREAS ZONE X

FLOODWAY AREAS ZONE AE

B.S.L. H.B.E.

P.S.L. H.B.E.

ACCESS EASEMENT HEREBY GRANTED

WASTE WATER EASEMENT HEREBY GRANTED

BUILDING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

PARKING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

PROPOSED B.S.L. H.B.E.

EXCEPTION

SET 7/8" O.D.I.P. 100.0' WESTERLY ON LINE

SET CROSS 25.00' SOUTH ON LINE EXTENDED

FOUND NAIL

FOUND REBAR 0.19' NORTH & 0.10' WEST

FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH

N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)

N02°10'18"W(M) 529.16'(M)
N00°04'40"W(R) 553.61'(R)

N88°02'47"E(M)
399.16'(M)

S03°00'02"E(M)
128.10'(M)

S00°55'32"E(R)
184.96'(R=M)

S11°25'50"W(M)
150.00'(R=M)
S13°30'00"W(R)

S09°30'00"E(R)
S11°34'30"E(M)
200.00'(R=M)

S16°50'00"E(R)
S20°34'30"E(M)
200.00'(R=M)

S04°30'00"E(R)
S06°34'30"E(M)
100.00'(R=M)

S14°00'00"W(R)
S11°55'30"W(M)
100.00'(M)

S27°00'00"W(R)
S24°55'30"W(M)
200.00'(M)

S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
P.S.L. = PARKING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
H.B.E. = HEREBY ESTABLISHED
H.B.G. = HEREBY GRANTED

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

11/7/2025 1:13 PM - J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO.: 25.0054 | 5 OF 6 | SCALE: 1" = 60'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 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 ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, DOWNERS GROVE* OR HINSDALE* SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, 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.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:

LOT NUMBER(S)	ELEMENTARY	HIGH SCHOOL
ALL	GRADE SCHOOL DIST 53	HIGH SCHOOL DIST 86

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

BY: _____ OWNER'S NAME AND ADDRESS

_____ _____

PRINTED NAME AND TITLE _____

_____

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT_____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____ .

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____ HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20_____

BY: _____
NAME:
TITLE:

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

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

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____ .

OWNER / ATTORNEY: _____

_____
PRINTED NAME AND TITLE

ENGINEER: _____

_____

_____

_____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD 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 THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I,_____ , VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK 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 OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE TREASURER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, DATED

THIS _____ DAY OF _____, 20_____ .

_____
CHAIRMAN

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____ , 20_____.

BY:_____
HIGHWAY COMMISSIONER

_____
TOWNSHIP

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, SECRETARY OF THE _____SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT _____,

THIS _____ DAY OF _____, 20_____ .

_____
SECRETARY

WASTE WATER SEWER EASEMENT PROVISIONS

A WASTE WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FLAGG CREEK WATER RECLAMATION DISTRICT FOR ALL AREAS HEREON PLATTED AND DESIGNATED "SANITARY SEWER EASEMENT"; TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE WASTE WATER SEWERS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE DISTRICT DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE DISTRICT MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "SANITARY SEWER EASEMENT"WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE SANITARY SEWER SYSTEM AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE DISTRICT IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE DISTRICT SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE DISTRICT SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

ACCESS EASEMENT

AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OVER ALL AREAS HEREON PLATTED AND DESIGNATED "ACCESS EASEMENT " FOR THE PURPOSE OF INGRESS AND EGRESS TO A PUBLIC ROADWAY.

STORM WATER DETENTION AND WATER QUALITY

FUTURE SITE IMPROVEMENTS THAT ADD OR MODIFY IMPERVIOUS COVER MAY REQUIRE NEW OR EXPANDED WATER QUALITY TREATMENT AND STORMWATER DETENTION CONTROLS. THE DEVELOPER IS REQUIRED TO OBTAIN APPROPRIATE PERMITS FROM THE VILLAGE OF OAK BROOK PRIOR TO FUTURE DEVELOPMENT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20_____ , AT _____O'CLOCK _____M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____ .

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, SCOTT C. KREBS, REGISTERED ILLINOIS LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 AND LOT 2 (EXCEPT THAT PART FALLING 31ST STREET, DESCRIBED IN DOCUMENT R 2001 183464), IN BUTLER GHQ SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1980 AS DOCUMENT R80-44966, 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 PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) "OTHER FLOOD AREAS ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE A"(NO BASE FLOOD ELEVATIONS DETERMINED) AND "FLOODWAY AREAS IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT HEIGHTS) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 0179J, MAP NUMBER 17043C0179J HAVING AN EFFECTIVE DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____ .

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY:_____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2026

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I HEREBY DESIGNATE ANY REPRESENTATIVE OF THE VILLAGE OF OAK BROOK, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____DAY OF_____, 20_____,
AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY:_____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2026

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PROJ NO.: 25.0054

6 OF 6

SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER:
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER:
JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

ORA3 LOT REQUIREMENTS

ORA3 DISTRICT REQUIREMENTS:

1. NOT MORE THAN TWENTY FOUR PERCENT (24%) OF THE PROPERTY SHALL BE COVERED BY BUILDINGS, INCLUDING PARKING STRUCTURES.
   PROPERTY AREA = 80.55 ACRES
   MAX. BUILDING COVERAGE = 0.24(80.55) = 19.33 ACRES

   EXISTING BUILDING COVERAGE:
   2715 JORIE BUILDING COVERAGE = 68,469 SF = 1.57 ACRES
   2815 JORIE BUILDING COVERAGE = 90,351 SF = 2.07 ACRES
   2915 JORIE BUILDING COVERAGE = 126,247 SF = 2.90 ACRES
   TOTAL BUILDING COVERAGE = 285,067 SF = 6.54 ACRES
   EXISTING LOT COVERAGE = 6.54/80.55 = 8.12%

   PROPOSED SUBDIVISION CONDITIONS:

BUILDING/PARKING STRUCTURES			
	LOT 1	LOT 2	LOT 3
ACRES	1.57	2.07	2.90
PERCENTAGE	6.54	8.62	8.92

   NOTE: PARKING STRUCTURES DO NOT INCLUDE SURFACE PARKING.

2. NOT LESS THAN FIFTY PERCENT (50%) OF THE PROPERTY SHALL BE PERMANENTLY DEVOTED TO OPEN SPACE WHICH SHALL CONSIST OF PLANTED AREAS (INCLUDING PLANTED SURFACES OF PARKING DECKS), FORESTS, LAGOONS, WATERCOURSES, STORM WATER SWALES AND RETENTION AREAS, PEDESTRIAN BICYCLE, AND BRIDLE PATHS AND WALKWAYS, WITH THE MAXIMUM PRACTICABLE RETENTION OF FORESTS AND OTHER NATURAL VEGETATION.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- BUILDING AND ACCESSORY STRUCTURES
- SURFACE PARKING
- ACCESS DRIVES
- PEDESTRIAN SIDEWALKS/TRAILS
- MISC. HARDSCAPE

LOT COVERAGE TABLE (ACRES)				
	LOT 1	LOT 2	LOT 3	TOTAL
BLDG AND ACCESSORY STRUCTURES	1.57	2.07	2.90	6.54
SURFACE PARKING	4.44	0.30	2.20	6.94
ACCESS DRIVES	1.63	1.56	2.46	5.65
SIDEWALKS/TRAILS	1.00	0.84	0.69	2.53
MISC. HARDSCAPE	0.16	0.22	0.13	0.51
GRAND TOTAL	8.80	4.99	8.38	22.17

NOTE: RETAINING WALLS, INCLUDING STACKED STONE WALLS AND STORM SEWER HEADWALLS, HAVE BEEN EXCLUDED.

LOT 1
24.01 ACRES

2715 JORIE BLVD.

LOT 2
24.01 ACRES

2815 JORIE BLVD.

2915 JORIE BLVD.

LOT 3
32.53 ACRES

GUARD HOUSE

HEADWALL

SPOIL PILES

LOT 1
OAK BROOK VILLAGE
COMMONS

JORIE BLVD

OAK BROOK ROAD

38N R11E TOWNSHIP 26 26

LOT COVERAGE

OAK BROOK RESERVE

July 2026

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Illinois Registration No. 184002012-0006

DWG NAME K:\AUS_CIVIL\069400201-OAKBROOK\CAD\PLAT EXHIBIT\EXHIBIT - LOT COVERAGE.DWG
LAST SAVED 7/8/2026 4:25 PM

VILLAGE OF OAK BROOK
Illinois

BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523

June 4, 2026

Village President and Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: Oak Brook Reserve – 2715, 2815, 2915 Jorie Blvd - Final Plat of Subdivision

Dear Village President and Board of Trustees:

Background

At its meeting on June 3, 2026, the Planning & Zoning Commission completed its review and deliberations on a petition from representatives for the owner of the properties located at 2715, 2815 and 2915 Jorie Blvd seeking approval of a final plat to subdivide two existing parcels into three.

The two existing lots are currently improved with a multi-tenant office building, the Hyatt Lodge, and the ACE Hardware headquarters. The proposed subdivision would create separate parcels, allowing each building to be located on its own lot.

The Commission was in receipt of the Village Engineer's review and recommended approval of the proposed final plat.

Public Comment

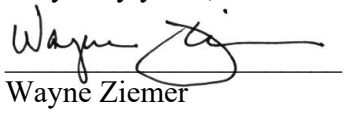
All interested parties were notified of the public meeting. No one spoke in support of or in opposition to the request.

Planning & Zoning Commission Recommendation

By a vote of 8 to 0, the Planning & Zoning Commission recommended approval of the final plat for the Oak Brook Reserve Subdivision subject to:

1. Final engineering approval prior to recording of the Plat.
2. Recording of the document by Village staff.
3. A declaration of covenants, conditions, restrictions, easements, and shared maintenance agreements for the three (3) lots is required and shall be recorded.
4. Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Very truly yours,



Wayne Ziemer
Chairman
Planning & Zoning Commission

MINUTES OF THE JUNE 3, 2026
REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN/AMENDED ON

1. CALL TO ORDER:

CALL TO ORDER

The Meeting of the Planning & Zoning Commission was called to order by Chairman Wayne Ziemer at 6:30 p.m.

2. ROLL CALL:

ROLL CALL

Rama Raman called the roll with the following persons:
PRESENT: Chairman Wayne Ziemer, Vice Chairman Kenneth Wilczak, Members Natalie Cappetta, Richard DiBernardo, Rahma Hasan, Baker Nimry, James Pontrelli and Marc Simon
IN ATTENDANCE: Village Attorney Michael Castaldo III, Director Rebecca Von Drasek and Village Planner Rama Raman

3. APPROVAL OF MINUTES

MINUTES

SPECIAL PLANNING & ZONING COMMISSION MEETING OF MAY 13, 2026

MAY 13, 2026

Motion by Member Hasan, seconded by Member Bulin to approve the minutes of the December 3, 2025 Special Planning & Zoning Commission meeting as written. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS

UNFINISHED BUSINESS

There was no unfinished business.

5. NEW BUSINESS

NEW BUSINESS

A. FINAL PLAT OF SUBDIVISION OAK BROOK RESERVE – 2715, 2815, 2915 JORIE BLVD

F.P. OF SUBDIVISION OAK BROOK RESERVE – 2715, 2815, 2915 JORIE BLVD

Chairman Ziemer announced the commencement of the public meeting for the petition.

Planner Raman gave an overview of the petition.

Lance Oriti, Kimley-Horn Associates, Inc, Austin, TX, and John McNaughton, representatives of the property owner, JPD Oak Brook Holdings, LLC, explained that they are proposing to subdivide the two existing lots into three separate lots, allowing each of the three existing buildings to be located on its own lot. Mr. Oriti stated that all three proposed lots would comply with the regulations of the ORA-3 Zoning District.

Vice Chairman Wilczak asked if the restriction on the proposed Lot 3 would remain in place and if there were any curb cuts being proposed.

Mr. Oriti replied that the restriction would remain in place and there are no plans for any development.

Motioned by Member Hasan, seconded by Member DiBernardo to recommend approval of the final plat of subdivision, subject to the following conditions:

1. Final engineering approval prior to recording of the Plat.
2. Recording of the document by Village staff.
3. A declaration of covenants, conditions, restrictions, easements, and shared maintenance agreements for the three (3) lots is required and shall be recorded.
4. Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

ROLL CALL:
Ayes: 8 – Chairman Ziemer, Vice Chairman Wilczak, Members Cappetta, DiBernardo, Hasan, Nimry, Pontrelli and Simon. Motion carried.
Absent: 1 - Member Bulin

Vice Chairman Ziemer announced that the public meeting for this matter was concluded.

5.

B. PLANNED DEVELOPMENT – OB22 – FRANKLIN PARTNERS – 1211-1315 22ND STREET

PD – OB22 – FRANKLIN PARTNERS – 1211-1315 22ND STREET

Chairman Ziemer announced the commencement of the public hearing for the petition and swore in everyone that was presenting for the remaining petitions.

Planned Raman summarized the request seeking planned development to enclose the outdoor dining for STK and to allow a fitness studio to operate in O-3 District.

Kelsea Neal Nolot, Elrod Friedman LLP, 350 N Clark St, Chicago, representative the for the property owner Franklin Oak Brook 22, LLC, explained that OB22 is an existing mixed used campus with two 11-story buildings. They are asking for relief to enhance the existing use by adding and boutique fitness studio – Solidcore into a vacant space and by enclosing the STK outdoor dining to create a year-round amenity.

The petitioner was seeking a front yard setback from 100-feet to 87-feet, permitting a fitness use in O-3 District and potential FAR adjustment for the enclosed outdoor dining.

Ms. Nolot discussed the benefits of having Solidcore as a tenant as well as the benefits of year-round dining at STK.

Member Cappetta questioned the enclosed outdoor dining capacity.

Chief Fleege replied that the enclosed outdoor dining would have its own capacity dependent on the number of available exits, and to be determined.

Vice Chair Wilczak asked where the entrance to the STK outdoor dining area would be located.

Jeff Levin, Levin Associates, Northbrook, IL replied that the only entrance to the outdoor dining would be through the restaurant.

Motioned by Member Hasan, seconded by Member DiBernardo to recommend approval of Planned Development, subject to the following conditions:

1. Compliance with Plans: The fitness studio use, operation and enclosed outdoor dining will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.
2. Sign proposals shall comply with applicable sign code regulations of the Oak Brook zoning ordinance unless otherwise modified or varied.

ROLL CALL:

Ayes:	8	–	Chairman Ziemer, Members Cappetta, DiBernardo, Hasan, Nimry, Pontrelli and Simon. Motion carried.
Absent:	1	-	Member Bulin

Vice Chairman Ziemer announced that the public hearing for this matter was concluded.

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: May 27, 2026

FILE NOS: 2026-6-SR-FP

DESCRIPTION: Final Plat of Subdivision

PETITIONERS: Lance Oriti
Kimley-Horn Associates, Inc.
10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759

LOCATION: North of Oak Brook Road and east Jorie Boulevard.

ADDRESS: 2715, 2815, and 2915 Jorie Blvd

ACREAGE: 80 acres

EXISTING ZONING/USE: ORA-3 Office-Research-Assembly District and R-1 Single-Family Detached Residence District, single-family home.

ZONING/USE OF SURROUNDING PROPERTY:

North: ORA-1 Office-Research-Assembly District, office buildings and R-1, Single-Family Residential, Butler National Golf Course

South: R-3 Single-Family Detached Residence District, Village Hall of Oak Brook. Oak Brook Road is to the immediate south of the property and residential single family homes (R-2) are to the south of Oak Brook Road.

East: R-1, Single-Family Detached Residence District, Oak Brook Bath and Tennis, CR Conservation/ Recreation Area, Oak Brook library, and Oak Brook Golf Course

West: CR Conservation/ Recreation Area, Oak Brook Park District, R-3 Single-Family Detached Residence District, single-family homes.

CONTROLLING AGREEMENTS:

Ordinance 1958-S-1 – Annexing Property, 05/1/1958
Ordinance 1997-S-880 – to permit a heliport
Ordinance 2023-S-1674 – to permit a parking lot expansion.

STAFF REPORT – FINAL PLAT
OAK BROOK RESERVE – 2815 JORIE BLVD
CASE NO. 2026-6-SR-FP

Ordinances related to McDonald's development/ ORA-3 District : Ord. G-60, 3-22-1966; Ord. G-233, 5-31-1978; Ord. G-305, 9-8-1981; Ord. G-447, 4-24-1990; Ord. G-558, 7-25-1995; Ord. G-696, 6-11-2002; Ord. G-1163, 4-28-2020; Ord. G-1261, 10-22-2024

DISCUSSION:

JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard, has submitted a petition requesting approval of a final plat of subdivision for the 80-acre property currently identified as Butler GHQ Subdivision. The 4-lot property is improved with the multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots. The subject lots appear to comply with the bulk requirements of the ORA-3, Office- Research-Assembly zoning district.

Please see the materials provided by the petitioner in the case file for a more detailed description and the rationale for this request.

STAFF COMMENTS:

1. The subject parcel existed as McDonald's Corporation and was subsequently purchased by JPD Oak Brook Holdings LLC in 2019.
2. The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as ORA-3, Office-Research-Assembly District under Panning District 2.
3. The proposal complies with the minimum lot size and setback requirements for the ORA-3, Office- Research-Assembly zoning district. The proposed subdivision, Oak Brook Reserve, creates three (3) lots that are 24.01-acres, 24.01-acres, and 32.53-acres in area.
4. The final subdivision plat includes easements for each subdivided parcel.
5. Staff finds that the proposed Lot 2 is irregularly shaped and could be revised to create a more regular configuration. If the revised Lot 2 results in an area smaller than the required 24 acres, staff recommends that the applicant seek a variance for the undersized lot.
6. The Village Engineer has reviewed this submittal, and his comments are included in the case file.
7. The Butler GHQ Subdivision, Lot 2 restriction (R1980-44966) shall be retained and remain in effect as noted: Restriction hereby declared that Lot 2 be kept, maintained and preserved in its natural state, and except for hiking trails and bicycle and bridle paths, the exiting roadway of a replacement thereof, an entrance way installation including signs, gate, guard house and vehicular turn around area near the intersection of said roadway and 31st St., public utilities and public road improvements all of which shall be subject to prior written approval of the Village of Oak Brook (which approval shall not be unreasonably withheld) no structure or improvements of any kind, weather temporary or permanent shall be erected or permitted on this Lot, nor shall any use be made of any portion thereof for vehicular parking , theatrical or musical presentations or performances, picnicking, camping or similar activities.

8. Staff notes shared common features in the Lots such as bridges, walking paths, drive aisles, parking lots etc.
9. This property is located in the regulatory floodplain and floodway.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a subdivision. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for a Final Plat of Subdivision. The materials submitted by the applicant specifically addresses these standards.

CONCLUSION:

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the requirements of the Subdivision Regulations for approval of the final plat, a recommendation would be in order to approve this request as presented, subject to the following conditions:

- Final engineering approval prior to recording of the Plat.
- Recording of the document by Village staff.
- A declaration of covenants, conditions, restrictions, easements, and shared maintenance agreements for the three (3) lots is required and shall be recorded.
- Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner

May 23, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
2815 Jorie Boulevard – Subdivision	SD 26 2	1	Not Approved

EZA Engineering received the following permit submittal documents on April 13, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of Subdivision	Kimley Horn	6	3-10-26

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

FINAL PLAT OF SUBDIVISION

1. Title 14-4-2.B.2 – Provide a full and detailed description of the land embraced in the plat in accordance with the referenced section.
2. Title 14-4-2.B.2 – Revise PIN 06-26-401-015 to 06-26-400-015.
3. Title 14-4-2.C.1 – The limits of the subdivision are shown differently on the existing plat than the final plat (see south property line of existing lot 2). This appears to be due to an indicated Exception. Provide a reference (recorded document?) to the Exception on the final plat.
4. Title 14-4-2.C.2 – Provide a narrative (not to be recorded with the subdivision plat) identifying and providing reasons for all easements to be granted and/or abrogated.
5. Title 14-4-2-C.2 – Provide an exhibit with approximate locations of all private utilities (storm, sanitary, water, electric, gas, telecom, fiber, etc.) serving buildings on each proposed lot. If a service to Lot 1 is located on Lot 2 (or another similar example), a private easement between property owners shall be granted.lllllllllllllllll
6. Title 14-4-2.C.4 – Section lines are located within the subdivision. Show all section lines on the plat and accurately tie them to the lines of the subdivision by distances and angles.
7. Title 14-4-2-C.9 – Provide written confirmation in agreement from the Flagg Creek Water Reclamation District that the Waste Water Sewer Easement Provisions are adequate.
8. Title 14-4-2.D – Address the following certificate comments:
    - Include all easements shown on the detail sheets (3-5) on the main subdivision sheet (2).
    - In the Owner's Certificate, replace **Downers Grove* or Hinsdale* Sanitary District** with **Flagg Creek Water Reclamation District**.
    - Revise the **Plan Commission Certificate** to the **Planning and Zoning Commission Certificate**. Revise the reference within the certificate language as well.
    - In the Sanitary District Certificate, revise **Secretary of the _____ Sanitary District** to **Executive Director of the Flagg Creek Water Reclamation District**.
    - Remove the Certificate of Township Highway Commissioner.
    - Add the **Certificate of County Engineer**.
9. Add the **Submitted By:** block, which shall include the name and mailing address.
10. Land improvements are not required for this subdivision. Therefore, a Subdivision Improvement Agreement (SIA) is not required. A response to this comment is not necessary.
11. Provide an itemized comment response letter in the next submittal.

VILLAGE OF OAK BROOK
Illinois

BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523

May 14, 2026

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a final plat of subdivision.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission .....6:30 p.m., Wednesday, June 3, 2026
Board of Trustees Meeting..... 7:00 p.m., Tuesday, July 14, 2026***
*** Pending P&Z

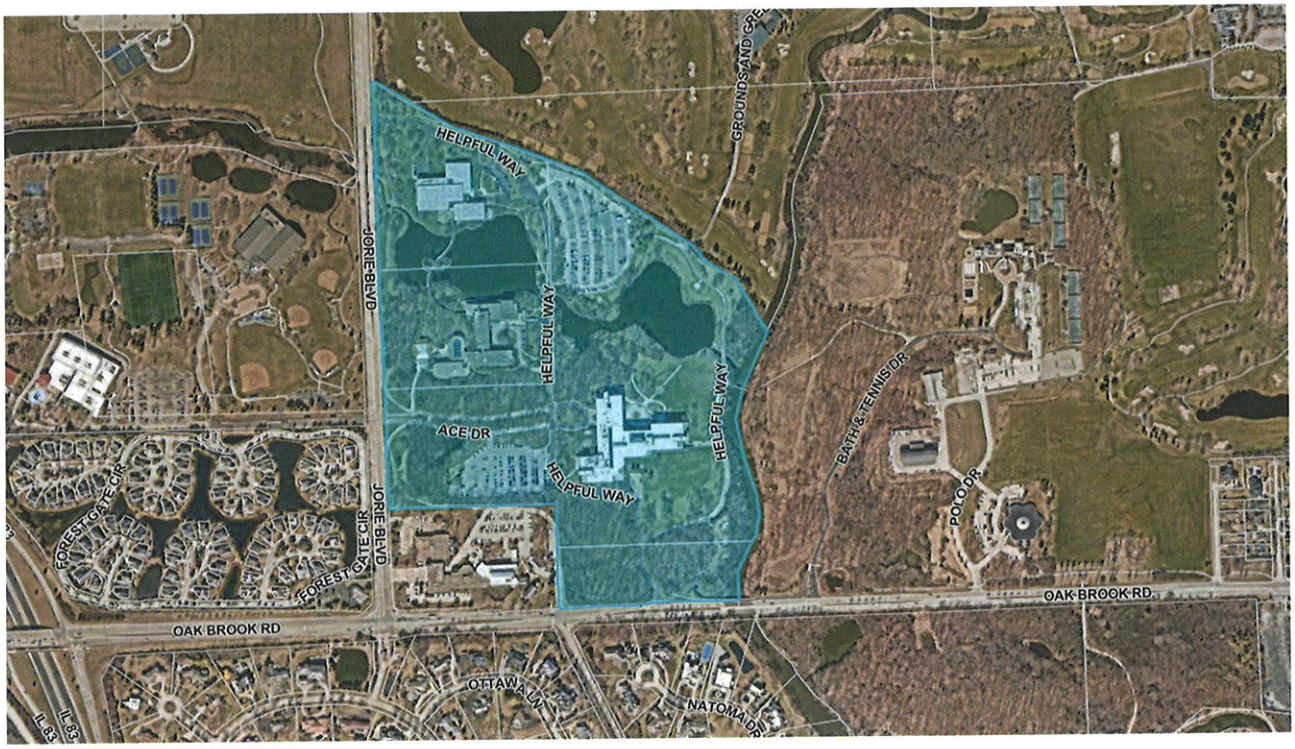
The application has been filed by:	Lance Oriti Kimley-Horn and Associates Austin, TX
The property is located at:	2715/2815/2915 Jorie Blvd
Relationship of applicant to property:	Agent

Kimley-Horn and Associates with the approval of JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard, has submitted a petition requesting approval of a final plat of subdivision for the 80-acre property currently identified as Butler GHQ Subdivision. The 4-lot property is improved with the multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots that are 24.01-acres, 24.01-acres, and 32.53-acres in area.

For more detailed information of the request, please contact the Development Services Department at 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

Rebecca Von Drasek
Development Services Director



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property.

The Village of Oak Brook, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 630-368-5010 as soon as possible before the meeting date.

All meetings are held in the Samuel E. Dean Board Room of the Oak Brook Village Hall, Butler Government Center located at 1200 Oak Brook Road (31st Street) and Spring Road, Oak Brook, Illinois.

ITEM 6.D.1.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
May 12, 2026

SUBJECT: Referral – 2715, 2815, and 2915 Jorie Blvd – Final Plat of Subdivision Oak Brook Reserve

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for the final plat of subdivision to the Planning & Zoning Commission for review and recommendation.

Background/History:
JPD Oak Brook Holdings, LLC, owner of the property located at 2715, 2815, and 2915 Jorie Boulevard, has submitted a petition requesting approval of a final plat of subdivision for the 80-acre property currently identified as Butler GHQ Subdivision. The 4-lot property is improved with the multi-tenant office building, the Hyatt Lodge, ACE Hardware HQ, and surface parking lots. The proposed subdivision, Oak Brook Reserve, would create three (3) lots that are 24.01-acres, 24.01-acres, and 32.53-acres in area. The subject lots appear to comply with the bulk requirements of the ORA-3, Office, Research, and Assembly zoning district.

Recommendation:
Staff recommends that the Village Board refer Final Plat to the Planning & Zoning Commission (P&Z) for public meeting, review and recommendation.

Attachments:
1. Exhibits - Referral

Record No: SD-26-2

Subdivision Application

Status: Active

Submitted On: 4/8/2026

Primary Location

2815 JORIE BLVD
OAK BROOK, IL 60523

Owner

JPD OAK BROOK HOLDINGS
109 W 7TH ST STE 200
GEORGETOWN , TX 78626

Applicant

Lance Oriti
[redacted]
10814 Jollyville Road, Building IV
Suite 200
Austin, TX 78759

Project Information

Subdivision Type*

Final Plat of Subdivision

Subdivision Title*

Oak Brook Reserve

Date Filed*

03/26/2026

Village Code Info

Number of Street Frontages for Public Hearing Signs*

2

General Location and Legal Address of Property to be Subdivided*

Commercial

Are you seeking any variation (relief) to the subdivision regulations?*

No

If YES, list the specific section in the Subdivision Regulations and attach a detailed explanation of the relief you are seeking:

Relationship of Applicant to Property Owner*

Agent

Owner of Record*

JPD Oak Brook Holdings, LLC

Phone*

(512)-762-6750

Address*

109 W 7th Street, Suite 200

City, State, Zip*

Georgetown TX 78626

Is the property in Trust?*

No

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.*

Lance Oriti
Mar 20, 2026

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS This plat contains the entire contiguous undeveloped land area in which I have any interest.*

Lance Oriti
Mar 20, 2026

Sizing by Land Use Category

Number of Lots by Type*

Commercial

Number of Lots*

3

Number of Acres by Type*	Number of Acres*
Commercial	80.55

Number of Square Feet by Type*	Number of Square Feet*
Commercial	3508884

April 8, 2026

Letter of Explanation

JPD Oak Brook Holdings, owner of the Oak Brook Reserve Campus, wishes to subdivide the property into three new lots. Currently, the project site contains two lots. Existing Lot 1 contains a hotel and two office buildings, while existing Lot 2 contains a preservation restriction over it, and therefore, does not contain any structures. The proposed subdivision would create three new lots, each with a minimum area of 24 acres to conform with the ORA3 zoning regulations. No new development is proposed with this Subdivision Application and no changes to the current zoning regulations are being requested. The purpose of the Subdivision Application is to allow each of the three existing buildings to be located on their own lot, which will allow ownership to better allocate the campus expenses. A Property Owner's Association will be created to define expenses related to each lot and to shared property features.

.

April 8, 2026

Lance Oriti
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759

Re: Revised Plat Application
Oak Brook Reserve
2715 / 2815 / 2915 Jorie Blvd
Oak Brook, IL 60523
Owner's Authorization

Dear Mr. Oriti:
This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on behalf of JPD Oak Brook Holdings, LLC for the purpose of preparing and submitting all required applications associated with the Revised Plat Application for Oak Brook Reserve.

Please contact Jonathan McNaughton if additional information is required.
Jonathan McNaughton: jmcnaughton@improveone.com

Signed by:

[redacted]

Name: Paul McNaughton
Title: Manager, JPD Oak Brook Holdings, LLC

Application Fee

Record No.**SD-26-2**

Status Completed

Type Payment

Assignee Lance Oriti

Invoice ID 266260

Became Active April 9, 2026

Due Date None

Fee Breakdown

Fee Name	Total Fee	Paid	Due
✓ Public Hearing Signs	$100.00	$100.00	$0.00
✓ Final Plat of Subdivision-No Improvements	$750.00	$750.00	$0.00
✓ Plan Review Fee: Engineering	$1,000.00	$1,000.00	$0.00
Subdivision Amendment and/or Variation	$0.00	$0.00	$0.00
Time Extension Fee	$0.00	$0.00	$0.00
Final Plat of Consolidation and/or Plat of Vacation	$0.00	$0.00	$0.00
Total	**$1,850.00**	**$1,850.00**	**$0.00**

Payment History

Date	Method	Note	Paid
04/13/2026	Credit Card		$1,850.00

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-008
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$41,491.46 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626401008061430004149146 51

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-008
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$41,491.46 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

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NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20626401008061430004149146 52

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	2,001.28	COUNTY OF DU PAGE	0.0832	1,852.14
0.0180	400.70	PENSION FUND	0.0165	367.30
0.0291	647.80	HEALTH DEPARTMENT	0.0250	556.52
0.0103	229.30	PENSION FUND	0.0114	253.78
0.1001	2,228.34	FOREST PRESERVE DIST	0.1213	2,700.26
0.0075	166.96	PENSION FUND	0.0097	215.94
0.0132	293.86	DU PAGE AIRPORT AUTH	0.0122	271.60
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	948.34	YORK TOWNSHIP	0.0425	946.10
0.0047	104.62	PENSION FUND	0.0020	44.52
0.0449	999.52	YORK TWP ROAD	0.0443	986.18
0.0014	31.16	PENSION FUND	0.0008	17.80
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	6,867.58	OAK BROOK PARK DIST	0.2842	6,326.62
0.0180	400.70	PENSION FUND	0.0219	487.52
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	28,113.66	GRADE SCHOOL DIST 53	1.2255	27,281.06
0.0152	338.38	PENSION FUND	0.0148	329.46
1.6596	36,944.70	HIGH SCHOOL DIST 86	1.5964	35,537.72
0.0439	977.26	PENSION FUND	0.0366	814.76
0.1907	4,245.20	COLLEGE DU PAGE 502	0.1794	3,993.64
		** TIF **		
3.8605	85,939.36	TOTALS	3.7277	82,982.92
2023	**2,226,120**	**Assessed Value**	**2024**	**2,226,116**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

Property Location:
2715 JORIE BLVD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-401-008

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	6,679,000
Land Value	2,179,421
+ Building Value	46,695
= Assessed Value	**2,226,116 ***
x State Multiplier	1.0000
- Equalized Value	2,226,116
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	2,226,116
x Tax Rate	3.7277
= Total Tax Due	82,982.92
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-009
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$54,176.04 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

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☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626401009861430005417604 51

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-009
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

$54,176.04 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20626401009861430005417604 52

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	2,613.10	COUNTY OF DU PAGE	0.0832	2,418.36
0.0180	523.20	PENSION FUND	0.0165	479.60
0.0291	845.84	HEALTH DEPARTMENT	0.0250	726.66
0.0103	299.38	PENSION FUND	0.0114	331.36
0.1001	2,909.58	FOREST PRESERVE DIST	0.1213	3,525.80
0.0075	218.00	PENSION FUND	0.0097	281.94
0.0132	383.68	DU PAGE AIRPORT AUTH	0.0122	354.62
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	1,238.22	YORK TOWNSHIP	0.0425	1,235.34
0.0047	136.62	PENSION FUND	0.0020	58.14
0.0449	1,305.10	YORK TWP ROAD	0.0443	1,287.64
0.0014	40.70	PENSION FUND	0.0008	23.26
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	8,967.08	OAK BROOK PARK DIST	0.2842	8,260.76
0.0180	523.20	PENSION FUND	0.0219	636.56
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	36,708.34	GRADE SCHOOL DIST 53	1.2255	35,621.30
0.0152	441.82	PENSION FUND	0.0148	430.18
1.6596	48,239.10	HIGH SCHOOL DIST 86	1.5964	46,402.14
0.0439	1,276.02	PENSION FUND	0.0366	1,063.84
0.1907	5,543.02	COLLEGE DU PAGE 502	0.1794	5,214.58
		** TIF **		
3.8605	112,212.00	TOTALS	3.7277	108,352.08
2023	**2,906,670**	**Assessed Value**	**2024**	**2,906,674**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST STE 200
GEORGETOWN TX 78626

Property Location:
2815 JORIE BLVD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-401-009

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	8,720,900
Land Value	1,812,005
+ Building Value	1,094,669
= Assessed Value	**2,906,674 ***
x State Multiplier	1.0000
- Equalized Value	2,906,674
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	2,906,674
x Tax Rate	3.7277
= Total Tax Due	108,352.08
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-010
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$155,320.63 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

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☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626401010661430015532063 31

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-401-010
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$155,320.63 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

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NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20626401010661430015532063 32

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	6,398.38	COUNTY OF DU PAGE	0.0832	6,933.32
0.0180	1,281.10	PENSION FUND	0.0165	1,375.00
0.0291	2,071.12	HEALTH DEPARTMENT	0.0250	2,083.34
0.0103	733.06	PENSION FUND	0.0114	950.00
0.1001	7,124.32	FOREST PRESERVE DIST	0.1213	10,108.30
0.0075	533.80	PENSION FUND	0.0097	808.34
0.0132	939.48	DU PAGE AIRPORT AUTH	0.0122	1,016.68
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	3,031.94	YORK TOWNSHIP	0.0425	3,541.68
0.0047	334.50	PENSION FUND	0.0020	166.66
0.0449	3,195.62	YORK TWP ROAD	0.0443	3,691.66
0.0014	99.64	PENSION FUND	0.0008	66.66
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	21,956.60	OAK BROOK PARK DIST	0.2842	23,683.30
0.0180	1,281.10	PENSION FUND	0.0219	1,825.00
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	89,883.24	GRADE SCHOOL DIST 53	1.2255	102,124.86
0.0152	1,081.82	PENSION FUND	0.0148	1,233.34
1.6596	118,117.20	HIGH SCHOOL DIST 86	1.5964	133,033.14
0.0439	3,124.46	PENSION FUND	0.0366	3,050.00
0.1907	13,572.52	COLLEGE DU PAGE 502	0.1794	14,949.98
		** TIF **		
3.8605	274,759.90	TOTALS	3.7277	310,641.26
2023	**7,117,210**	**Assessed Value**	**2024**	**8,333,322**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MCDANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

Property Location:
2915 JORIE BLVD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-401-010

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	25,002,500
Land Value	6,547,877
+ Building Value	1,785,445
= Assessed Value	**8,333,322 ***
x State Multiplier	1.0000
- Equalized Value	8,333,322
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	8,333,322
x Tax Rate	3.7277
= Total Tax Due	310,641.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

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PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-400-015

JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$1,553.21 PAID May 14, 2025

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

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☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

10626400015661430000155321 31

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-400-015

JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

$1,553.21 PAID August 18, 2025

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 19	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

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☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

20626400015661430000155321 32

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	74.92	COUNTY OF DU PAGE	0.0832	69.32
0.0180	15.00	PENSION FUND	0.0165	13.76
0.0291	24.24	HEALTH DEPARTMENT	0.0250	20.84
0.0103	8.58	PENSION FUND	0.0114	9.50
0.1001	83.42	FOREST PRESERVE DIST	0.1213	101.08
0.0075	6.24	PENSION FUND	0.0097	8.08
0.0132	11.00	DU PAGE AIRPORT AUTH	0.0122	10.18
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0426	35.50	YORK TOWNSHIP	0.0425	35.42
0.0047	3.92	PENSION FUND	0.0020	1.66
0.0449	37.42	YORK TWP ROAD	0.0443	36.92
0.0014	1.16	PENSION FUND	0.0008	0.66
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.3085	257.08	OAK BROOK PARK DIST	0.2842	236.84
0.0180	15.00	PENSION FUND	0.0219	18.24
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2629	1,052.38	GRADE SCHOOL DIST 53	1.2255	1,021.24
0.0152	12.66	PENSION FUND	0.0148	12.34
1.6596	1,382.96	HIGH SCHOOL DIST 86	1.5964	1,330.34
0.0439	36.58	PENSION FUND	0.0366	30.50
0.1907	158.90	COLLEGE DU PAGE 502	0.1794	149.50
		** TIF **		
3.8605	3,216.96	TOTALS	3.7277	3,106.42
2023	**83,330**	**Assessed Value**	**2024**	**83,333**

Mailed to:
JPD OAK BROOK HOLDINGS
ATTN: KYLE W MC DANIEL
109 W 7TH ST. STE 200
GEORGETOWN TX 78626

Property Location:
OAK BROOK RD
OAK BROOK IL 60521

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-400-015

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 14, 2025
2nd INST PAID August 18, 2025

TIF Frozen Value	
Fair Cash Value	250,000
Land Value	83,333
+ Building Value	
= Assessed Value	**83,333 ***
x State Multiplier	1.0000
- Equalized Value	83,333
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	83,333
x Tax Rate	3.7277
= Total Tax Due	3,106.42
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 03/30/26	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626401008
2. Common Address: 2715 Jorie Blvd. Oak Brook, Illinois 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 1, Butler GHQ Subdivision, Document R80-44966

Proposed Legal Description: Lot 1, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti

Printed Name

[redacted]

Signature

Date

4-8-2026

Relationship to Applicant:

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626401009
2. Common Address: 2815 Jorie Blvd. Oak Brook, Illinois 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 1, Butler GHQ Subdivision, Document R80-44966

Proposed Legal Description: Lot 2, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti

Printed Name

[redacted]

Signature

Date

4-8-2026

Relationship to Applicant:

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626401010
2. Common Address: 2915 Jorie Blvd. Oak Brook, Illinois 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 1, Butler GHQ Subdivision, Document R80-44966
Proposed Legal Description: Lot 3, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti
Printed Name

[redacted]
Signature

Date

4-8-2026

Relationship to Applicant:

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 0626400015
2. Common Address: Oak Brook Road, Illinois 60521
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Existing Legal Description: Lot 2, Butler GHQ Subdivision, Document R80-44966

Proposed Legal Description: Lot 3, Oak Brook Reserve Subdivision

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

Lance Oriti

Printed Name

[redacted]

Signature

Date

4-8-2026

Relationship to Applicant:

Names of Surrounding Properties within 250' of Oak Brook Reserve

Name of Property Owner	Mailing Address of Property Owner	Property Address	Permanent Index Number
BUTLER NATIONAL GOLF CLUB	2616 S YORK RD OAK BROOK IL 60523	2616 YORK RD OAK BROOK IL 60523	626202002
VILLAGE OF OAK BROOK	1200 OAK BROOK RD OAK BROOK IL 60523	1200 OAK BROOK RD OAK BROOK IL 60523	625300017
FOREST PRESERVE DIST	P O BOX 5000 WHEATON IL 60189	31ST ST OAK BROOK IL 60521	635201006
NATOMA PROPERTIES LLC	15 NATOMA DR OAK BROOK IL 60523-7711	15 NATOMA DR OAK BROOK IL 60523-7711	635207014
RIZVI INVESTMENT GROUP	2005 BLOOMINGDALE RD NO A GLENDALE HTS IL 60139	17 NATOMA DR OAK BROOK IL 60523-7711	635207025
ATLURI, HARVINDER K S & P	19 NATOMA DR OAK BROOK IL 60523	19 NATOMA DR OAK BROOK IL 60523	635207024
ATG TRUST CO	925 S RT 83 ELMHURST IL 60126	22 NATOMA DR OAK BROOK IL 60523-7713	635207023
FORUTAN, SHALA & M	P O BOX 3911 LISLE IL 60532	21 NATOMA DR OAK BROOK IL 60523	635207028
LIYANAPATABENDI, S & C	308 OTTAWA LN OAK BROOK IL 60523-2788	308 OTTAWA LN OAK BROOK IL 60523-2788	635205004
SHIRAZI, NIDA	306 OTTAWA LN OAK BROOK IL 60523-2788	306 OTTAWA LN OAK BROOK IL 60523-2788	635205003
VILLAGE OF OAK BROOK	1200 OAK BROOK RD OAK BROOK IL 60523	1200 OAK BROOK RD OAK BROOK IL 60523	626400016
FOREST GATE HOA	40 FOREST GATE CIR OAK BROOK IL 60523	FOREST GATE CIR OAK BROOK IL 60523	626301016
FOREST GATE HOA	40 FOREST GATE CIR OAK BROOK IL 60523	FOREST GATE CIR OAK BROOK IL 60523	626301017
HUBER JR, GEORGE	17 FOREST GATE CIR OAK BROOK IL 60523	17 FOREST GATE CIR OAK BROOK IL 60523	626301058
GIORNO, CARMEN J	10 FOREST GATE CIR OAK BROOK IL 60523-2129	10 FOREST GATE CIR OAK BROOK IL 60523-2129	626301051
KANG TR, DAVID & CHUNGHEE	16 FOREST GATE CIR OAK BROOK IL 60523	16 FOREST GATE CIR OAK BROOK IL 60523	626301057
EVANS, DWIGHT & CHRISTY	11 FOREST GATE CIR OAK BROOK IL 60523-2129	11 FOREST GATE CIR OAK BROOK IL 60523-2129	626301052
OAK BROOK PARK DIST	1450 FOREST GATE RD OAK BROOK IL 60523	1300 FOREST GATE RD OAK BROOK IL 60523	626303002
OAK BROOK PARK DIST	1450 FOREST GATE RD OAK BROOK IL 60523	1300 FOREST GATE RD OAK BROOK IL 60523	626303001
OAK BROOK PARK DIST	1450 FOREST GATE RD OAK BROOK IL 60523	KENSINGTON RD OAK BROOK IL 60523	626102008
CYGAN, THOMAS S	12 FOREST GATE CIR OAK BROOK IL 60523	12 FOREST GATE CIR OAK BROOK IL 60523	626301053
PAPPAS, PATROKLOS S	3616 SPRING RD OAK BROOK IL 60523	3616 SPRING RD OAK BROOK IL 60523	626301056
MEHTA, TUSHAR	310 OTTAWA LN OAK BROOK IL 60523	310 OTTAWA LN OAK BROOK IL 60523	635205005
PERKOWSKI, JOHN	732 N CASS AVE WESTMONT IL 60559	20 NATOMA DR OAK BROOK IL 60523	635207010

Certification
Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

Paul McNaughton
Printed Name of Owner

[redacted]
Signature of Owner

4/8/2026
Date

Manager, JPD
Oak Brook Holdings, LLC Lance Oriti
Printed Name of Applicant

[redacted]
Signature of Applicant

4-7-2026
Date

BILL TO INFORMATION:

Brittany Spizzirri, JLL, as agent for owner
Print Name/Company — Contact Person

Contact Phone

2715 Jorie Blvd. Suite 275, Oak Brook, IL, 60523
Address To be Billed

(630)-418-5584
Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SITE SURVEY

PIN: 06-26-401-008
PIN: 06-26-401-009
PIN: 06-26-401-010
PIN: 06-26-401-015

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PAGE INDEX:

1. SITE SURVEY
2. SUBDIVISION
3. LOT 1 DETAILS
4. LOT 2 DETAILS
5. LOT 3 DETAILS
6. CERTIFICATION

AFTER RECORDING
RETURN TO:

COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502

GRID NORTH

EASEMENT NOTES

- 1 EASEMENT TO THE ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT 991038
- 2 PUBLIC UTILITIES EASEMENT PER DOCUMENT R77-28548
- 3 BUILDING LINE 60 FEET ON THE WEST LINE OF LOT 2 PER DOCUMENT R71-43495
- 4 EASEMENT FOR STORM DRAINAGE PURPOSES PER DOCUMENT R71-43495
- 5 EASEMENT FOR GAS SERVICE PER DOCUMENT NO. R79-37290 AND R81-65824
- 7 EASEMENT FOR DRAINAGE PURPOSES PER DOCUMENT R80-39562
- 8 EASEMENT FOR PROPERTY MAINTENANCE PURPOSES AND FOR ACCESS PER R77-102287 AND R80-39563
- 9 EASEMENT FOR STORM SEWER AND SANITARY SEWER FORCE MAIN PER DOCUMENT R73-59093, R80-42162; R80-42163
- 10 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R80-42165, R85-41629 AND R80-42165
- 12 EASEMENT FOR BICYCLE AND PEDESTRIAN PATH AND UNDERGROUND UTILITY FACILITIES PER DOCUMENT R80-42166
- 13 EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES PER DOCUMENT R80-42167
- 14 NON-ACCESS COVENANT TO RESTRICT ACCESS PER DOCUMENT R80-42167
- 15 BUILDING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 16 PARKING SET-BACK LINES AS SET FORTH ON THE PLAT OF BUTLER GHQ SUBDIVISION
- 19 PUBLIC UTILITIES EASEMENT AS SHOWN ON PLAT OF AND AS CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BUTLER GHQ SUBDIVISION,
- 20 EASEMENT FOR DRAINAGE, STORM WATER RUNOFF INTO THE STORM WATER DETENTION AREA, AND FLOOD PLAIN AREA PURPOSES PER DOCUMENT R80-44967, WITH AMENDMENTS RECORDED AS DOCUMENT R81-38779 AND R85-41629 SAID LANDS DESCRIBED IN DOCUMENT R80-44967
- 23 NON-EXCLUSIVE PERPETUAL EASEMENT FOR UNDERGROUND WATER DISTRIBUTION SYSTEM PER DOCUMENT R81-38780 AND R85-41625
- 24 NON-EXCLUSIVE PERPETUAL EASEMENT FOR A BICYCLE AND PEDESTRIAN PATH PER DOCUMENT R81-38781 AND R85-41629
- 25 NON-EXCLUSIVE, PERPETUAL EASEMENT FOR ACCESS PER DOCUMENT R81-38782
- 27 GRANT OF PERMANENT EASEMENT FOR ROADWAY IMPROVEMENTS AND RETAINING WALL PER DOCUMENT 183465
- 28 GRANT OF PERMANENT EASEMENT FOR THE PURPOSE OF ROADWAY IMPROVEMENTS AND TRAFFIC SIGNALS PER DOCUMENT 183466 AND R80-44966
- 29 FIBER OPTIC EASEMENT AGREEMENT PER DOCUMENT 111640
- 30 ACCESS EASEMENT PER DOC. NO. R2023-024409
- 31 STORMWATER DETENTION EASEMENT PER DOC. NO. R2023-024409
- 33 EASEMENT FOR INGRESS AND EGRESS R74-14102

GENERAL NOTES

5 1. THE EASEMENT ORIGINALLY GRANTED BY DOCUMENT NO. R79-37290 WAS MODIFIED BY A GAS MAIN RECORDED AS DOCUMENT NO. R81-65824, WHICH SPECIFIED THE EASEMENT TO BE 10 FEET WIDE (5 FEET ON EITHER SIDE OF THE FACILITIES AS INSTALLED). THE DOCUMENT DOES NOT HAVE SUFFICIENT INFORMATION TO DETERMINE WHERE THE EXISTING FACILITIES ARE LOCATED AND THIS EASEMENT IS NOT SHOWN ON THE SURVEY.

2. INFORMATION REGARDING THE UNRECORDED EASEMENT IN FAVOR OF COMMON WEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND WAS NOT PROVIDED FOR REVIEW.

3. DOCUMENT NO. R81-38782 PROVIDES A BLANKET EASEMENT ACROSS, ABOVE, UNDER OVER AND THROUGH ALL PRIVATE PATHS AND PRIVATE ROADWAYS FOR ACCESS FOR THE PURPOSES DISCLOSED IN THE DOCUMENT.

4. DOCUMENT NO. R82-51618 GRANTS AN EASEMENT TO NORTHERN ILLINOIS GAS COMPANY WHICH IS 10 FEET WIDE (5 FEET ON EITHER SIDE OF THE FACILITIES AS INSTALLED). THE DOCUMENT DOES NOT HAVE SUFFICIENT INFORMATION TO DETERMINE WHERE THE EXISTING FACILITIES ARE LOCATED AND THIS EASEMENT IS NOT SHOWN ON THE SURVEY..

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
P.S.L. = PARKING SETBACK LINE
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D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
H.B.E. = HEREBY ESTABLISHED
H.B.G. = HEREBY GRANTED

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

N02°06'49"W(M) 24.36'(M)
N00°06'26"W(R) 24.36'(R)
FOUND NAIL 0.15' WEST
FOUND 1" O.D.I.P. (HELD)
FOUND 7/8" O.D.I.P.
S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)
ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT R79-37290 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)
FOUND 1" O.D.I.P.
VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729
66'
S70°23'58"E(R) 256.19'(R)
S72°21'02"E(M) 255.84'(M)
S02°12'20"E(M) 314.15'(R=M)
N00°06'08"W(R)
50' 50'
S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)
S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)
S39°38'03"E(M) 97.32'(M)
S37°03'26"E(R) 97.09'(R)
S57°31'43"E(M) 99.62'(M)
S55°22'48"E(R) 99.73'(R)
S77°48'37"E(M) 23.03'(M)
S76°19'55"E(R) 22.69'(R)
S61°41'21"E(M) 17.41'(M)
S60°15'11"E(R) 18.21'(R)
S49°51'02"E(M) 17.90'(M)
S48°25'50"E(R) 17.80'(R)
S38°35'17"E(M) 23.35'(M)
S36°03'11"E(R) 23.38'(R)
S31°30'21"E(R) 283.68'(R)
S33°40'30"E(M) 285.78'(M)
S02°08'52"E(M) 1811.01'(M)
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JORIE BOULEVARD
FOREST GATE ROAD
OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
FLOODWAY AREAS ZONE AE
LOT 1
S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)
SALT CREEK
S11°25'30"W(M) 150.00'(R=M) S13°30'00"W(R)
S09°30'00"E(R) S11°34'30"E(M) 200.00'(R=M)
S18°30'00"E(R) S20°34'30"E(M) 200.00'(R=M)
S04°30'00"E(R) S06°34'30"E(M) 100.00'(R=M)
S14°00'00"W(R) S11°55'30"W(M) 100.00'(M)
S27°00'00"W(R) S24°55'30"W(M) 200.00'(M)
S00°55'32"E(R) 184.96'(R=M)
N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
100'
220.32'
N00°04'40"W(R) 553.61'(R)
N02°10'18"W(M) 529.16'(M)
306.85'
LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102
LOT 2
PRESERVATION RESTRICTION OVER LOT 2, DOCUMENT R80-44966
N88°05'01"E 981.50'
32.93'
167.07'
R=8267.70'(M)
A=49.16'(M)
CH=49.16'(M)
CB=S87°52'34"W(M)
S03°00'02"E(M) 128.10'(M)
N88°02'47"E(M) 399.16'(M)
FOUND REBAR 0.19' NORTH & 0.10' WEST
FOUND NAIL
FOUND REBAR ON LINE
FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH
EXCEPTION
SET NAIL
S02°17'39"E(M) 16.40'(M)
N88°05'01"E(M) 908.08'(M)
N89°52'57"W(R) 908.56'(R)
R=8251.30'(M)
A=371.24'(M)
CH=371.21'(M)
CB=S86°25'01"W(M)
OAK BROOK ROAD
(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)
R=8152.87'(M)
A=87.94'(M)
CH=87.94'(M)
CB=N85°26'13"E(M)
50'
40'
15'
33'
℄
38N RITE TOWNSHIP 26 26 35 35 38N RITE TOWNSHIP

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PROJ. NO.: 25.0054
1 OF 6
SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SITE SURVEY

PIN: 06-26-401-008
PIN: 06-26-401-009
PIN: 06-26-401-010
PIN: 06-26-401-015

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PAGE INDEX:

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FOREST GATE ROAD
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N02°10'18"W(M) 529.16'(M)
306.85'
LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102
LOT 2
PRESERVATION RESTRICTION OVER LOT 2, DOCUMENT R80-44966
N88°05'01"E 981.50'
32.93'
167.07'
R=8267.70'(M)
A=49.16'(M)
CH=49.16'(M)
CB=S87°52'34"W(M)
S03°00'02"E(M) 128.10'(M)
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FOUND REBAR 0.19' NORTH & 0.10' WEST
FOUND NAIL
FOUND REBAR ON LINE
FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH
EXCEPTION
SET NAIL
S02°17'39"E(M) 16.40'(M)
N88°05'01"E(M) 908.08'(M)
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R=8251.30'(M)
A=371.24'(M)
CH=371.21'(M)
CB=S86°25'01"W(M)
OAK BROOK ROAD
(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)
R=8152.87'(M)
A=87.94'(M)
CH=87.94'(M)
CB=N85°26'13"E(M)
50'
40'
15'
33'
℄
38N RITE TOWNSHIP 26 26 35 35 38N RITE TOWNSHIP

11/7/2025 1:13 PM – J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO.: 25.0054
1 OF 6
SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SUBDIVISION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

AREA SUMMARY

GROSS AREA (TO HEAVY LINES): 3,508,884 SQUARE FEET OR 80.553 ACRES
LESS R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 3,508,884 SQUARE FEET OR 80.553 ACRES
(BASED ON MEASURED VALUES)

GRID NORTH

LOT 1
1,045,970 S.F.
24.012 AC.

LOT 2
1,046,002 S.F.
24.013 AC.

LOT 3
1,416,912 S.F.
32.529 AC.

PART OF LOT 2

LOT ONE
OAK BROOK VILLAGE COMMONS SUBDIVISION
DOCUMENT NUMBER R74-014102

PRESERVATION RESTRICTION
OVER LOT 2,
DOCUMENT R80-44966

EXCEPTION

FOREST GATE ROAD

JORIE BOULEVARD

SALT CREEK

OAK BROOK ROAD
(A.K.A. 31ST STREET)
(A.K.A. COUNTY HIGHWAY 34)

FOUND NAIL 0.15' WEST
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P. (HELD)
FOUND REBAR ON LINE
FOUND NAIL
FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH
FOUND REBAR 0.19' NORTH & 0.10' WEST
SET NAIL
SET 7/8" O.D.I.P. 60.0' NORTHWESTERLY ON LINE
SET CROSS 25.00' SOUTH ON LINE EXTENDED
SET 7/8" O.D.I.P. 100.0' WESTERLY ON LINE

ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT R29-37240 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)

VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729

OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
FLOODWAY AREAS ZONE AE

B.S.L. H.B.E.
P.S.L. H.B.E.
P.U. & D.E.

BUILDING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
PARKING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED
PROPOSED B.S.L. H.B.E.

N02°06'49"W(M) 24.36'(M)
N00°06'26"W(R) 24.36'(R)
S02°12'20"E(M) 314.15'(R=M)
N00°09'08"W(R)
S02°08'52"E(M) 1811.01'(M)
N00°05'40"W(R) 1811.05'(R)
N02°10'18"W(M) 529.16'(M)
N00°04'40"W(R) 553.61'(R)
N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)
S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)
S70°23'58"E(R) 256.19'(R)
S72°21'02"E(M) 255.84'(M)
S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)
S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)
S39°38'03"E(M) 97.32'(M)
S37°03'26"E(R) 97.09'(R)
S57°31'43"E(M) 99.62'(M)
S55°22'48"E(R) 99.73'(R)
S77°48'37"E(M) 23.03'(M)
S76°19'55"E(R) 22.69'(R)
S61°41'21"E(M) 17.41'(M)
S60°15'11"E(R) 18.21'(R)
S49°51'02"E(M) 17.90'(M)
S48°25'50"E(R) 17.80'(R)
S38°35'17"E(M) 23.35'(M)
S36°03'11"E(R) 23.38'(R)
S31°30'21"E(R)
S33°40'50"E(M)
283.68'(R)
283.78'(M)
S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)
S11°25'30"W(M) 150.00'(R=M)
S13°30'00"W(R)
S09°30'00"E(R)
S11°34'30"E(M) 200.00'(R=M)
S18°30'00"E(R)
S20°34'30"E(M) 200.00'(R=M)
S04°30'00"E(R)
S06°34'30"E(M) 100.00'(R=M)
S14°00'00"W(R)
S11°55'30"W(M) 100.00'(M)
S27°00'00"W(R)
S24°55'30"W(M) 200.00'(M)
R=8267.70'(M)
A=49.16'(M)
CH=49.16'(M)
CB=S87°52'34"W(M)
S03°00'02"E(M) 128.10'(M)
S00°55'32"E(R) 184.96'(R=M)
N88°02'47"E(M) 399.16'(M)
S02°17'39"E(M) 16.40'(M)
R=8152.87'(M)
A=87.94'(M)
CH=87.94'(M)
CB=N85°26'13"E(M)
N88°05'01"E(M) 908.08'(M)
N89°52'57"W(R) 908.56'(R)
R=8251.30'(M)
A=371.24'(M)
CH=371.21'(M)
CB=S86°25'01"W(M)

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

MONUMENTS NOT SET WITHIN WATER

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
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H.B.G. = HEREBY GRANTED

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD ZONE DIVISION LINE

38N RNE TOWNSHIP 39N RNE TOWNSHIP
26 26
35 35

11/7/2025 1:13 PM – J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ. NO.: 25.0054
2 OF 6
SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER:
JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 1 DETAIL

LINE CHART				
NO.	DISTANCE(M)	BEARING(M)	BEARING(R)	DISTANCE(R)
L1	24.36	N02°06'49"W	N00°06'20"W(R)	24.36'(R)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GRID NORTH

LOT 1
1,045,970 S.F.
24.012 AC.

LOT 2
SEE SHEET 4

LOT 3
SEE SHEET 5

PART OF LOT 2

FOUND NAIL 0.15' WEST
FOUND 1" O.D.I.P. (HELD)
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 1" O.D.I.P.
FOUND 7/8" O.D.I.P.
SET 7/8" O.D.I.P. 60.0' NORTHWESTERLY ON LINE

S56°34'26"E(R) 424.59'(R)
S58°39'58"E(M) 423.91'(M)

ORIGINAL WESTERN UNITED GAS AND ELECTRIC EASEMENT PER DOCUMENT 479-11790 PARTIALLY ABANDONED AND MODIFIED (SEE NOTE 1)

VACATED SPRINGFIELD RIGHT-OF-WAY PER DOC. R61-10729

S67°57'59"E(R) 492.60'(R)
S69°54'55"E(M) 492.60'(M)

S53°55'52"E(R) 658.29'(R)
S56°02'38"E(M) 658.04'(M)

S39°38'03"E(M) 97.32'(M)
S37°03'26"E(R) 97.09'(R)

S57°31'43"E(M) 99.62'(M)
S55°22'48"E(R) 99.73'(R)

S77°48'37"E(M) 23.03'(M)
S76°19'55"E(R) 22.69'(R)

S61°41'21"E(M) 17.41'(M)
S60°15'11"E(R) 18.21'(R)

S49°51'02"E(M) 17.90'(M)
S48°25'50"E(R) 17.80'(R)

S38°35'17"E(M) 23.35'(M)
S36°03'11"E(R) 23.38'(R)

S31°30'21"E(R) 285.68'(R)
S33°40'30"E(M) 283.78'(M)

S02°12'20"E(M) 314.15'(R=M)
N00°09'08"W(R)

S02°12'20"E(M) 134.71'
N00°09'08"W(R)

S02°08'52"E(M) 1811.01'(M)
N00°05'40"W(R) 1811.05'(R)

N87°51'08"E 808.35'

N85°39'19"E 208.19'
S04°20'41"E 100.00'
N85°39'19"E 129.47'
S47°48'15"E 30.26'
S03°56'07"E 172.35'
S59°00'05"E 137.43'
S20°15'03"E 149.88'
S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)
S11°25'30"W(M) 150.00'(R=M)
S13°30'00"W(R)

N32°23'09"E 166.88'
S64°38'36"E 48.64'
N66°00'14"E 116.87'
S48°10'21"E 25.87'
S85°44'43"E 48.70'
N63°59'24"E 125.38'
S26°40'46"W 76.31'
N16°44'36"E 66.41'
N76°04'47"E 82.88'
N76°04'47"E 154.26'
S57°36'51"E 297.14'
N03°01'29"W 287.05'
S03°01'29"E 392.13'
S08°20'05"E 85.31'
N80°20'05"W 18.21'
N02°08'05"W 96.58'
S02°08'05"E 22.72'
N23°08'44"W 11.40'
S23°08'44"E 45.27'
CH=218.79' CB=N12°38'24"W R=600.00' A=219.07'
CH=116.02' CB=S07°20'36"E R=599.00' A=116.18'
CH=436.32' CB=N49°00'53"W R=500.00' A=457.50'
CH=458.13' CB=S49°00'53"E R=525.00' A=474.08'
CH=222.59' CB=N70°03'56"W R=1325.00' A=222.86'
CH=200.25' CB=N77°24'57"W R=475.00' A=201.77'
CH=15.64' CB=S61°59'51"W R=20.00' A=15.96'
CH=210.79' CB=S77°24'57"E R=500.00' A=212.39'
CH=58.84' CB=S60°27'35"E R=70.00' A=60.27'
S38°27'05"E 27.41'
N89°35'59"W 15.64'
CH=1359.13' CB=S79°05'58"E R=1300.00' A=1359.58'
CH=228.39' CB=S05°08'58"E R=215.00' A=228.73'
CH=55.84' CB=S08°38'58"E R=215.00' A=55.96'

ACCESS EASEMENT HEREBY GRANTED
WAST WATER EASEMENT HEREBY GRANTED
ACCESS EASEMENT HEREBY GRANTED

OTHER FLOOD AREAS ZONE X
SPECIAL FLOOD HAZARD AREAS ZONE AE
FLOODWAY AREAS ZONE AE
SPECIAL FLOOD HAZARD AREAS ZONE AE

B.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.
P.S.L. H.B.E.

JORIE BOULEVARD

SALT CREEK

ABBREVIATIONS

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LEGEND

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MONUMENTS NOT SET WITHIN WATER

LINE LEGEND

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PROJ. NO: 25.0054

3 OF 6

SCALE: 1" = 60'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

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AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

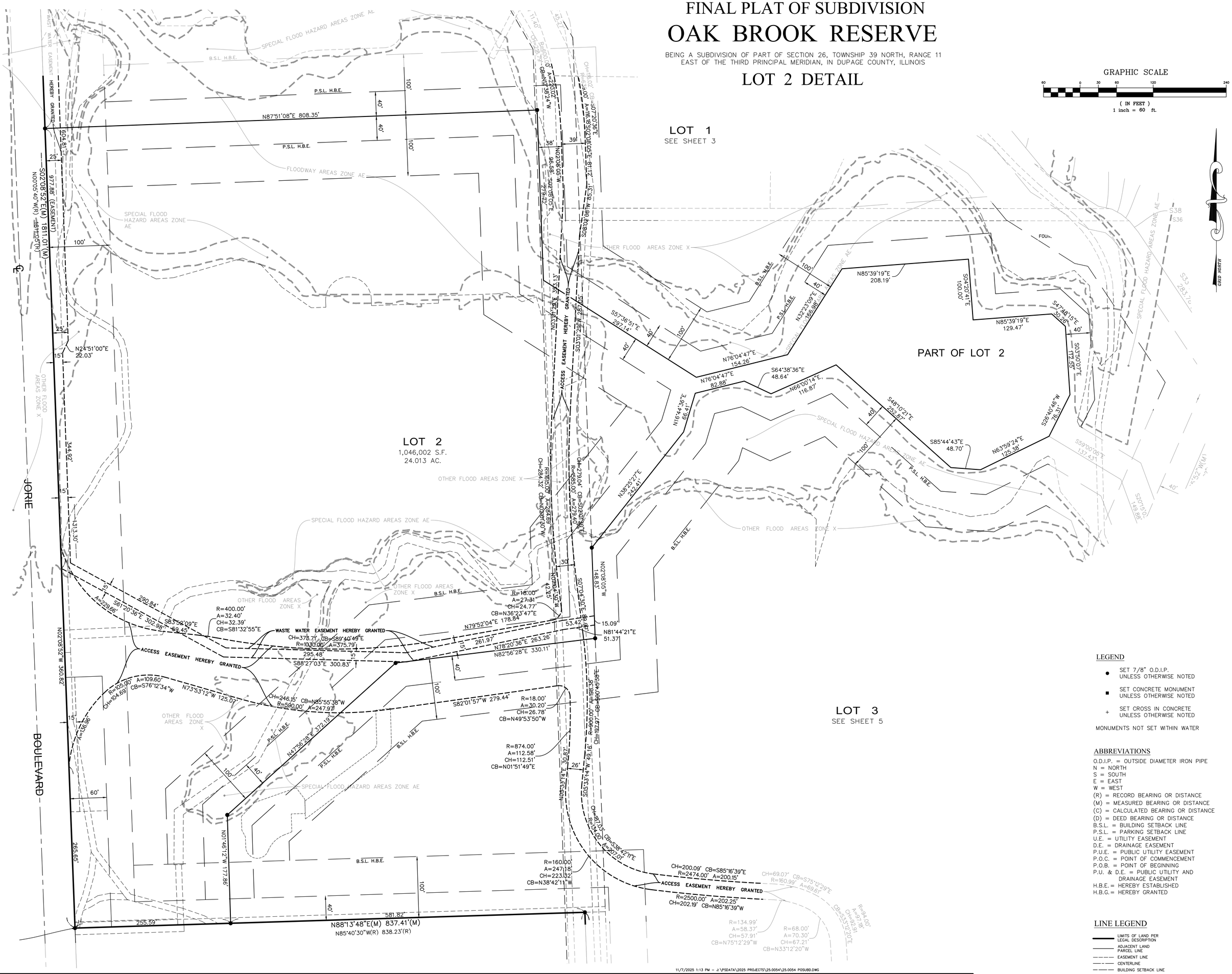
BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 2 DETAIL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



LEGEND

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- SECTION LINE
- FLOOD ZONE DIVISION LINE

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PROJ. NO. 25.0054 | 4 OF 6 | SCALE: 1" = 60'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER: Kimley»Horn

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10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER: JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

LOT 3 DETAIL

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LOT 1
SEE SHEET 3

PART OF LOT 2

LOT 2
1,046,002 S.F.
24.013 AC.

LOT 2
SEE SHEET 4

LOT 3
1,416,912 S.F.
32.529 AC.

SALT CREEK

GRID NORTH

SPECIAL FLOOD HAZARD AREAS ZONE AE

OTHER FLOOD AREAS ZONE X

FLOODWAY AREAS ZONE AE

B.S.L. H.B.E.

P.S.L. H.B.E.

ACCESS EASEMENT HEREBY GRANTED

WASTE WATER EASEMENT HEREBY GRANTED

BUILDING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

PARKING SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

SETBACK PER BUTLER GHQ SUBDIVISION HEREBY ABROGATED

PROPOSED B.S.L. H.B.E.

EXCEPTION

SET 7/8" O.D.I.P. 100.0' WESTERLY ON LINE

SET CROSS 25.00' SOUTH ON LINE EXTENDED

FOUND NAIL

FOUND REBAR 0.19' NORTH & 0.10' WEST

FOUND REBAR 0.14' WEST & HELD NORTH-SOUTH

N88°13'48"E(M) 837.41'(M)
N85°40'30"W(R) 838.23'(R)

N02°10'18"W(M) 529.16'(M)
N00°04'40"W(R) 553.61'(R)

N88°02'47"E(M)
399.16'(M)

S03°00'02"E(M)
128.10'(M)

S00°55'32"E(R)
184.96'(R=M)

S11°25'50"W(M)
150.00'(R=M)
S13°30'00"W(R)

S09°30'00"E(R)
S11°34'30"E(M)
200.00'(R=M)

S16°50'00"E(R)
S20°34'30"E(M)
200.00'(R=M)

S04°30'00"E(R)
S06°34'30"E(M)
100.00'(R=M)

S14°00'00"W(R)
S11°55'30"W(M)
100.00'(M)

S27°00'00"W(R)
S24°55'30"W(M)
200.00'(M)

S23°25'52"W(M) 337.84'(M)
S25°30'22"W(R) 337.84'(R)

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PROJ. NO.: 25.0054 | 5 OF 6 | SCALE: 1" = 60'

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DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

FINAL PLAT OF SUBDIVISION

OAK BROOK RESERVE

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 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 ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, DOWNERS GROVE* OR HINSDALE* SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, 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.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:

LOT NUMBER(S)	ELEMENTARY	HIGH SCHOOL
ALL	GRADE SCHOOL DIST 53	HIGH SCHOOL DIST 86

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

BY: _____ OWNER'S NAME AND ADDRESS

_____ _____

PRINTED NAME AND TITLE _____

_____

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT_____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____ .

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____ HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20_____

BY: _____
NAME:
TITLE:

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

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

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____ .

OWNER / ATTORNEY: _____

_____
PRINTED NAME AND TITLE

ENGINEER: _____

_____

_____

_____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD 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 THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I,_____ , VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK 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 OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
VILLAGE TREASURER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, DATED

THIS _____ DAY OF _____, 20_____ .

_____
CHAIRMAN

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____ , 20_____.

BY:_____
HIGHWAY COMMISSIONER

_____
TOWNSHIP

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, SECRETARY OF THE _____SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT _____,

THIS _____ DAY OF _____, 20_____ .

_____
SECRETARY

WASTE WATER SEWER EASEMENT PROVISIONS

A WASTE WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FLAGG CREEK WATER RECLAMATION DISTRICT FOR ALL AREAS HEREON PLATTED AND DESIGNATED "SANITARY SEWER EASEMENT"; TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE WASTE WATER SEWERS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE DISTRICT DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE DISTRICT MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "SANITARY SEWER EASEMENT"WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE SANITARY SEWER SYSTEM AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE DISTRICT IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE DISTRICT SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE DISTRICT SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

ACCESS EASEMENT

AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OVER ALL AREAS HEREON PLATTED AND DESIGNATED "ACCESS EASEMENT " FOR THE PURPOSE OF INGRESS AND EGRESS TO A PUBLIC ROADWAY.

STORM WATER DETENTION AND WATER QUALITY

FUTURE SITE IMPROVEMENTS THAT ADD OR MODIFY IMPERVIOUS COVER MAY REQUIRE NEW OR EXPANDED WATER QUALITY TREATMENT AND STORMWATER DETENTION CONTROLS. THE DEVELOPER IS REQUIRED TO OBTAIN APPROPRIATE PERMITS FROM THE VILLAGE OF OAK BROOK PRIOR TO FUTURE DEVELOPMENT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20_____ .

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20_____ , AT _____O'CLOCK _____M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____ .

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, SCOTT C. KREBS, REGISTERED ILLINOIS LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 AND LOT 2 (EXCEPT THAT PART FALLING 31ST STREET, DESCRIBED IN DOCUMENT R 2001 183464), IN BUTLER GHQ SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1980 AS DOCUMENT R80-44966, 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 PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) "OTHER FLOOD AREAS ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE A"(NO BASE FLOOD ELEVATIONS DETERMINED) AND "FLOODWAY AREAS IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT HEIGHTS) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 0179J, MAP NUMBER 17043C0179J HAVING AN EFFECTIVE DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20_____ .

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY:_____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2026

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I HEREBY DESIGNATE ANY REPRESENTATIVE OF THE VILLAGE OF OAK BROOK, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____DAY OF_____, 20_____,
AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

BY:_____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2026

11/7/2025 1:13 PM - J:\PSDATA\2025 PROJECTS\25.0054\25.0054 POSUBD.DWG

PROJ NO.: 25.0054

6 OF 6

SCALE: 1" = 100'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: OAK BROOK RESERVE

CLIENT / ENGINEER:
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, BUILDING IV, SUITE 200
AUSTIN, TX 78759
WWW.KIMLEY-HORN.COM

OWNER:
JPD OAK BROOK HOLDINGS, LLC
109 W SEVENTH ST
GEORGETOWN, TX 78626

DATE: 3/10/25 | N/A | DRAWN BY: MRA | CHECKED BY: MP | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY

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BUTLER GHQ SUBDIVISION

Book 98
Page 91

R80-44966

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS.

CORPORATE PLAZA SUB UNIT 2 (DOC NO R72 66895)

CORPORATE PLAZA SUB UNIT 1 (DOC NO R70 37311)

SLY & ELLY ROW LINE OF JORIE BLVD

VACATED JORIE BLVD (DOC NO R72-21725)

LOT 2 IN OAK BROOK INV CO ASSM'T PLAT NO 3 (DOC NO R64-26332)

NE COR OF LOT 3

CENTER OF SECTION 26

CENTER OF SECTION 25

SCALE 1"=100'

CONTINUATION (NO SCALE)

CENTERTHREAD OF SALT CREEK

LEGEND

0.00'	MEASURED DATA
(0.00')	RECORD, DEED OR PREVIOUSLY MEASURED DATA BY OTHERS*
	LIMITS OF SUBDIVISION
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER, QUARTER SECTION LINE OR CENTER LINE
	EXISTING R.O.W. LINE OR EASEMENT LINE
	EDGE OF WATER
	FLOOD PLAIN LINE
26 35	QUARTER SECTION CORNER

I.P. AT ALL CORNERS

* "BY OTHERS" AS SHOWN HEREON REFERS TO A PLAT OF SURVEY PREPARED BY CONSDER, TOWNSEND AND ASSOCIATES, DATED JUNE 7, 1977 AND KNOWN AS THEIR ORDER NO. 77-05-239.

SEE BELOW

SEE CONTINUATION ABOVE

LOT 74.480 Acs

LOT 2 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO 3 (DOC NO R64-26333)

LOT 3 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO 5 (DOC NO R64-26333)

LOT 1 IN OAK BROOK INVESTMENT COMPANY ASSESSMENT PLAT NO 5 (DOC NO R64-26333)

LOT 2 IN BUTLER COMPANY SPRING ROAD SUBDIVISION UNIT ONE (DOC NO R71 41555)

LOT ONE IN OAK BROOK VILLAGE COMMONS DOC NO R74-14102

LOT 2 7.078 Acs.±

LOT 6 IN PLAT OF LANDS OF F.D AND J.F. BUTLER (DOC NO 1070737)

AUTUMN OAKS UNIT ONE Doc No R73-5825

OAK BROOK VILLAGE GREEN SUBDIVISION Doc No R71 45495

INTN'L ASSOC OF Y'S MEN'S CLUBS ASSM'T PLAT Doc No R67-39100

HUNTERS TRAILS WEST Doc No. R75-32184

PAUL BUTLER OWNERS ASSESSMENT PLAT No 1 Doc No 154010

FORMER T.R MOULMAN PROPERTY

FOREST GATE ROAD

OAK BROOK (31ST STREET) ROAD

JORIE BLVD

SPRING ROAD

GINGER CREEK

FLOOD PLAIN LINE

WATERCOURSE DRAINAGE, ACCESS AND MAINTENANCE EASEMENT PER DOC. Nº R80 44967

15' DRAINAGE EASEMENT PER DOC No. R80-44967

10' EASEMENT PER DOC No R80-39562

20' EASEMENT PER DOC No R80-39563

10' BICYCLE & PEDESTRIAN PATH EASEMENT PER DOC. NO. R80-42105

BICYCLE AND PEDESTRIAN PATH EASEMENT PER DOC No R80-42105

15' STORM DRAINAGE EASEMENT PER DOC Nos R73-30798 & R73-43495

15' STORM DRAINAGE EASMT PER DOC No R71-28548

33' EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS (EXCEPT THE EASTERLY 10' AND THE NORTHERLY 15') AND 10' NO ACCESS EASEMENT PER DOC. NO. R80-42107

33' EASEMENT FOR INGRESS & EGRESS (DOC NO R74-14102)

66' EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE CO PER DOC NO 491058 & VACATED SPRING ROAD PER DOC Nº R74-32790 Nº R61-10729

100' BUILDING SET-BACK LINE

40' PARKING SET-BACK LINE

ROADWAY IS SUBJECT TO RESTRICTIONS PROVIDED IN ORD. No. S-409 UPON ANY DEVELOPMENT OF LOT 1.

FOR LOT 2 RESTRICTIONS SEE ABOVE

N. Line Of The S. 350' As Described In Doc. Nº R78-31533

LOT 2 RESTRICTION

RESTRICTION HEREBY DECLARED THAT LOT 2 SHALL BE KEPT, MAINTAINED AND PRESERVED IN ITS NATURAL STATE, AND, EXCEPT FOR HIKING TRAILS AND BICYCLE AND BRIDLE PATHS, THE EXISTING ROADWAY OR A REPLACEMENT THEREOF, AN ENTRANCE WAY INSTALLATION INCLUDING SIGNS, GATE, GUARD HOUSE AND VEHICULAR TURN AROUND AREA NEAR THE INTERSECTION OF SAID ROADWAY AND 31st ST., PUBLIC UTILITIES AND PUBLIC ROAD IMPROVEMENTS ALL OF WHICH SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE VILLAGE OF OAK BROOK (WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD) NO STRUCTURE OR IMPROVEMENTS OF ANY KIND, WHETHER TEMPORARY OR FERMANENT SHALL BE ERECTED OR PERMITTED ON THIS LOT, NOR SHALL ANY USE BE MADE OF ANY PORTION THEREOF, FOR VEHICULAR PARKING, THEATRICAL OR MUSICAL PRESENTATIONS OR PERFORMANCES, PICNICKING, CAMPING, OR SIMILAR ACTIVITIES.

REVISIONS CONT'D. AT RIGHT

REVISED : 11-13-79
REVISED : 11-2-79
REVISED : 5-11-79
MISC. REVISIONS : 4-16-79
REV. FLOOD PLAIN LINE : 3-9-79

REVISED: 5-16-80
REVISED: 4-17-80
REVISED: 3-19-80
REVISED: 3-12-80
REVISED: 3-6-80
REVISED: 3-5-80
REVISED: 3-4-80

BOLLINGER, LACH AND ASSOC., INC.
1010 JORIE BLVD
OAK BROOK, IL 60521
312-323-1385

REGISTERED PROFESSIONAL ENGINEERS ILLINOIS WISCONSIN INDIANA MICHIGAN

REGISTERED LAND SURVEYORS ILLINOIS WISCONSIN

1/3

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BUTLER GHQ SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK, 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 OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 7 DAY OF _____, 19__.

_____
TREASURER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 21ST DAY OF MAY, 19 [illegible].

_____
CHAIRMAN SIGNED 7-11-80

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Marianne Lorenzini, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____, 19_____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPPOVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET BY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS 24th DAY OF July, 1980

Marianne Lorenzini
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, DALE L. DURFEE JR. VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 23rd DAY OF JULY, 19 80

Dale L. Durfee Jr.

PLAT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE BOARD OF SUPERVISORS OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19_____.

_____
PLAT OFFICER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Jay C. Bennett Jr. COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MAY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 9th DAY OF July, 19 80

Jay C. Bennett Jr.
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT R80-44966 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE 6th DAY OF Aug., A.D. 1980, AT 11:15 O'CLOCK A M., AND WAS RECORDED IN BOOK 98 OF PLATS ON PAGE 91.

George R. Pudlat
RECORDER OF DEEDS

For Details of this
State Letter
See Doc R80-44966

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC UTILITY COMPANIES OPERATION UNDER FRANCHISE FROM THE VILLAGE OF OAK BROOK INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, HINSDALE SANITARY DISTRICT

AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURSS AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY, FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE OF OAK BROOK, AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

PRESIDENT

BUTLER COMPANY, AN ILLINOIS CORP, OAK BROOK, ILLINOIS
ADDRESS

DATED THIS 9TH DAY OF JULY, 1980

OWNER EFFECTIVE JULY 11, 1980 - McDONALD'S CORPORATION, A DELAWARE CORPORATION, DATED THIS 24th DAY OF July, 1980.

BY: [illegible]
VICE PRESIDENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, [illegible], A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Paul Butler PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 9th DAY OF July, 1980.

[illegible]
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNER(S) EFFECTIVE JULY 11, 1980, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 19____.

_____
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ROBERT F. WAITE, CLERK ~~SECRETARY~~ OF THE HINSDALE SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OR LAND INCLUDED IN THE PLAT.

DATED AT HINSDALE, ILLINOIS, THIS TENTH DAY OF JULY, 1980

Robert F. Waite
~~SECRETARY~~
CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, WALTER A. BOLLINGER, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-1979, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

Those parts of lots 1, 2 and 3, taken as a tract, in Oak Brook Investment Company Assessment Plat No. 3, of parts of section 26, township 39 north, range 11, east of the 3rd principal meridian according to plat thereof recorded July 23, 1964 per document No. R64-26333 lying east of Jorie Blvd., per dedications recorded August 30, 1971 per document No. R71-43495 and May 30, 1973 per document No. R73-30748 and lying south of those parts thereof described as follows:

Beginning at the northeast corner of said lot 3; thence N. 27°-50'-10" W. along the east line of said lot 2, a distance of 430.63 feet (record 430.71 feet) to an angle point in the east line of said lot 2; thence N. 0°-02'-0" E., along the east line of lot 2, a distance of 803.24 feet, more or less, to a point on the south line of Jorie Blvd. as dedicated in corporate plaza subdivision unit one, as per plat thereof recorded October 14, 1970 as document No. R70-37311, and vacated per plat of vacation recorded April 28, 1972 per document No. R72-21725, said point being 76.69 feet arc-measure along said southerly line northeasterly of the southwest corner of said Jorie Blvd.; thence southwesterly along the southerly line of said vacated Jorie Blvd., being also an arc of a circle, convex to the northwest, having a radius of 474 feet the chord thereof, having a bearing of S. 40°-46'-46" W. and a length of 76.60 feet, an arc-distance of 76.69 feet to the most southerly corner of vacated Jorie Blvd., aforesaid; thence N. 0°-02'-0" E. along the west line and the west line extended north of said vacated Jorie Blvd., a distance of 188.23 feet to the southerly line of Jorie Blvd. as dedicated in Corporate Plaza Subdivision Unit Two, as per plat thereof, recorded August 10, 1972 as document No. R72-46895; thence south and west along the southerly and easterly lines of Jorie Blvd., as dedicated per document No. R72-46895 the following two (2) curves, courses and distances: (1) southwesterly along an arc of a circle, being convex to the northwest, having a radius of 330.82 feet, the chord thereof, having a bearing of S. 39°-41'-19" W. and a length of 423.47 feet, an arc-distance of 459.54 feet to a point of tangency; (2) thence S. 0°-06'-20" E., a distance of 868.86 feet; thence S. 56°-34'-26" E., a distance of 424.59 feet; thence S. 70°-23'-58" E., a distance of 256.19 feet; thence S. 67°-57'-55" E., a distance of 40.38 feet, more or less, to a point in the easterly line of said lot 3, which point is 243.64 feet S. 27°-50'-10" E. of the northeast corner of said lot 3; thence N. 27°-50'-10" W., a distance of 243.64 feet to the place of beginning, in DuPage County, Illinois.

Also: Lot 2 in Butler Company Spring Road Subdivision Unit One, being a subdivision of part of lot 6 in Oak Brook Investment Company Assessment Plat No. 3, of part of section 26, aforesaid, according to plat thereof recorded September 17, 1971 per document No. R71-47555, in DuPage County, Illinois.

Also: Lot 4 in Oak Brook Investment Company Assessment Plat No. 3, being a subdivision of Section 26, aforesaid according to plat thereof recorded July 23, 1964 per document No. R64-26333, in DuPage County, Illinois.

Also: The lands formerly owned by T. A. Mohlman, being that part of the SE 1/4 of section 26, aforesaid described as follows: commencing at the SW corner of said SE 1/4 of Section 26; thence N. 0°-06'-20" W. measured (N. 0°14' W. deed) along the west line of said SE 1/4 of Section 26, a distance of 1,195.2 feet measured (1,195.7 feet deed) to an iron pipe for a place of beginning; thence continuing N. 0°-06'-20" W. measured (N. 0°-14' W. deed) along the west line of SE 1/4 of Section 26, a distance of 364.4 feet; thence S. 88°-13'-45" E., a distance of 660.0 feet measured (651.1 feet deed) to the centerline of vacated Spring Road; thence S. 0°-04'-55" E. along said centerline, a distance of 338.9 feet; thence N. 85°-15'-12" W. measured (N. 85°-23' W. deed), a distance of 309.5 feet measured (300.0 feet deed); thence S. 84°-59'-48" W. measured (S. 84°-52' W. deed), a distance of 352.3 feet to the place of beginning in DuPage County, Illinois.

Also: That part of lot 6 in plat of lands of F.O. and J.F. Butler, Town of York, DuPage County, Illinois, of parts of sections 25 and 26, township 39 north, range 11, east of the 3rd principal meridian as per plat thereof recorded February 13, 1912 as document No. 107037 lying west of the center thread of Salt Creek and south of the following described boundary line: commencing at the center of said section 25; thence S. 89°-44'-33" W. along the south line of the northwest 1/4 of said section 25, a distance of 937.89 feet; thence S. 0°-15'-27" E. at right angles to the last described line, a distance of 51.80 feet; thence S. 89°-44'-33" W., parallel with the north line of the southwest 1/4 of said section 25, a distance of 790.62 feet to the place of beginning of said boundary line; thence continuing S. 89°-44'-33" W. along said parallel line a distance of 898.31 feet, more or less, to a point on the west line of the southwest 1/4 of said section 25, said point being 51.80 feet S. 0°-05'-55" E. of the west quarter corner of said section 25; thence S. 89°-28'-02" W., parallel with the north line of the southeast 1/4 of said section 26, a distance of 570.75 feet to the centerthread of Salt Creek; thence southerly along the centerthread of Salt Creek the following eight (8) courses and distances: (1) S. 7°-27'-27" E., a distance of 59.91 feet; (2) thence S. 22°-59'-47" W., a distance of 402.00 feet; (3) thence S. 9°-18'-58" W., a distance of 100.98 feet; (4) thence S. 1°-41'-03" E., a distance of 92.01 feet; (5) thence S. 5°-43'-56" E., a distance of 102.84 feet; (6) thence S. 12°-54'-23" W., a distance of 200.81 feet; (7) thence S. 18°-31'-18" W., a distance of 101.79 feet; (8) thence S. 30°-37'-59" W., a distance of 164.77 feet; thence N. 31°-30'-21" W., a distance of 283.68 feet; thence N. 36°-03'-11" W., a distance of 23.38 feet; thence N. 48°-25'-50" W., a distance of 17.80 feet; thence N. 60°-15'-11" W., a distance of 18.21 feet; thence N. 76°-19'-55" W., a distance of 22.69 feet; thence N. 55°-22'-48" W., a distance of 99.73 feet; thence N. 37°-43'-26" W., a distance of 97.09 feet; thence N. 53°-55'-52" W., a distance of 658.29 feet; thence N. 67°-57'-55" W., a distance of 452.22 feet, more or less, to a point on the east line of lot 3 in Oak Brook Investment Company Assessment Plat No. 3, as per plat thereof, recorded July 23, 1964 as document No. R64-26333, said point being 243.64 feet S. 27°-50'-10" E. of the northeast corner of said lot 3, all in DuPage County, Illinois.

Also lot 2 in Oak Brook Village Green Subdivision, being a subdivision of the southwest 1/4 of section 26 and lots 1 and 5 in Oak Brook Investment Company Assessment Plat No. 3 of part of said section 26, township 39 north, range 11 east of the third principal meridian in Du Page County, Illinois.

Except therefrom all that part lying within existing Oak Brook Road (31st Street) as dedicated per document number 296980 in the Recorder's Office of Du Page County, Illinois.

Said parcel of land herein described contains 81.558 acres, more or less.

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 PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXCERCISING THE SPECIAL POWERS AUTHORISED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL AT Oak Brook, ILLINOIS, THIS 6th DAY OF March, A.D., 1980

Walter A. Bollinger

REVISED 3-6-80
REVISED: 11-2-79

BOLLINGER, LACH AND ASSOC., INC.
1010 JORIE BLVD
OAK BROOK, IL 60521
312 323-1365

REGISTERED PROFESSIONAL ENGINEERS ILLINOIS WISCONSIN INDIANA MICHIGAN
REGISTERED LAND SURVEYORS ILLINOIS WISCONSIN

2/3

UNOFFICIAL COPY

R80-44966

TOPOGRAPHIC MAP

BUTLER GHQ SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 26 , TOWNSHIP 39 NORTH , RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF OAK BROOK , DuPAGE COUNTY , ILLINOIS.



BENCH MARK — BENT R.R. SPIKE IN P.P. @ N.E. CORNER OF 31st ST. & SPRING RD., ELEV. = 696.83

STATE OF ILLINOIS)
) ss
COUNTY OF DU PAGE)

I, WALTER A. BOLLINGER, ILLINOIS REGISTERED LAND SURVEYOR, NO. 35-1979, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY PREFORMED AT AND UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL AT Oak Brook, ILLINOIS, THIS 12th DAY OF March, A.D. 19 80.

Walter A. Bollinger

WALTER A. BOLLINGER REGISTERED LAND SURVEYOR 35-1979 ILLINOIS

Revised: 3-12-80
Revised: 11-2-79

3/3

BOLLINGER, LACH AND ASSOC., INC.
1010 JORIE BLVD.
OAK BROOK, IL 60521
312-323-1385

REGISTERED PROFESSIONAL ENGINEERS ILLINOIS WISCONSIN INDIANA MICHIGAN
REGISTERED LAND SURVEYORS ILLINOIS, WISCONSIN

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: July 30, 2026

CASE NO: 2026-9-SR-FP & 2026-12-ZO-VAR

DESCRIPTION: Final Plat – Plat of Consolidation to combine two (2) lots into one lot. Variation for a final lot of less than required lot size.

PETITIONER: Maria Vanessa Favia
425 West Main Street
St. Charles, IL 60174

ADDRESS: 3608 & 3610 York Road

EXISTING ZONING: R-2 Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: R-2, Single-Family Detached Residence District, single-family homes.

South: Same. Luthin Road is to the immediate south of the property.

East: R-3, Single-Family Detached Residence District, single-family homes. York Road is to the immediate east of the property.

West: Same

DISCUSSION: Maria Vanessa Favia, Vanessa Favia LTD with the consent of the property owner, has submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. The applicant is additionally requesting a variation for the lot size requirement for R-2 zoning district. When combined, a single lot of approximately .79 acres (or 34,607 SF) will be created.

Property at 3608 York Road has a single-family residence and property at 3610 York Road has a single-family residence with a detached garage. The minimum required lot area in the R-2 district is 1 acre (or 43,560 SF). The proposal complies with other Subdivision and Zoning Ordinance regulations.

STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in October, 1962.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 34,607 SF.
- The proposal does not meet the minimum lot size requirement for the R-2 Single-Family Detached Residence District; however, it complies with the district's lot frontage and setback standards. The applicant is requesting a zoning variation to allow a reduced lot size. The existing homes on the subject lots are in disrepair, and combining the lots will not increase residential density within the District. Furthermore, larger lots are generally more desirable for providing additional open space and improving overall neighborhood character.
- The side and rear property lines abut R-2**,** Single-Family Detached Residence District.
- The proposed consolidated lot will have one address, 3610 York Road.
- Staff notes that relief will be given to the following items as they are not required as a part of the lot consolidation:
    - Street and pavement width. Relief from Section 14-6-3(A)(2) of the Village Code to allow the pre-existing streets.
    - Curb and gutter. Relief from Section 14-6-3(A)(3) of the Village Code requirement of curbs and gutters.
    - Street lighting. Relief from Section 14-6-3(F) of the Village Code to provide street lighting.
- A bike path easement should be included on the Final Plat. An easement was granted as part of the approval of the subdivision directly south of Luthin, in addition it is called for within the Village's Shared-Use Path Plan.

Please see the materials provided by the petitioner in the case file for a more detailed description of this request.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a final plat of consolidation and determine if it is in compliance with the Village's comprehensive plan, zoning ordinance and other applicable ordinances.

Additionally, the Planning & Zoning Commission (P&Z) has the responsibility to make a recommendation on requests for variation. Please include in your consideration your findings with respect to the standards specified in the Zoning Ordinance for a variation. The materials submitted by the applicant specifically address these standards (see the case file). Those standards are:

"Section 13-14-6 D". Standards:

1. The Planning and Zoning Commission shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:

a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

b. The plight of the owner is due to unique circumstances.

c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:

a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.

c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property."

CONCLUSION:

Staff has reviewed the 3608 & 3610 York Road Consolidation Plat, variation request and recommends approval of the plat and variation subject to final engineering review and approval.

If the Planning & Zoning Commission (P & Z) concurs with the staff recommendation and is of the opinion that the final plat of consolidation complies with the Village's comprehensive plan, zoning ordinance, and the subdivision regulations, I would ask that the Commission provide an affirmative recommendation to approve the Plat of Consolidation subject to the following below. If the P&Z Commission is of the opinion that the applicant has satisfied the requirements for the

requested variations to the R-2 Zoning District Regulations, a recommendation would be in order to approve the request subject to the following conditions:

1) Final engineering review and approval.
2) Recording of the document by Village Staff.
3) Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Please contact me if you have any questions or need additional information.

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner

VILLAGE OF OAK BROOK Illinois

BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523

July 20, 2026

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a variation to the Zoning Regulations.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission* ..... 6:30 p.m., Wednesday, August 5, 2026
Board of Trustees Meeting.....7:00 p.m., Tuesday, September 8, 2026***

*Public Hearing Body – Variation
*** Pending P&Z

The application has been filed by:	Vanessa Favia Vanessa Favia LTD 425 W Main St St. Charles, IL 60174
The property in question is located at:	3608 and 3610 York Rd Oak Brook, IL 60523
Relationship of applicant to property:	Representative

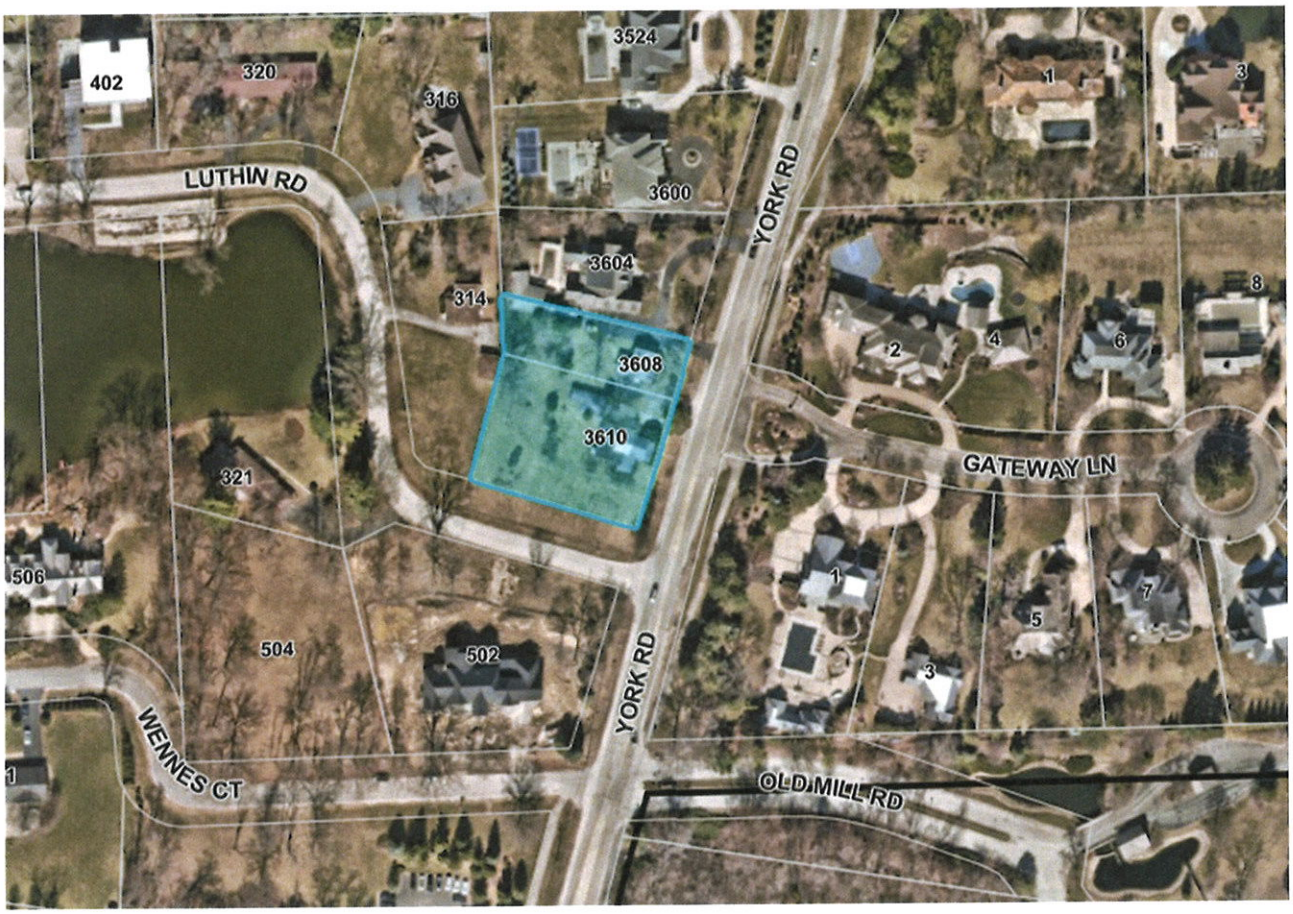
The petitioner is requesting a final plat of consolidation for two parcels. In addition to the consolidation, they are seeking a variation to allow the consolidated lot to be approximately .8 acres instead of the 1-acre requirement in the R-2 District.

For more detailed information of the request, please contact the Development Services Department at 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

[redacted]

Rebecca Von Drasek
Development Services Director
RV/cc



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property.

The Village of Oak Brook, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 630-368-5010 as soon as possible before the meeting date.

All meetings are held in the Samuel E. Dean Board Room of the Oak Brook Village Hall, Butler Government Center located at 1200 Oak Brook Road (31st Street) and Spring Road, Oak Brook, Illinois.

Record No: SD-26-4

Subdivision Application

Status: Active

Submitted On: 6/17/2026

Primary Location

3608 YORK RD
OAK BROOK, IL 60523

Owner

York Real Estate LLC
W. Warren Blvd 1519
Chicago, IL 60607

Applicant

Maria Vanessa Favia
[redacted]
[redacted]
425 West Main Street
St. Charles, IL 60174

Project Information

Subdivision Type*

Final Plat of Consolidation and/or Plat of Vacation

Subdivision Title*

3608 & 3610 York Road Consolidation

Date Filed*

06/19/2026

Village Code Info

Number of Street Frontages for Public Hearing Signs*

2

General Location and Legal Address of Property to be Subdivided*

Residential

Are you seeking any variation (relief) to the subdivision regulations?*

No

If YES, list the specific section in the Subdivision Regulations and attach a detailed explanation of the relief you are seeking:

Relationship of Applicant to Property Owner*

Agent

Owner of Record*

York Real Estate, LLC

Phone*

773-610-6222

Address*

1519 W. Warren Blvd Unit 503 PMB 101

City, State, Zip*

Chicago, IL 60607

Is the property in Trust?*

No

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.*

M. Vanessa Favia
Jun 15, 2026

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS This plat contains the entire contiguous undeveloped land area in which I have any interest.*

M. Vanessa Favia
Jun 15, 2026

Sizing by Land Use Category

Number of Lots by Type*

Residential

Number of Lots*

1

Number of Acres by Type*	Number of Acres*
Residential	0.7945

Number of Square Feet by Type*	Number of Square Feet*
Residential	34607

VANESSA FAVIA LTD
ATTORNEYS AT LAW

Vanessa Favia
Brittany Rogalla

Office: 331-223-4LAW (4529)
Fax: 331-901-5288
info@VF.legal
www.VF.legal

June 16, 2026

RE: 3608 and 3610 York Road – YR10 Resubdivision

Applicant: York Real Estate LLC

To Whom This May Concern:

This application seeks approval of a Final Plat of Consolidation for the properties commonly known as 3608 and 3610 York Road, Oak Brook, Illinois.

The purpose of the application is to combine the existing parcels into one lot in accordance with the attached Final Plat entitled "YR10 Resubdivision" prepared by Brian Malone, PE, PLS.

No variation or relief from the Village's subdivision regulations is requested.

The resulting parcel will continue to be used for residential purposes. Engineering and survey work have been completed, and the proposed consolidation will create a single residential lot containing approximately 34,607 square feet (0.7945 acres).

Applicant respectfully requests approval of the Final Plat of Consolidation.

Respectfully submitted,

M. Vanessa Favia
VF Law, Ltd.
Attorney for Applicant

OWNER AUTHORIZATION

York Real Estate LLC, an Illinois limited liability company, owner of the real property commonly known as 3608 and 3610 York Road, Oak Brook, Illinois, hereby authorizes M. Vanessa Favia and VF Law, Ltd. to prepare, execute, and submit applications and supporting materials to the Village of Oak Brook relating to the proposed consolidation of the subject property.

6/15/2026
Dated: June ___, 2026.

[redacted]AL ESTATE LLC

[redacted]
ID tnGoadeSvs8cBWUNSsisT9JN

By: ___ Ali Asmi, Manager

eSignature Details

Signer ID: **tnGpadeSvs8cBWUNS5isT9JN**
Signed by: Ali Asmi
Sent to email: [redacted]
IP Address: 172.59.187.86
Signed at: Jun 15 2026, 5:50 pm CDT

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-36-400-010
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

1

ON OR BEFORE:	PAY:
JUN 01, 2026	3,173.53

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	3,173.53
JUL 1 THRU 31	3,220.43
AUG 1 THRU 31	3,267.33
SEP 1 THRU 30	3,314.23
OCT 1 THRU 31	3,361.13
NOV 1 THRU 18	3,408.03

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10636400010661090000312663 81

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-36-400-010
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

2

ON OR BEFORE:	PAY:
SEP 01, 2026	3,126.63

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	3,173.53
OCT 1 THRU 31	3,220.43
* NOV 1 THRU 18	3,277.33

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20636400010661090000312663 82

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	101.72	COUNTY OF DU PAGE	0.0775	102.18
0.0165	20.18	PENSION FUND	0.0152	20.04
0.0250	30.56	HEALTH DEPARTMENT	0.0276	36.40
0.0114	13.94	PENSION FUND	0.0062	8.18
0.1213	148.28	FOREST PRESERVE DIST	0.1165	153.62
0.0097	11.86	PENSION FUND	0.0064	8.44
0.0122	14.92	DU PAGE AIRPORT AUTH	0.0113	14.90
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0425	51.96	YORK TOWNSHIP	0.0412	54.32
0.0020	2.44	PENSION FUND	0.0018	2.38
NO LEVY	0.00	YORK TWP MENTAL HLTH	0.0165	21.76
0.0443	54.16	YORK TWP ROAD	0.0430	56.70
0.0008	0.98	PENSION FUND	0.0005	0.66
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	347.42	OAK BROOK PARK DIST	0.2724	359.20
0.0219	26.78	PENSION FUND	0.0218	28.74
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.4215	2,960.34	GRADE SCHL DIST 181	2.2855	3,013.68
0.0434	53.06	PENSION FUND	0.0686	90.46
1.5964	1,951.64	HIGH SCHOOL DIST 86	1.5317	2,019.72
0.0366	44.74	PENSION FUND	0.0299	39.42
0.1794	219.32	COLLEGE DU PAGE 502	0.1687	222.46
		** TIF **		
4.9523	6,054.30	TOTALS	4.7423	6,253.26
2024	**122,252**	**Assessed Value**	**2025**	**131,861**

Mailed to:
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

Property Location:
3608 YORK RD
OAK BROOK IL 60521

Township Assessor:
YORK
630-627-3354

Tax Code:
6109

Property Index Number:
06-36-400-010

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST DUE ON June 01, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	395,600
Land Value	68,327
+ Building Value	63,534
= Assessed Value	**131,861 ***
x State Multiplier	1.0000
- Equalized Value	131,861
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	131,861
x Tax Rate	4.7423
= Total Tax Due	6,253.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/15/26	6,300.16

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-36-400-011
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

1

ON OR BEFORE:	PAY:
JUN 01, 2026	5,542.57

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	5,542.57
JUL 1 THRU 31	5,624.48
AUG 1 THRU 31	5,706.39
SEP 1 THRU 30	5,788.30
OCT 1 THRU 31	5,870.21
NOV 1 THRU 18	5,952.12

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10636400011461090000546066 21

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-36-400-011
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

2

ON OR BEFORE:	PAY:
SEP 01, 2026	5,460.66

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	5,542.57
OCT 1 THRU 31	5,624.48
* NOV 1 THRU 18	5,716.39

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20636400011461090000546066 22

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	177.16	COUNTY OF DU PAGE	0.0775	178.48
0.0165	35.14	PENSION FUND	0.0152	35.00
0.0250	53.24	HEALTH DEPARTMENT	0.0276	63.56
0.0114	24.28	PENSION FUND	0.0062	14.28
0.1213	258.28	FOREST PRESERVE DIST	0.1165	268.30
0.0097	20.66	PENSION FUND	0.0064	14.74
0.0122	25.98	DU PAGE AIRPORT AUTH	0.0113	26.02
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0425	90.50	YORK TOWNSHIP	0.0412	94.88
0.0020	4.26	PENSION FUND	0.0018	4.14
NO LEVY	0.00	YORK TWP MENTAL HLTH	0.0165	38.00
0.0443	94.32	YORK TWP ROAD	0.0430	99.02
0.0008	1.70	PENSION FUND	0.0005	1.16
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	605.14	OAK BROOK PARK DIST	0.2724	627.34
0.0219	46.64	PENSION FUND	0.0218	50.20
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.4215	5,156.10	GRADE SCHL DIST 181	2.2855	5,263.42
0.0434	92.42	PENSION FUND	0.0686	157.98
1.5964	3,399.20	HIGH SCHOOL DIST 86	1.5317	3,527.44
0.0366	77.94	PENSION FUND	0.0299	68.86
0.1794	382.00	COLLEGE DU PAGE 502	0.1687	388.50
		** TIF **		
4.9523	10,544.96	TOTALS	4.7423	10,921.32
2024	**220,930**	**Assessed Value**	**2025**	**238,296**

Mailed to:
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

Property Location:
3610 YORK RD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6109

Property Index Number:
06-36-400-011

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST DUE ON June 01, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	715,000
Land Value	151,959
+ Building Value	86,337
= Assessed Value	**238,296 ***
x State Multiplier	1.0000
- Equalized Value	238,296
- Residential Exemption	8,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	230,296
x Tax Rate	4.7423
= Total Tax Due	10,921.32
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/15/26	11,003.23

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-36-400-010
2. Common Address: 3608 York Rd, Oakbrook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:
06-36-400-010; 3608 York Rd, Oakbrook, IL 60523

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Atty Favia also reviewed the Fidelity title commitment from the closing in 2025 Vicky

Atty Favia handled the closing in 2025. Only First name of Contact is required. Date called: June 16, 2026

I verify that the information provided above is accurate.

M. Vanessa Favia [redacted]

Printed Name **Signature**

Date **Relationship to Applicant:**

June 16, 2026 Attorney Agent for the property owner

3608 YORK ROAD, OAK BROOK IL 60523

CURRENT LEGAL DESCRIPTION
PIN 06-36-400-010

PARCEL 1:
LOT 1 IN A. W. RETZELS PLAT OF SURVEY OF THAT PART OF THE SOUTH EAST 1/4 SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTH WEST CORNER OF SAID SOUTH EAST QUARTER AND RUNNING THENCE SOUTH ALONG THE WEST LINE OFSAID QUARTER, 506.7 FEET; THENCE NORTH 89 DEGREES 33 MINUTES EAST, 336.8 FEET TO AN IRON PIPE,THENCE SOUTH 0 DEGREES 04 MINUTES WEST ALONG AN OLD FENCE, 351.61 FEET TO THE SOUTH WEST CORNER OF LOT 5 OF YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 12 FOR A PLACE OFBEGINNING; THENCE SOUTH 70 DEGREES 45 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT,213.20 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE SOUTH 18 DEGREES 38 MINUTES WESTALONG THE CENTER LINE OF YORK ROAD, AS MONUMENTED, 135.16 FEET; THENCE NORTH 70 DEGREES 45MINUTES WEST, PARALLEL WITH SAID SOUTHERLY LINE OF LOT 5, 213.2 FEET; THENCE NORTH 18 DEGREES 39 MINUTES EAST, PARALLEL WITH THE CENTER LINE OF YORK ROAD, 135.16 FEET TO THE PLACE OFBEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PROPOSED LEGAL DESCRIPTION

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946, AS DOCUMENT 494053, IN DUPAGE: COUNTY, ILLINOIS. ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE: SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE: 11, EAST OF THE: THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948, AS DOCUMENT 541222, IN DUPAGE: COUNTY, ILLINOIS.

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-36-400-011
2. Common Address: 3610 York Rd, Oakbrook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

06-36-400-011; 3610 York Rd, Oakbrook, IL 60523

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Atty Favia also reviewed the Fidelity title commitment from the closing in 2025 Vicky
Atty Favia handled the closing in 2025.

Only First name of Contact is required. Date called: June 16th, 2026

I verify that the information provided above is accurate.

M. Vanessa Favia

Printed Name **Signature**

Date

June 16, 2026

Relationship to Applicant:

Attorney Agent for the property owner

3610 YORK ROAD, OAK BROOK IL 60523

CURRENT LEGAL DESCRIPTION
PIN 06-36-400-011

PARCEL 2:
TRACT 5 IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS

PROPOSED LEGAL DESCRIPTION

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946, AS DOCUMENT 494053, IN DUPAGE: COUNTY, ILLINOIS. ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE: SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE: 11, EAST OF THE: THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948, AS DOCUMENT 541222, IN DUPAGE: COUNTY, ILLINOIS.

PIN	BILLNAME	BILLSTNUM	BILLSTNAME	BILLAPT	BILLCITY	BILLSTATE	BILLZIP	PROPSTNAME	PROPAPT	PROPCITY
636400010	CHGO TITLE LAND TR CO		16 IROQUOIS		CLARENDON HILLS	IL	60514	3608 YORK RD		OAK BROOK
636400009	WOLLENSAK, DANIEL & ALYCE		3604 YORK RD		OAK BROOK	IL	60523	3604 S YORK RD		OAK BROOK
636400011	RETZEL, DOROTHY F		16 IROQUOIS DR		CLARENDON HILLS	IL	60514	3610 YORK RD		OAK BROOK
636400004	BRILLIANT MANAGEMENT LLC		133 RUMSEY PL		WESTMONT	IL	60559	314 LUTHIN RD		OAK BROOK
636401005	TR #9002346770		3824 YORK RD 2ND FLOOR		OAK BROOK	IL	60523	502 WENNES CT		OAK BROOK
636404036	GATEWAY HOMEOWWNERS ASSN		224 POWELL AVE		CLARENDON HILLS	IL	60514	GATEWAY LN		OAK BROOK
636404041	REVELLOTIS, GEORGE M		2 GATEWAY LN		OAK BROOK	IL	60523	2 GATEWAY LN		OAK BROOK
636404035	BARBARA, FRED B		1 GATEWAY LN		OAK BROOK	IL	60523	1 GATEWAY LN		OAK BROOK
636400003	HADDEN, PAUL		316 LUTHIN RD		OAK BROOK	IL	60523	316 LUTHIN RD		OAK BROOK
636400008	RAGHUVIR, RASHMI & R		3600 YORK RD		OAK BROOK	IL	60523	3600 YORK RD		OAK BROOK
636401001	GIRGIS, RITA K		506 WENNES CT		OAK BROOK	IL	60523	321 LUTHIN RD		OAK BROOK
636401004	CTLTC NS11-12497		3824 YORK RD		OAK BROOK	IL	60523	YORK RD		OAK BROOK
636404059	ABDELHADY, K & S AWAD		1 OAK CT		OAK BROOK	IL	60523	1 OAK CT		OAK BROOK
636400007	ANEES, NAUMAN & RABYA		3524 YORK RD		OAK BROOK	IL	60523	3524 YORK RD		OAK BROOK
636400002	BULIN, JEFFREY J		320 LUTHIN RD		OAK BROOK	IL	60523	320 LUTHIN RD		OAK BROOK
636404034	BARBARA, FRED B		1 GATEWAY LN		OAK BROOK	IL	60523	3 GATEWAY LN		OAK BROOK
636400018	LOVELACE, JAMES & ANNETTE		2 MILL GATE LN		OAK BROOK	IL	60523	2 MILL GATE LN		OAK BROOK
636404065	GRAUE MILL HOMEOWNERS		115 S VINE ST		HINSDALE	IL	60521	ROAD D		HINSDALE
636402001	3702 S YORK RD LLC		4 YORK LAKE CT		OAK BROOK	IL	60523	3702 YORK RD		OAK BROOK
636304015	GIRGIS, RITA K		506 WENNES CT		OAK BROOK	IL	60523	506 WENNES CT		OAK BROOK
636404020	FOREST PRESERVE DIST		P O BOX 5000		WHEATON	IL	60189	YORK RD		HINSDALE
636400016	WELLS, ANDREW & REBECCA		3516 YORK RD		OAK BROOK	IL	60523	3516 YORK RD		OAK BROOK
636404033	TRAGAS, L & A VALENCIANO		5 GATEWAY LN		OAK BROOK	IL	60523	5 GATEWAY LN		OAK BROOK

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed** and applicant.

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
Girgis, Rita K	506 Wemes Ct. Oak Brook IL, 60523	321 Luthin Rd. Oak Brook, IL 60523	06364o1001
Barbara, Fred B	1 Gateway LN. Oak Brook IL, 60523	1 Gateway Ln. Oak Brook, IL 60523	0636404035
TR #9002346770	3824 York RD 2ND Floor Oak Brook, IL, 60523	502 Wemes CT Oak Brook, IL 60523	063640p05
Bulin, Jeffrey J	320 Luthin Rd. Oak Brook, IL 60523	320 Luthin Rd. Oak Brook, IL 60523	0636400002
CHGO Title Land TR Co	16 Iroquois Clarendon Hills, IL 60514	3608 York Rd. Oak Brook, 60523	0636400010
Wollensak, Daniel & Alice	3604 York Rd. Oak Brook, IL 60523	3604 S York Rd. Oak Brook, IL 60523	06360009
Retzel, Dorothy F	16 Iroquois Dr. Clarendon Hills, IL 60514	3610 York Rd, Oak Brook, IL 60523	063640011
Brilliant Management LLC	133 Rumsey PL Westmont, IL 60559	314 Luthin Rd. Oak Brook, IL 60523	0636400004
Gateway Homeowners Assn	224 Powell Ave Clarendon Hills, IL 60514	Gateway LN Oak Brook, IL 60523	0636404038
Revellotis, George M	2 Gateway LN Oak Brook, IL 60523	2 Gateway LN Oak Brook, IL 60523	0636404041
Hadden, Paul	316 Luthin Rd Oak Brook, IL 60523	316 Luthin Rd Oak Brook, IL 60523	0636400003
Raghuvir, Rashmi & R	3600 York Rd Oak Brook, IL 60523	3600 York Rd Oak Brook, IL 60523	0636400008
CTLTC N512-12497	3824 York Rd Oak Brook, IL 60523	3824 York Rd Oak Brook, IL 60523	0636401004
Abdelhady, K&S Awad	1 Oak Ct. Oak Brook, IL 60523	1 Oak Ct. Oak Brook, IL 60523	0636404059
Anees, Nauman & Rabya	3524 York Rd. Oak Brook, IL 60823	3524 York Rd. Oak Brook, IL 60523	0636400007
Barbara, Fred B	1 Gateway LN, Oak Brook, IL 60523	3 Gateway LN Oak Brook, IL 60523	0636404034
Lovelace, James & Anette	2 Mill Gate LN Oak Brook, IL 60523	2 Mill Gate LN Oak Brook, IL 60523	0636400018
Grove Mill Homeowners	115 S Vine St. Hinsdale, IL 60521	Road D Hinsdale	0636404065

(Attach additional sheets if necessary)

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed** and applicant.

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
3702 S York Rd LLC	4 York Lake Ct. Oak Brook, IL 60523	3702 York Rd. Oak Brook, IL 60523	06364020001
Girgis, Rita K	506 Wennes Ct. Oak Brook, IL 60523	506 Wennes Ct. Oak Brook, IL 60523	06363040015
Forest Preserve Dist.	PO Box 5000 Wheaton, IL 60189	York Rd, Hinsdale	06364040020
Wells, Andrew & Rebecca	3516 York Rd. Oak Brook, IL 60523	3516 York Rd. Oak Brook, IL 60523	06364000016
Tragas, L & A Valenciano	5 Gateway Ln. Oak Brook, IL 60523	5 Gateway Ln. Oak Brook, IL 60523	06364040033

(Attach additional sheets if necessary)

Certification
Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

York Real Estate LLC		M. Vanessa Favia	
Printed Name of Owner		Printed Name of Applicant	
[redacted] ID nVynZsvutf2tpGrpFMEcW1PX	June 17, 2026	[redacted]	June 17, 2026
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

York Real Estate LLC	Ali Asmi	773-610-6222
Print Name/Company	Contact Person	Contact Phone
1519 W. Warren Blvd Unit 503 PMB 101, Chicago, IL 60607		630-930-8295
Address To be Billed		Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

eSignature Details

Signer ID:	**nVynZsvutf2tpGrpFMEcW1PX**
Signed by:	Ali Asmi
Sent to email:	[redacted]
IP Address:	172.59.189.74
Signed at:	Jun 17 2026, 12:56 pm CDT

CHGO TITLE LAND TR CO
16 IROQUOIS
CLARENDON HILLS, IL 60514

WOLLENSAK, DANIEL & ALYCE
3604 YORK RD
OAK BROOK, IL 60523

RETZEL, DOROTHY F
16 IROQUOIS DR
CLARENDON HILLS, IL 60514

BRILLIANT MANAGEMENT LLC
133 RUMSEY PL
WESTMONT, IL 60559

TR #9002346770
3824 YORK RD 2ND FLOOR
OAK BROOK, IL 60523

GATEWAY HOMEOWWNERS ASSN
224 POWELL AVE
CLARENDON HILLS, IL 60514

REVELLOTIS, GEORGE M
2 GATEWAY LN
OAK BROOK, IL 60523

BARBARA, FRED B
1 GATEWAY LN
OAK BROOK, IL 60523

HADDEN, PAUL
316 LUTHIN RD
OAK BROOK, IL 60523

RAGHUVIR, RASHMI & R
3600 YORK RD
OAK BROOK, IL 60523

GIRGIS, RITA K
506 WENNES CT
OAK BROOK, IL 60523

CTLTC NS11-12497
3824 YORK RD
OAK BROOK, IL 60523

ABDELHADY, K & S AWAD
1 OAK CT
OAK BROOK, IL 60523

ANEES, NAUMAN & RABYA
3524 YORK RD
OAK BROOK, IL 60523

BULIN, JEFFREY J
320 LUTHIN RD
OAK BROOK, IL 60523

BARBARA, FRED B
1 GATEWAY LN
OAK BROOK, IL 60523

LOVELACE, JAMES & ANNETTE
2 MILL GATE LN
OAK BROOK, IL 60523

GRAUE MILL HOMEOWNERS
115 S VINE ST
HINSDALE, IL 60521

3702 S YORK RD LLC
4 YORK LAKE CT
OAK BROOK, IL 60523

GIRGIS, RITA K
506 WENNES CT
OAK BROOK, IL 60523

FOREST PRESERVE DIST
P O BOX 5000
WHEATON, IL 60189

WELLS, ANDREW & REBECCA
3516 YORK RD
OAK BROOK, IL 60523

TRAGAS, L & A VALENCIANO
5 GATEWAY LN
OAK BROOK, IL 60523

July 20, 2026

VILLAGE OF OAK BROOK – SUBDIVISION ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3608 York Road	SD 26 4	2	-

EZA Engineering received the following permit submittal documents on July 17, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of YR10 Resubdivision	Martin M. Engineering	1	7-15-26

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

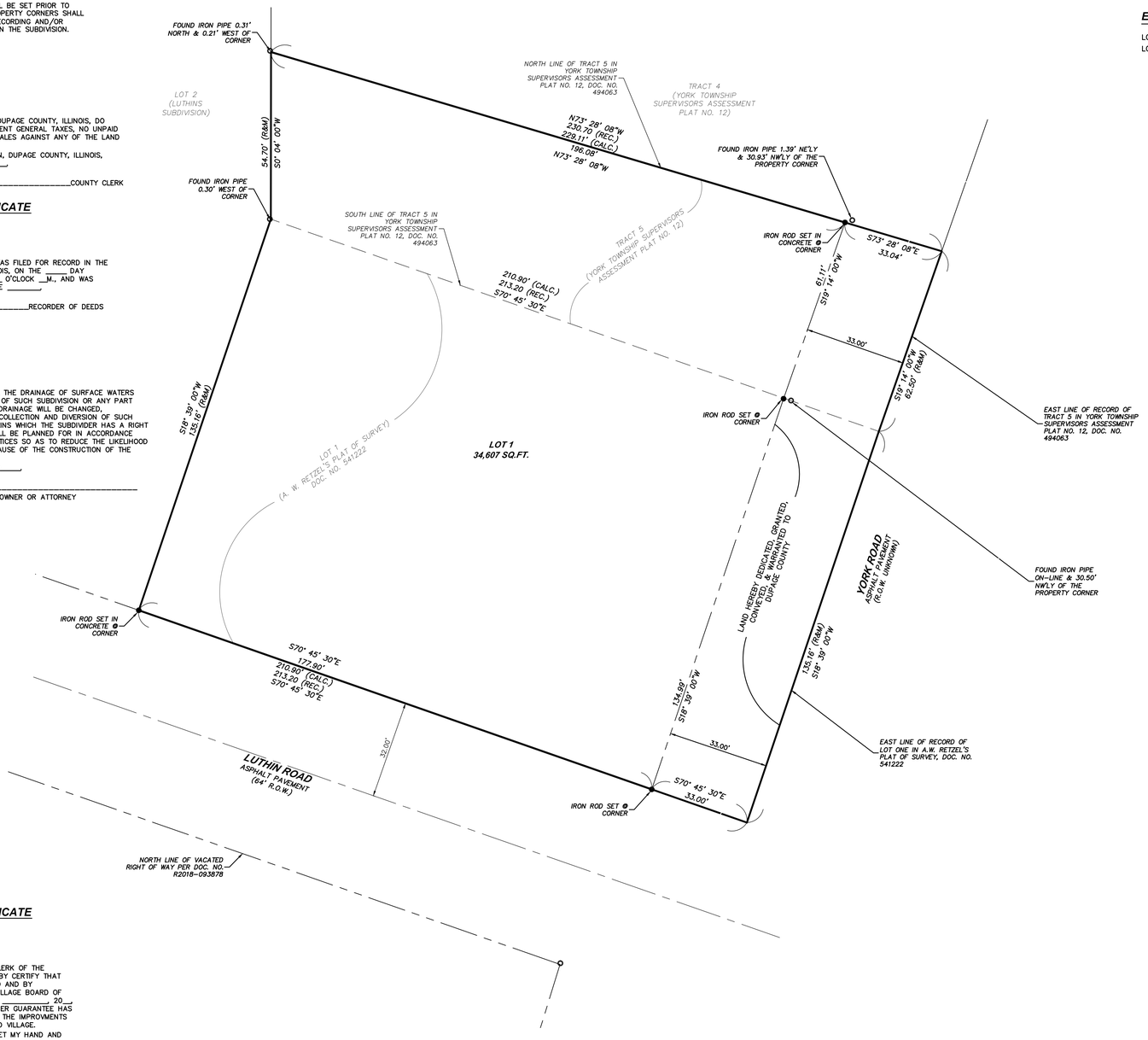
GENERAL COMMENTS

1. Add **PRELIMINARY PLAT** to the Plat of Survey/Ex. Topography & Removal Plan in bold letters as this document (one sheet only, doesn't include the Grading & Utility Plan) will serve as the required Preliminary Plat for the subdivision. A requirement of this subdivision is to demolish all structures (residences, detached garage). The land will be required to be graded to match existing site drainage patterns, in the event that a new residence is not constructed.
2. Add a **Submitted By:** (name and mailing address) to the final plat.
3. The above comments are required to be addressed prior to printing the mylar and collecting signatures on necessary certificates.

FINAL PLAT OF YR10 RESUBDIVISION

OF

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS.
ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.



LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CROSS IN CONCRETE
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
REC.	RECORD MEASUREMENT
MEAS.	MEASURED MEASUREMENT

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER FLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.
ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, FLAGG CREEK SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, 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. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.
ADDRESS: 3608 YORK ROAD
DATED THIS _____ DAY OF _____, 20____.

_____OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

_____NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE YR10 SUBDIVISION, AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:
SCHOOL DISTRICTS

LOT NUMBER(S)	ELEMENTARY	HIGH SCHOOL	COMM COLLEGE
1	DIST. 181	DIST. 86	COLLEGE OF DUPAGE 502

DATED THIS _____ DAY OF _____, 20_____.
3608 YORK ROAD

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK 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 OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

_____TREASURER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, BRIAN MALONE, A REGISTERED ILLINOIS LAND SURVEYOR NUMBER 035.003974, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

REGISTERED ILLINOIS LAND SURVEYOR_____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003974

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BRIAN M. MALONE
035.003974
PROFESSIONAL LAND SURVEYOR
MOKENA
STATE OF ILLINOIS

LICENSE EXPIRES 11/30/26
PROFESSIONAL DESIGN FIRM NO.
184.005285-0010

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

_____COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS _____ DAY OF _____, 20____.

_____ _____
ENGINEER OWNER OR ATTORNEY

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD 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 IMPROVMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.
IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS _____ DAY OF _____, 20_____.

_____VILLAGE CLERK

PROPERTY ADDRESS

3608 YORK ROAD
OAK BROOK, IL 60523

AREA OF CONSOLIDATION

LOT 1: 34,607 SQUARE FEET MORE OR LESS

EXISTING PIN NUMBERS

LOT 1: 06-36-400-010
LOT 5: 06-36-400-011

THIS PLAT HAS BEEN SUBMITTED BY:

MARTIN M. ENGINEERING, INC.
20123 OAKWOOD DRIVE
MOKENA, IL 60448

PLEASE RETURN THE RECORDED PLAT TO THE ABOVE MAILING ADDRESS UPON RECORDING.

PLANNING AND ZONING COMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20____.

_____CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

_____VILLAGE ENGINEER

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
DATED THIS _____ DAY OF _____, 20____.

_____COUNTY ENGINEER

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, EXECUTIVE DIRECTOR OF THE FLAGG CREEK WATER RECLAMATION DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED THIS _____ DAY OF _____, 20____.

_____EXECUTIVE DIRECTOR

GRAPHIC SCALE

20 0 10 20
(IN FEET)
1 INCH = 20 ft.

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

ORDERED BY: ANUM ALI ASMI
SCALE: 1"=20' JOB NO. 26-060 PLAT OF RESUBDIVISION
BASIS OF BEARINGS: THE WEST LINE OF THE RECORD PLAT OF SUBDIVISION FOR LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS
REVISION DATE: 07/15/26: REVISED CERTIFICATES PER VILLAGE COMMENTS
REVISION DATE: 07/23/26: CHANGED THE WORDS "PREPARED BY" TO "SUBMITTED BY"

GRADING & UTILITY PLAN

LOT 1 IN YR10 SUBDIVISION, BEING A RESUBDIVISION OF TRACT 5 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 12, AND LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, BEING IN A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGEND FOR OBJECTS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	CATCH BASIN	
	OPEN LID MANHOLE	
	CLOSED LID MANHOLE	
	INLET	
W	WATER MAIN	W
	VALVE	
	HYDRANT	
	FLARED END	
	STREET LIGHT	
	UTILITY POLE	
B	B-BOX	
	RETAINING WALL	
	SILT FENCE	
701	CONTOUR	701
X	FENCE	X
	100-YEAR OVERFLOW PATH	
	STORM STRUCTURE W/ INLET PROTECTION	
	EX. TREE TO BE REMOVED	

LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

SETBACKS:

CURRENT ZONING = R-2 RESIDENTIAL
FRONT: 40'
SIDE: 18'
REAR: 60'
MAX BUILDING COVERAGE: 20%
MAX LOT COVERAGE: 37.5%

SOIL PROTECTION CHART

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C			*	D *					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC

B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC

C. SPRING OATS 100 LBS/AC

D. WHEAT OR CEREAL RYE 150 LBS/AC

E. SOD

F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

TYPICAL CONCRETE PAVEMENT SECTION

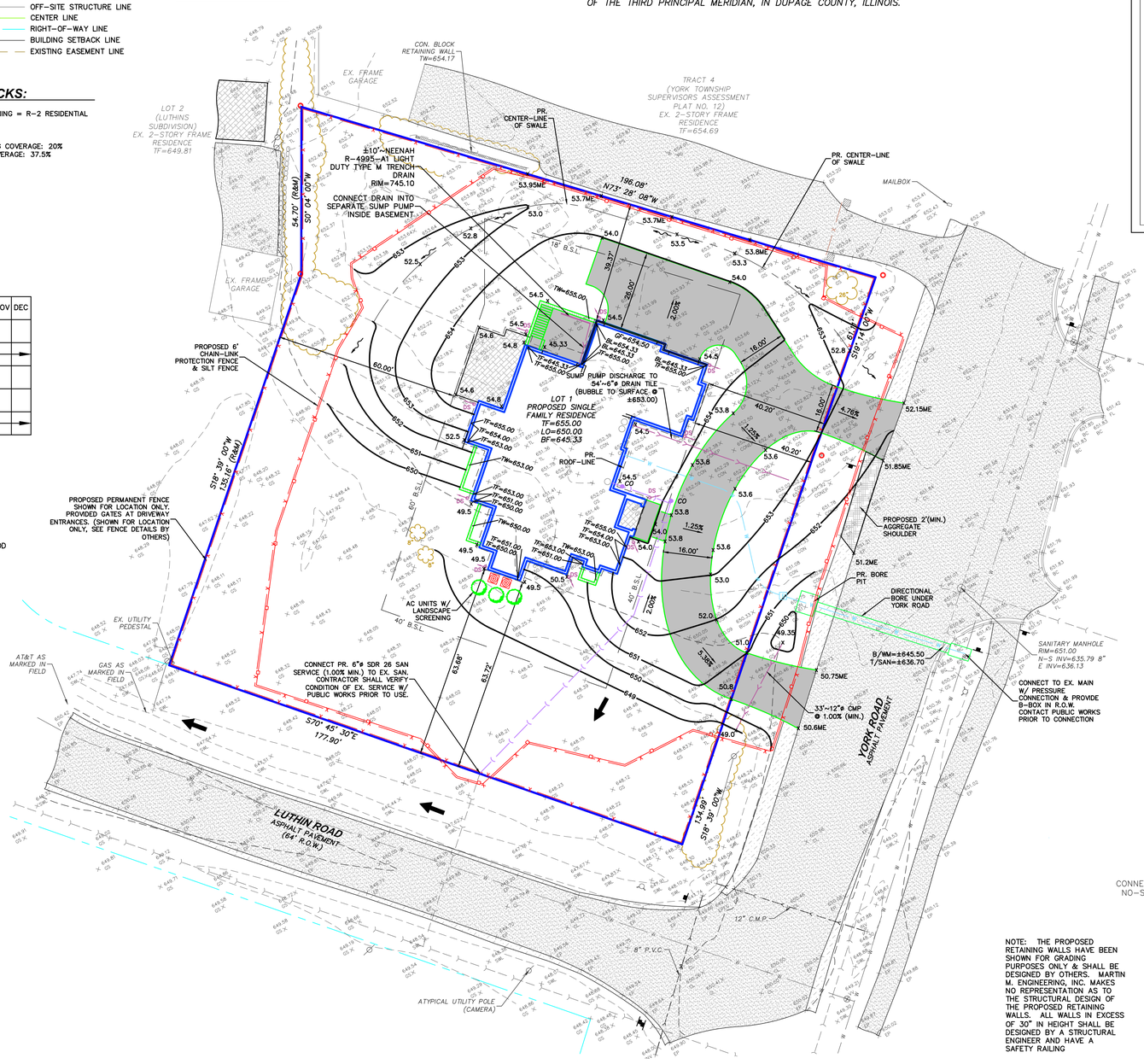
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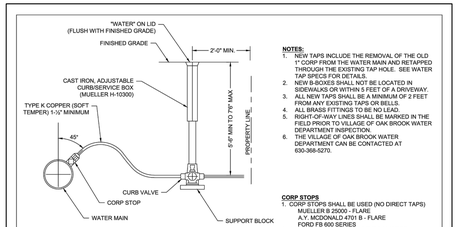
PROPOSED CONCRETE PAVEMENT

1. 5" PORTLAND CEMENT CONCRETE
2. 4" AGGREGATE BASE COURSE, CA-6, COMPACTED W/ NO SLAG
3. WELL DRAINED SUB-GRADE (SUB-GRADE TO MODIFIED 95 PROCTOR MIN. COMPACTION)

PROPOSED PLAN



WATER TAP SERVICE



NOTES:
1. NEW TAPS INCLUDE THE REMOVAL OF THE OLD 1" CORP FROM THE WATER MAIN AND RETAPPED THROUGH THE EXISTING TAP HOLE. SEE WATER TAP SPECS FOR DETAILS.
2. NEW B-BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR WITHIN 5 FEET OF A DRIVEWAY.
3. ALL NEW TAPS SHALL BE A MINIMUM OF 2 FEET FROM ANY EXISTING TAPS OR BELLS
4. ALL BRASS FITTINGS TO BE NO LEAD.
5. RIGHT-OF-WAY LINES SHALL BE MARKED IN THE FIELD PRIOR TO VILLAGE OF OAK BROOK WATER DEPARTMENT INSPECTION.
6. THE VILLAGE OF OAK BROOK WATER DEPARTMENT CAN BE CONTACTED AT 630-368-5270.

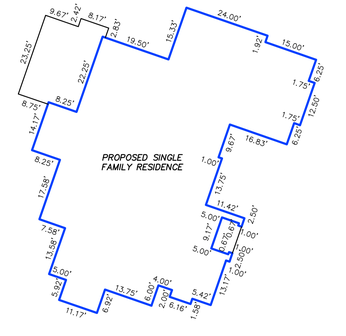
CORP STOPS
1. CORP STOPS SHALL BE USED (NO DIRECT TAPS)
   MUELLER B 25000 - FLARE
   A.Y. MCDONALD 4701 B - FLARE
   FORD FB 605 SERIES
2. ALL COPPER BENDS MUST BE INSTALLED WITH CORPS
   ¾" BEND FLARE x FLARE 47768
   ¾" BEND FLARE x COMPRESSION 47765-22
   ¾" BEND FLARE x FLARE 47505
   ¾" BEND FLARE x COMPRESSION 4750-22
3. SERVICE TAPS OR RE-TAPS (NO DIRECT TAPS)
   FORD FS1 TAPPING SLEEVE (SIZE OF MAIN X 1")
   CASCADE CRT-1 (SIZE OF MAIN X 1")
   SMITH & BLAIR #372 FOR PLASTIC MAIN
   NOTE: LARGER CLAMPS MAY BE REQUIRED DEPENDING ON CONDITION OF THE MAIN.

CURB VALVES (BALL STYLE ONLY)
MUELLER 25150 (COMP) B-25154 (FLARE)
A.Y. MCDONALD 6104-22 (COMP) 6104 (FLARE)
FORD B44-333M (COMP) B22-333M (FLARE)

UNIONS
MUELLER H-1053 (COMP) H-15400 (FLARE)
A.Y. MCDONALD 4758 T (COMP) 4758 (FLARE)
FORD C-44 (COMP) C-22 (FLARE)

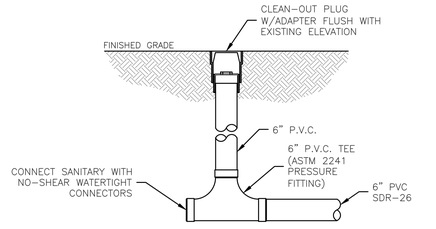
B-BOXES
MUELLER H-10300
A.Y. MCDONALD 89615
(1-½" PLUG AND LID)
FORD MINNEAPOLIS PATTERN
(1-½" PLUG AND LID)

BUILDING DIMENSIONS



CLEANOUT DETAIL

NOT TO SCALE



NOTE: THE PROPOSED RETAINING WALLS HAVE BEEN SHOWN FOR GRADING PURPOSES ONLY & SHALL BE DESIGNED BY OTHERS. MARTIN M. ENGINEERING, INC. MAKES NO REPRESENTATION AS TO THE STRUCTURAL DESIGN OF THE PROPOSED RETAINING WALLS. ALL WALLS IN EXCESS OF 30" IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND HAVE A SAFETY RAILING

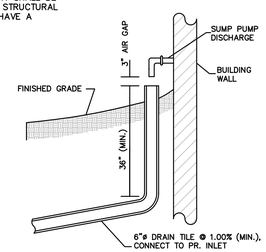
GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 ft.

SUMP PUMP CONNECTION DETAIL

NOT TO SCALE



NOTES:

WATER AND SEWER SERVICES

WATER SERVICE TO BE 1-1/2" MIN. TYPE K COPPER MIN. DEPTH 5.50'.

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%

SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

MIN. SEPARATION OF WATER AND SANITARY SERVICES SHALL BE 10' HORIZONTALLY & 18" VERTICALLY. IF SEPARATION REQUIREMENTS CAN NOT BE MET, SANITARY SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE OR ENCASED 10' EACH SIDE OF CROSSING.

THE EXISTING SANITARY SERVICE SHALL BE TELEVISED AND SUBMITTED TO THE VILLAGE'S PUBLIC WORKS DEPARTMENT FOR REVIEW TO DETERMINE IF THE SERVICE CAN BE RE-USED FOR THE PROPOSED RESIDENCE.

CONTRACTOR SHALL PROTECT ALL EXISTING TREES ON-SITE UNLESS THE TREE HAS BEEN SHOWN AS BEING REMOVED ON THE PLAN

CONSTRUCTION SIGNS AND VILLAGE REQUIRED POSTED NOTICES WILL BE PLACED IN CONFORMANCE WITH THE OAK BROOK ZONING CODE.

ALL GUTTER DISCHARGE SHALL BE CONTAINED AND DISCHARGED TO 10 FEET BEYOND THE BUILDING. ALL DOWNSPOUTS THAT SPLASH TO GRADE SHALL HAVE SPLASH BLOCKS.

SWALES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

THE MAXIMUM SLOPE ON-SITE SHALL BE 3H TO 1V.

CONTRACTOR SHOULD COORDINATE WITH THE VILLAGE OF OAK BROOK REGARDING WATER USAGE.

CONSTRUCTION NOISE

CONSTRUCTION NOISE RESTRICTIONS ARE FOUND IN SECTION 6-1-2 OF THE VILLAGE CODE. GENERALLY, RESIDENTIAL AREAS ARE RESTRICTED TO BETWEEN: 7:00 A.M. – 8:00 P.M. MONDAY–FRIDAYAND 8:00 A.M. –5:00 P.M. SATURDAY & SUNDAY.

MISCELLANEOUS ITEMS

ALL WORK AREAS SHALL BE RESTORED IN ACCORDANCE WITH THESE PUBLIC WORKS STANDARDS.

EXCAVATIONS OUTSIDE OF PAVEMENTS REMAINING OPEN OVERNIGHT SHALL BE PROTECTED EACH NIGHT; THIS MAY BE ACHIEVED BY BACKFILLING TO GRADE OR LIGHTED BARRICADES AND FENCING ON ALL SIDES.

WHEN THE VILLAGE NOTIFIES A PERMITEE OF A FAILURE IN THE WORK AREA(e.g., CAVE IN OR SETTLEMENT), THE PERMITEE SHALL RESPOND & PERMANENTLY REPAIR SAID WORKWITHIN 2 CALENDAR DAYS UNLESS THE FAILURE POSES A SAFETY HAZARD, AS DETERMINED BY THE VILLAGE ENGINEER, IN WHICH CASE THE PERMITEE SHALL RESPOND WITHIN SIX (6) HOURS.

DISTURBED AREAS SHALL BE LIMITED TO NO MORE THAN 100 LINEAR FEET OF OPEN TRENCH BEFORE BACKFILLING & TEMPORARY REPAIRS ARE INITIATED.

CARE MUST BE TAKEN IN JOB SITE PARKING TO AVOID DAMAGE TO SIDEWALKS, PATHWAYS, DRIVEWAYS, OR LANDSCAPING. PARKED VEHICLES AND EQUIPMENT SHALL NOT RESTRICT PRIVATE PROPERTY ACCESS NOR HINDER SIGHT DISTANCES FOR TRAFFIC OR PEDESTRIANS.

EROSION AND SEDIMENT CONTROL IN AND AROUND WORK SITES SHALL BE IN ACCORDANCE WITH PERTINENT VILLAGE REQUIREMENTS & DOCUMENTS. INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS (WITHIN PAVED OR UNPAVED AREAS). UNDER NO CIRCUMSTANCES SHALL MATERIAL BE WASHED INTO STORM DRAINS. EXCESS MATERIAL/SEDIMENT SHALL BE ALLOWED TO DRY AND THEN REMOVED BY VACUUM SWEEPER OR SHOVELING & HAULING AWAY.

IF THE TEMPORARY STOCKPILE IS TO REMAIN 3 DAYS OR LONGER, A SILT FENCE SHALL BE PLACED AROUND IT.

OWNER:
ALI ASMI
(773)610-6222

CONSTRUCTION SCHEDULE:

1. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION FILTERS & TREE PROTECTION FENCING –SUMMER, 2026
2. SITE DEMOLITION, CLEARING AND GRUBBING –SUMMER, 2026
3. MASS GRADING –SUMMER 2026
4. CONSTRUCT PROPOSED RESIDENCE & INSTALL DRIVEWAY –SUMMER/FALL 2026
5. INSTALL PROPOSED UTILITIES –FALL 2026
6. HARDSCAPE & FINAL GRADING –SPRING 2027
7. PREPARE & SUBMIT RECORD DRAWINGS –SUMMER 2027
8. LANDSCAPE & PLANT LAWN & REMOVE TEMPORARY EROSION CONTROL MEASURES & FENCING –FALL 2027

ADDITIONAL NOTES:

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF OAK BROOK.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF OAK BROOK DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 A MINIMUM OF 24 HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:

- **SOIL EROSION & SEDIMENT CONTROL INSPECTION**
- **SPOT SURVEY REVIEW**
- **STORM SEWER CONNECTION INSPECTION**
- **PAVEMENT PATCH INSPECTION AS DETERMINED**
- **PREPOUR INSPECTION FOR CURB & GUTTER**
- **PREPOUR INSPECTION FOR DRIVEWAY**
- **FINAL GRADING INSPECTION**
- **FINAL ENGINEERING INSPECTION**

THE CONTRACTOR SHALL CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ALL CUTS IN THE STAFFORD LANE ROADWAY PAVEMENT.

THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 630-368-5270 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.

IMPERVIOUS AREA CALCS.

LOT AREA	= 41,104 SF
PR. BUILDING AREA (INCL. OVERHANG)	= 4,579 SF
PR. CONCRETE DRIVE	= 3,637 SF
PR. CONCRETE PATIOS & WALK	= 330 SF
PROPOSED COVERED PORCH/PATIO	= 441 SF
PR. WALLS	= 66 SF
TOTAL PR. IMPERVIOUS AREA	= 9,053 SF
TOTAL EX. IMPERVIOUS AREA	= 9,332 SF
INCREASE IN IMPERVIOUS AREA	= -279 SF

BENCHMARKS:

SITE BENCHMARK:
"X" MARKED ON CURB ±67.2' NORTH, ±51.3' EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APROXIMATELY 3.1' NORTHEAST OF FIRE HYDRANT.
ELEV=650.90 (NAVD 88)

MAG NAIL IN PAVEMENT NEAR THE EXTENSION OF THE WEST LINE OF LOT 1 IN A.W. RETZEL'S PLAT OF SURVEY.
ELEV.=650.37 (NAVD88)

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } s.s.
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 8th DAY OF June , 2026

ENGINEER

BRIAN M. MALONE
LICENSED PROFESSIONAL ENGINEER
062-057556
STATE OF ILLINOIS

PAVEMENT LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED COVERED PORCH/PATIO
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED DECK
- EXISTING BITUMINOUS PAVEMENT
- EXISTING PAVEMENT REMOVAL

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.	NO FENCE
N.A.	NO ACCESS
L.C.	LANDCAPE COVENANT
B.S.L.	BUILDING SETBACK LINE
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
LO	LOOK OUT
WO	WALK OUT
WW	WINDOW WELL
DS	DOWN SPOUT
BL	BRICK LEDGE
SP	SUMP PUMP
TL	TREE LINE
XXX.XXTC	TOP OF CURB ELEVATION
XXX.XME	MATCH EXISTING ELEVATION
(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
XXX.XX / XX	EX. AS-BUILT GRADE & DESCRIPTION
XXX.X	SPOT GRADE W/ FLOW DIRECTION

NOTE: ADD 600 TO ALL PROPOSED SPOT GRADES

OAK BROOK GRADING PLAN

3608 YORK ROAD
OAK BROOK, ILLINOIS

DETAILED GRADING PLAN

DRAWN BY: BMM	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 06/08/26
JOB NUMBER: 26-060	SHEET: 2 OF 2

#	DATE	DESCRIPTION
1.	07/23/26	PER VILLAGE REVIEW

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

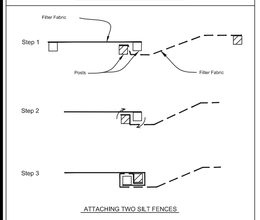
PRELIMINARY PLAT/PLAT OF SURVEY/ EX. TOPOGRAPHY & REMOVAL PLAN

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS.
ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.
PIN#'S: 06-36-400-010
06-36-400-011

LEGEND FOR OBJECTS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	CATCH BASIN	
	OPEN LID MANHOLE	
	CLOSED LID MANHOLE	
	INLET	
W	WATER MAIN	W
	VALVE	
	HYDRANT	
	FLARED END	
	STREET LIGHT	
	UTILITY POLE	
B	B-BOX	B
	RETAINING WALL	
	SILT FENCE	
701	CONTOUR	701
X	FENCE	X
	100-YEAR OVERFLOW PATH	
	STORM STRUCTURE W/ INLET PROTECTION	
	EX. TREE TO BE REMOVED	

SILT FENCE PLAN

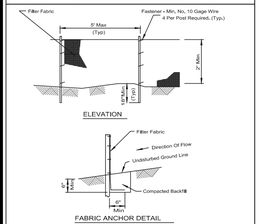


ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 16 inches into the ground and bury the flap.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-626(W)
SHEET 2 OF 3
DATE 1/2026

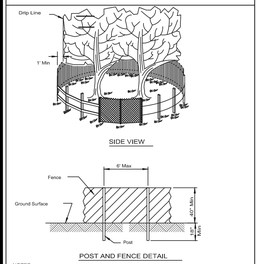
SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class - with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-620
SHEET 1 OF 2
DATE 11/2025

TREE PROTECTION - FENCING



NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-650
SHEET 1 OF 1
DATE 4-1-94

BENCHMARKS:

SITE BENCHMARK:
"X" MARKED ON CURB ±67.2' NORTH, ±51.3' EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APROXIMATELY 3.1' NORTHEAST OF FIRE HYDRANT.
ELEV=650.90 (NAVD 88)

MAG NAIL IN PAVEMENT NEAR THE EXTENSION OF THE WEST LINE OF LOT 1 IN A.W. RETZEL'S PLAT OF SURVEY.
ELEV.=650.37 (NAVD88)

IMPERVIOUS AREA CALCS.

LOT AREA	= 41,104 SF
EX. BUILDINGS AREA (INCL. OVERHANG)	= 3,595 SF
EX. CONCRETE	= 1,175 SF
EX. RETAINING WALLS	= 28 SF
EX. ASPHALT PAVEMENT AREA (DOES NOT INCLUDE YORK ROAD R.O.W.)	= 1,095 SF
YORK ROAD R.O.W. CON./ASPH./GRAVEL	= 3,439 SF
TOTAL EX. IMPERVIOUS AREA	= 9,332 SF

ADDITIONAL NOTES:

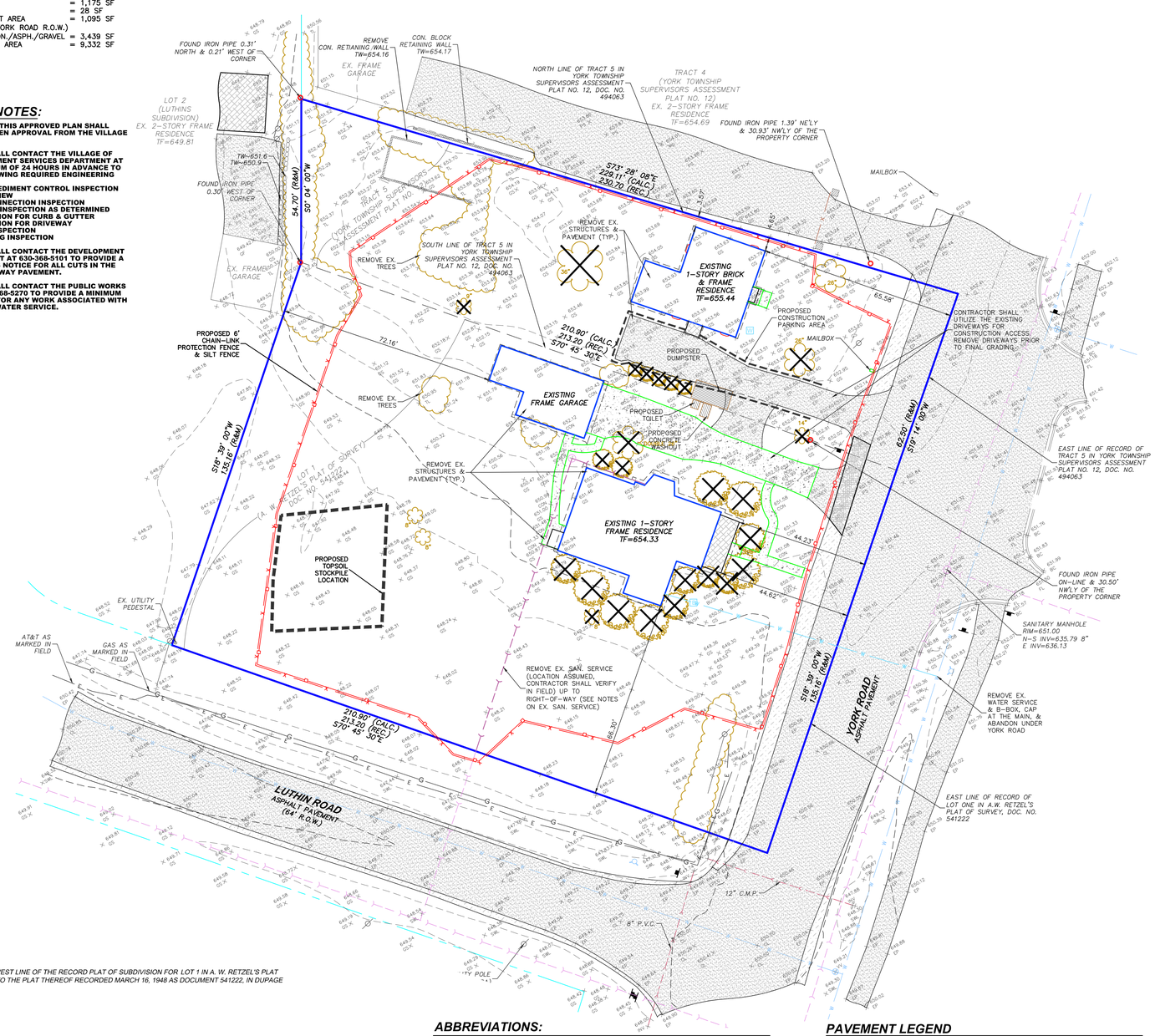
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- **SOIL EROSION & SEDIMENT CONTROL INSPECTION**
- **SPOT SURVEY REVIEW**
- **STORM SEWER CONNECTION INSPECTION**
- **PAVEMENT PATCH INSPECTION AS DETERMINED**
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THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 630-368-5270 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.

EXISTING TOPOGRAPHY



BASIS OF BEARING: THE WEST LINE OF THE RECORD PLAT OF SUBDIVISION FOR LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, BRIAN MALONE, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MOKENA, ILLINOIS APRIL 14, 2026.

LICENSE EXPIRES 11/30/26
PROFESSIONAL LAND SURVEYOR NO. 035.003974

BRIAN M. MALONE 035.003974 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

THE EXISTING SURVEY WAS PREPARED UTILIZING THE LEGAL DESCRIPTION FOR THE PROPERTY AS PROVIDED BY THE CLIENT

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.	NO FENCE
N.A.	NO ACCESS
L.C.	LANDCAPE COVENANT
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(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
XXX.XX / XX	EX. AS-BUILT GRADE & DESCRIPTION
XXX.X	SPOT GRADE W/ FLOW DIRECTION
	NOTE: ADD 600 TO ALL PROPOSED SPOT GRADES

PAVEMENT LEGEND

PROPOSED CONCRETE	PROPOSED PAVERS	EXISTING COVERED PORCH/PATIO
PROPOSED GRAVEL	PROPOSED ASPHALT	EXISTING CONCRETE
PROPOSED DECK	EXISTING BITUMINOUS PAVEMENT	EXISTING PAVEMENT REMOVAL

LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

CONSTRUCTION SCHEDULE:

1. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION FILTERS & TREE PROTECTION FENCING -SUMMER 2026
2. SITE DEMOLITION, CLEARING AND GRUBBING -SUMMER 2026
3. MASS GRADING -SUMMER 2026
4. CONSTRUCT PROPOSED RESIDENCE & INSTALL DRIVEWAY -SUMMER/FALL 2026
5. INSTALL PROPOSED UTILITIES -FALL 2026
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7. PREPARE & SUBMIT RECORD DRAWINGS -SUMMER 2027
8. LANDSCAPE & PLANT LAWN & REMOVE TEMPORARY EROSION CONTROL MEASURES & FENCING -FALL 2027

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 ft.

INDEX OF SHEETS:

SHEET 1: EX. REMOVAL PLAN
SHEET 2: GRADING & UTILITY PLAN

NOTES:

WATER AND SEWER SERVICES

WATER SERVICE TO BE 1-1/2" MIN. TYPE K COPPER MIN. DEPTH 5.50'.

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%

SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

MIN. SEPARATION OF WATER AND SANITARY SERVICES SHALL BE 10' HORIZONTALLY & 18" VERTICALLY. IF SEPARATION REQUIREMENTS CAN NOT BE MET, SANITARY SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE OR ENCASED 10' EACH SIDE OF CROSSING.

THE EXISTING SANITARY SERVICE SHALL BE TELEVISED AND SUBMITTED TO THE VILLAGE'S PUBLIC WORKS DEPARTMENT FOR REVIEW TO DETERMINE IF THE SERVICE CAN BE RE-USED FOR THE PROPOSED RESIDENCE.

CONTRACTOR SHALL PROTECT ALL EXISTING TREES ON-SITE UNLESS THE TREE HAS BEEN SHOWN AS BEING REMOVED ON THE PLAN

CONSTRUCTION SIGNS AND VILLAGE REQUIRED POSTED NOTICES WILL BE PLACED IN CONFORMANCE WITH THE OAK BROOK ZONING CODE.

ALL GUTTER DISCHARGE SHALL BE CONTAINED AND DISCHARGED TO 10 FEET BEYOND THE BUILDING. ALL DOWNSPOUTS THAT SPLASH TO GRADE SHALL HAVE SPLASH BLOCKS.

SWALES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

THE MAXIMUM SLOPE ON-SITE SHALL BE 3H TO 1V.

CONTRACTOR SHOULD COORDINATE WITH THE VILLAGE OF OAK BROOK REGARDING WATER USAGE.

CONSTRUCTION NOISE

CONSTRUCTION NOISE RESTRICTIONS ARE FOUND IN SECTION 6-1-2 OF THE VILLAGE CODE. GENERALLY, RESIDENTIAL AREAS ARE RESTRICTED TO BETWEEN 7:00 A.M. - 6:00 P.M. MONDAY-FRIDAYAND 8:00 A.M. -5:00 P.M. SATURDAY & SUNDAY.

MISCELLANEOUS ITEMS

ALL WORK AREAS SHALL BE RESTORED IN ACCORDANCE WITH THESE PUBLIC WORKS STANDARDS.

EXCAVATIONS OUTSIDE OF PAVEMENTS REMAINING OPEN OVERNIGHT SHALL BE PROTECTED EACH NIGHT; THIS MAY BE ACHIEVED BY BACKFILLING TO GRADE OR LIGHTED BARRICADES AND FENCING ON ALL SIDES.

WHEN THE VILLAGE NOTIFIES A PERMITEE OF A FAILURE IN THE WORK AREA(e.g., CAVE IN OR SETTLEMENT), THE PERMITEE SHALL RESPOND & PERMANENTLY REPAIR SAID WORKWITHIN 2 CALENDAR DAYS UNLESS THE FAILURE POSES A SAFETY HAZARD, AS DETERMINED BY THE VILLAGE ENGINEER, IN WHICH CASE THE PERMITEE SHALL RESPOND WITHIN SIX (6) HOURS.

DISTURBED AREAS SHALL BE LIMITED TO NO MORE THAN 100 LINEAR FEET OF OPEN TRENCH BEFORE BACKFILLING & TEMPORARY REPAIRS ARE INITIATED.

CARE MUST BE TAKEN IN JOB SITE PARKING TO AVOID DAMAGE TO SIDEWALKS, PATHWAYS, DRIVEWAYS, OR LANDSCAPING. PARKED VEHICLES AND EQUIPMENT SHALL NOT RESTRICT PRIVATE PROPERTY ACCESS NOR HINDER SIGHT DISTANCES FOR TRAFFIC OR PEDESTRIANS.

EROSION AND SEDIMENT CONTROL IN AND AROUND WORK SITES SHALL BE IN ACCORDANCE WITH PERTINENT VILLAGE REQUIREMENTS & DOCUMENTS. INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS (WITHIN PAVED OR UNPAVED AREAS). UNDER NO CIRCUMSTANCES SHALL MATERIAL BE WASHED INTO STORM DRAINS. EXCESS MATERIAL/SEDIMENT SHALL BE ALLOWED TO DRY AND THEN REMOVED BY VACUUM SWEEPER OR SHOVELING & HAULING AWAY.

IF THE TEMPORARY STOCKPILE IS TO REMAIN 3 DAYS OR LONGER, A SILT FENCE SHALL BE PLACED AROUND IT.

CONTRACTOR:
ALI ASMI
(773)610-6222

EROSION CONTROL NOTES:

TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE FUNCTIONAL & INSPECTED BY THE VILLAGE PRIOR TO LAND DISTURBANCE ACTIVITIES.

STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS, OR LPDA'S.

SEDIMENT & EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS INCLUDING A DOUBLE ROW SILT FENCE.

PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.

STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN SEVEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.

PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY OT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

ALL TEMPORARY CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF OAK BROOK STORMWATER ORDINANCE SHALL BE KEPT OPERATIONAL & MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT & EROSION CONTROL MEASURES ARE OPERATIONAL. PERMANENT EROSION CONTROL SHALL BE ESTABLISHED WITH 6" TOPSOIL AND SOD.

ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT & OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

LAND DISTURBANCE ACTIVITIES IN STREAMS & DITCHES SHALL BE AVOIDED WHERE POSSIBLE.

SOIL STOCKPILES SHALL NOT BE LEFT OVERNIGHT IN DITCHES OR WITHIN FLOODPLAINS.

OAK BROOK GRADING PLAN

3608 YORK ROAD
OAK BROOK, ILLINOIS

EX. REMOVAL PLAN

DRAWN BY: JDM	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 06/08/26
JOB NUMBER: 26-060	SHEET: 1 OF 2

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

#	DATE	DESCRIPTION
1.	07/23/26	PER VILLAGE REVIEW

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: July 30, 2026

CASE NO: 2026-9-SR-FP & 2026-12-ZO-VAR

DESCRIPTION: Final Plat – Plat of Consolidation to combine two (2) lots into one lot. Variation for a final lot of less than required lot size.

PETITIONER: Maria Vanessa Favia
425 West Main Street
St. Charles, IL 60174

ADDRESS: 3608 & 3610 York Road

EXISTING ZONING: R-2 Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: R-2, Single-Family Detached Residence District, single-family homes.

South: Same. Luthin Road is to the immediate south of the property.

East: R-3, Single-Family Detached Residence District, single-family homes. York Road is to the immediate east of the property.

West: Same

DISCUSSION: Maria Vanessa Favia, Vanessa Favia LTD with the consent of the property owner, has submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. The applicant is additionally requesting a variation for the lot size requirement for R-2 zoning district. When combined, a single lot of approximately .79 acres (or 34,607 SF) will be created.

Property at 3608 York Road has a single-family residence and property at 3610 York Road has a single-family residence with a detached garage. The minimum required lot area in the R-2 district is 1 acre (or 43,560 SF). The proposal complies with other Subdivision and Zoning Ordinance regulations.

STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in October, 1962.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 34,607 SF.
- The proposal does not meet the minimum lot size requirement for the R-2 Single-Family Detached Residence District; however, it complies with the district's lot frontage and setback standards. The applicant is requesting a zoning variation to allow a reduced lot size. The existing homes on the subject lots are in disrepair, and combining the lots will not increase residential density within the District. Furthermore, larger lots are generally more desirable for providing additional open space and improving overall neighborhood character.
- The side and rear property lines abut R-2**,** Single-Family Detached Residence District.
- The proposed consolidated lot will have one address, 3610 York Road.
- Staff notes that relief will be given to the following items as they are not required as a part of the lot consolidation:
    - Street and pavement width. Relief from Section 14-6-3(A)(2) of the Village Code to allow the pre-existing streets.
    - Curb and gutter. Relief from Section 14-6-3(A)(3) of the Village Code requirement of curbs and gutters.
    - Street lighting. Relief from Section 14-6-3(F) of the Village Code to provide street lighting.
- A bike path easement should be included on the Final Plat. An easement was granted as part of the approval of the subdivision directly south of Luthin, in addition it is called for within the Village's Shared-Use Path Plan.

Please see the materials provided by the petitioner in the case file for a more detailed description of this request.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a final plat of consolidation and determine if it is in compliance with the Village's comprehensive plan, zoning ordinance and other applicable ordinances.

Additionally, the Planning & Zoning Commission (P&Z) has the responsibility to make a recommendation on requests for variation. Please include in your consideration your findings with respect to the standards specified in the Zoning Ordinance for a variation. The materials submitted by the applicant specifically address these standards (see the case file). Those standards are:

"Section 13-14-6 D". Standards:

1. The Planning and Zoning Commission shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:

a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

b. The plight of the owner is due to unique circumstances.

c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:

a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.

c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property."

CONCLUSION:

Staff has reviewed the 3608 & 3610 York Road Consolidation Plat, variation request and recommends approval of the plat and variation subject to final engineering review and approval.

If the Planning & Zoning Commission (P & Z) concurs with the staff recommendation and is of the opinion that the final plat of consolidation complies with the Village's comprehensive plan, zoning ordinance, and the subdivision regulations, I would ask that the Commission provide an affirmative recommendation to approve the Plat of Consolidation subject to the following below. If the P&Z Commission is of the opinion that the applicant has satisfied the requirements for the

requested variations to the R-2 Zoning District Regulations, a recommendation would be in order to approve the request subject to the following conditions:

1) Final engineering review and approval.
2) Recording of the document by Village Staff.
3) Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Please contact me if you have any questions or need additional information.

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, August 5, 2026 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the petitioner, Attorney Vanessa Favia, LTD with authorization from the owner, seeking a variation from the lot area requirements as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The petitioner is requesting a final plat of consolidation for two parcels. In addition to the consolidation, they are seeking a variation to allow the consolidated lot to be approximately .8 acres instead of the 1-acre requirement in the R-2 District. Parcels are 3608 and 3610 York Road, Oak Brook, IL, 60523 with PINs are as follows:

PIN: 06-36-400-010 and PIN: 06-36-400-011

The petitioner's application including all supporting documents is on file with the Development Services Department. Persons wishing to examine the application documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

Netasha Scarpiniti
Village Clerk
Published in Daily Herald July 20, 2026 (338382)

CERTIFICATE OF PUBLICATION

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/20/2026 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY [redacted]
Designee of the Publisher of the Daily Herald

Control # 338382 *DUPAGE*

VILLAGE OF OAK BROOK Illinois

BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS 60523

July 20, 2026

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a variation to the Zoning Regulations.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission* ..... 6:30 p.m., Wednesday, August 5, 2026
Board of Trustees Meeting.....7:00 p.m., Tuesday, September 8, 2026***

*Public Hearing Body – Variation
*** Pending P&Z

The application has been filed by:	Vanessa Favia Vanessa Favia LTD 425 W Main St St. Charles, IL 60174
The property in question is located at:	3608 and 3610 York Rd Oak Brook, IL 60523
Relationship of applicant to property:	Representative

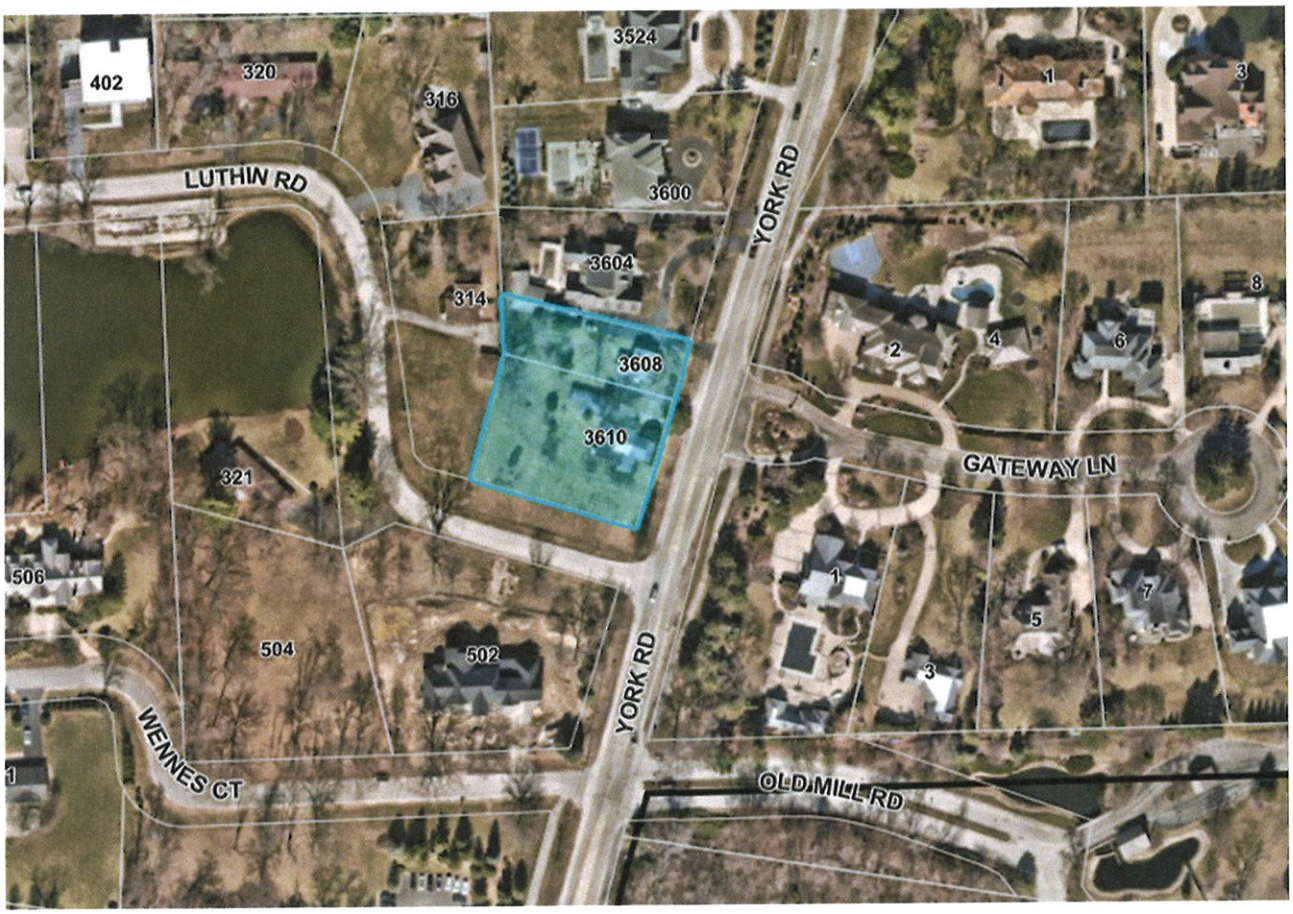
The petitioner is requesting a final plat of consolidation for two parcels. In addition to the consolidation, they are seeking a variation to allow the consolidated lot to be approximately .8 acres instead of the 1-acre requirement in the R-2 District.

For more detailed information of the request, please contact the Development Services Department at 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

[redacted]

Rebecca Von Drasek
Development Services Director
RV/cc



*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property.

The Village of Oak Brook, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 630-368-5010 as soon as possible before the meeting date.

All meetings are held in the Samuel E. Dean Board Room of the Oak Brook Village Hall, Butler Government Center located at 1200 Oak Brook Road (31st Street) and Spring Road, Oak Brook, Illinois.

Record No: PZ-26-5

Planning & Zoning Application

Status: Active

Submitted On: 7/10/2026

Primary Location

3608 YORK RD
OAK BROOK, IL 60523

Owner

YORK REAL ESTATE LLC
1519 W WARREN BLVDUNIT
503 PM CHICAGO , IL 60607

Applicant

Maria Vanessa Favia
[redacted]
[redacted]
425 West Main Street
St. Charles, IL 60174

Project Information

Type of Property*

Residential

Zoning Ordinance Type*

Variation

Date Filed*

07/08/2026

Property Interest of the Applicant*

Agent

Owner of Record*

York Real Estate, LLC

Phone*

6309308295

Address*

1519 W WARREN BLVD, UNIT 503 PMB101

City, State, Zip*

Chicago, IL 60607

Is the property in Trust?*

No

Number of Street Frontages for Public Hearing Signs*

2

Intended Meeting Date*

08/05/2026

Property Information

Subdivision*

Fullersburg Woods

Zoning District*

R-2 Single-Family

Zoning Ordinance Section (see title 13 in Village Code)

Title 13

Proposed Use/Action Requested*

Variance to allow consolidated lot to comply with the lot size requirement for the R-2 District (1-acre).

Location and Legal Address

3608 York Rd. Oakbrook, IL

Permanent Parcel Number*

636400010

Variation Standards

Respond Below: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. *

Agreed

Respond Below: The plight of the owner is due to unique circumstances.*

Agreed

Respond Below: That the purpose of the variation is not based exclusively upon a desire to make more money out of the property. *

Agreed

Respond Below: That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. *

Agreed

Acknowledgement

I (we) certify that all of the above statements and the statements contained in any documents or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the above subject property as described in the Village Code. In addition to the above fees, applicant agrees to reimburse the Village for publication costs within 30 days of billing.*

Maria Vanessa Favia
Jul 8, 2026

Signature of Applicant: I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

Maria Vanessa Favia
Jul 8, 2026

Village of Oak Brook

Variation Standards Responses

Property: 3608 & 3610 York Road, Oak Brook, Illinois
Requested Relief: Variation from the minimum one-acre lot area requirement in the R-2 District.
Petitioner: York Real Estate LLC

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The requested variation is necessary to permit the Property to be developed as a single, consolidated homesite improved with one custom single-family residence. As consolidated, the Property contains approximately 41,104 square feet (0.94 acres), falling short of the one-acre (43,560 square foot) minimum by approximately 2,456 square feet, or roughly 5.6%. Denial of the requested relief would prevent reasonable use of the Property in the manner proposed, despite the fact that the proposed residence otherwise complies in full with the applicable setback, building coverage, and lot coverage regulations of the R-2 District. The requested relief is limited solely to the minimum lot area requirement and will allow the Property to be improved in a manner consistent with the surrounding neighborhood and the intent of the R-2 District.

2. The plight of the owner is due to unique circumstances.

The requested variation arises from the unique circumstances of this property. The owner proposes to consolidate two adjoining residential lots into one unified homesite for the construction of a single custom residence. The resulting lot contains less than the minimum one-acre lot area required in the R-2 District, creating the need for the requested variation. These circumstances are unique to this property and are not generally applicable to other properties within the district.

3. The variation, if granted, will not alter the essential character of the locality.

Granting the requested variation will not alter the essential character of the neighborhood. The proposal replaces an older residence with one high-quality custom home designed to complement the surrounding residential development. The project does not introduce additional density or any non-residential use. Instead, it creates one cohesive estate homesite that is consistent with the existing character of the surrounding neighborhood.

4. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were carried out.

Strict application of the one-acre minimum lot area requirement would prevent development of the consolidated Property as proposed, despite the fact that the project otherwise complies with every other applicable dimensional requirement of the R-2 District, including the required 40-foot front, side, and rear yard setbacks and the maximum building and lot coverage limits. The requested variation is limited solely to the minimum lot area requirement and will permit construction of a single-family residence that is compatible with surrounding development. The hardship is not merely one of convenience: it results from the particular configuration of the two adjoining parcels of record that, once unified into a single homesite, yield a lot approximately 2,456 square feet, or about 5.6%, short of the one-acre minimum.

5. The condition upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.

The basis for this request is specific to the subject property and results from the consolidation of these two adjoining parcels into one residential homesite. The circumstances giving rise to the request are unique to this property and are not conditions generally applicable to other R-2 properties within the Village.

6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Granting the requested variation will not adversely affect the public welfare or neighboring properties. The proposal creates one single-family residence where two separate residential lots currently exist, thereby reducing the potential intensity of development that could otherwise occur if the parcels were improved separately. The proposed residence will comply with the applicable 40-foot setback, 20% maximum building coverage, and 37.5% maximum lot coverage requirements of the R-2 District, and the requested relief is limited to the minimum lot area requirement. This represents a less intensive use of the Property than would otherwise be possible and is consistent with the low-density residential character of the R-2 District.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The requested variation will have no adverse impact on light, air, public safety, or neighboring property values. The proposed residence has been designed to comply with the applicable 40-foot setback requirements on all sides, preserving appropriate spacing between homes, as well as the applicable building and lot coverage limits. The project will not increase density or create additional traffic or public safety concerns. Construction of a high-quality custom residence is

expected to enhance the Property and remain compatible with surrounding residential development.

8. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The purpose of the requested variation is not to maximize economic return. Rather, it is to permit the consolidation of two residential lots into one homesite for construction of a single custom residence. The proposal reduces, rather than increases, development intensity and is intended to improve the overall character and appearance of the property while maintaining compatibility with the surrounding neighborhood.

9. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The requested variation is not sought to create additional development potential or to circumvent the purposes of the Zoning Ordinance. The combined area of the two parcels comprising the Property is approximately 41,104 square feet, below the one-acre minimum regardless of how those parcels are configured or divided; the shortfall is therefore a function of the parcels' pre-existing size, not of Petitioner's decision to unify them. By consolidating the two parcels into a single homesite governed by one set of zoning standards, Petitioner has reduced, rather than created, the degree of nonconformity that would otherwise exist, replacing two separate substandard lots with one cohesive, appropriately-scaled lot improved with a single residence. The requested relief is limited to the minimum lot area requirement and is necessary to permit the proposed redevelopment of the Property in a manner that is compatible with the surrounding neighborhood.

VANESSA FAVIA LTD
ATTORNEYS AT LAW

Vanessa Favia
Blake Austin Culver
Anne Hasa
Megan Wagner Cox
Brittany Rogalla

Office: 331-223-4LAW (4529)
Fax: 331-901-5288
info@VF.legal
www.VF.legal

July 10, 2026

VIA ELECTRONIC PORTAL

Village of Oak Brook
Development Services Department
Planning & Zoning Commission
1200 Oak Brook Road
Oak Brook, Illinois 60523

RE: Letter of Explanation / Narrative in Support of Subdivision and Variation
Property: 3608 & 3610 York Road, Oak Brook, Illinois
Petitioner: York Real Estate LLC

Dear Members of the Planning & Zoning Commission:

This firm represents York Real Estate LLC ("Petitioner"), the owner of the above-referenced properties, in connection with its applications for approval of a subdivision to consolidate two existing residential lots into a single zoning lot and for a variation from the minimum lot area requirement applicable to the R-2 Single-Family Residence District.

Background

The Petitioner owns two adjoining residential parcels located at 3608 and 3610 York Road. The purpose of the proposed subdivision is to combine these two parcels into one unified residential homesite for the construction of a single custom residence.

As part of the redevelopment, one existing residence will be removed and replaced with a new custom home designed to be consistent with the character and quality of surrounding residential development. Architectural plans have been submitted with this application and depict a high-quality single-family residence utilizing premium exterior materials and traditional architectural design.

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info@VF.legal
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Requested Relief

During the Village's review of the subdivision application, it was determined that the consolidated parcel will contain less than the minimum one-acre lot area required within the R-2 Zoning District. Accordingly, the Petitioner respectfully requests a variation from the minimum lot area requirement to permit the consolidated parcel as proposed.

The requested variation is limited solely to the minimum lot area requirement. No use variation is requested, and no additional zoning relief is being sought.

Basis for the Request

The proposed subdivision and variation further the purposes of the Village's zoning regulations by creating a single, unified homesite for one custom single-family residence. Rather than increasing development intensity, the proposal reduces the potential intensity of development by replacing two separate residential lots with one estate-sized homesite improved with a single residence.

The proposed project does not increase residential density, create additional dwelling units, or alter the residential character of the surrounding neighborhood. Instead, it eliminates an interior lot line and allows for construction of one thoughtfully designed home that is compatible with neighboring properties and the overall character of the R-2 District.

Except for the minimum lot area requirement, the proposed development has been designed to comply with the applicable zoning regulations governing residential development. The requested variation is therefore narrowly tailored and represents the minimum relief necessary to permit the proposed redevelopment of the consolidated property.

Approval of the requested variation will facilitate the redevelopment of the property with one high-quality custom residence while preserving the residential character of the neighborhood and advancing the orderly development of the Property.

Conclusion

For the foregoing reasons, the Petitioner respectfully requests that the Planning & Zoning Commission recommend approval, and that the Village Board ultimately approve, the

VANESSA FAVIA LTD
ATTORNEYS AT LAW

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Blake Austin Culver
Anne Hasa
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Brittany Rogalla

Office: 331-223-4LAW (4529)
Fax: 331-901-5288
info@VF.legal
www.VF.legal

proposed subdivision and the requested variation from the minimum lot area requirement of the R-2 Zoning District.

Thank you for your consideration of this application.

Respectfully submitted,

VF LAW, LTD. [redacted]

Vanessa Favia
Attorney for Petitioner

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-36-400-010
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

1

ON OR BEFORE:	PAY:
JUN 01, 2026	3,173.53

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	3,173.53
JUL 1 THRU 31	3,220.43
AUG 1 THRU 31	3,267.33
SEP 1 THRU 30	3,314.23
OCT 1 THRU 31	3,361.13
NOV 1 THRU 18	3,408.03

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10636400010661090000312663 81

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06-36-400-010
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

2

ON OR BEFORE:	PAY:
SEP 01, 2026	3,126.63

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	3,173.53
OCT 1 THRU 31	3,220.43
* NOV 1 THRU 18	3,277.33

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

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20636400010661090000312663 82

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	101.72	COUNTY OF DU PAGE	0.0775	102.18
0.0165	20.18	PENSION FUND	0.0152	20.04
0.0250	30.56	HEALTH DEPARTMENT	0.0276	36.40
0.0114	13.94	PENSION FUND	0.0062	8.18
0.1213	148.28	FOREST PRESERVE DIST	0.1165	153.62
0.0097	11.86	PENSION FUND	0.0064	8.44
0.0122	14.92	DU PAGE AIRPORT AUTH	0.0113	14.90
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0425	51.96	YORK TOWNSHIP	0.0412	54.32
0.0020	2.44	PENSION FUND	0.0018	2.38
NO LEVY	0.00	YORK TWP MENTAL HLTH	0.0165	21.76
0.0443	54.16	YORK TWP ROAD	0.0430	56.70
0.0008	0.98	PENSION FUND	0.0005	0.66
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	347.42	OAK BROOK PARK DIST	0.2724	359.20
0.0219	26.78	PENSION FUND	0.0218	28.74
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.4215	2,960.34	GRADE SCHL DIST 181	2.2855	3,013.68
0.0434	53.06	PENSION FUND	0.0686	90.46
1.5964	1,951.64	HIGH SCHOOL DIST 86	1.5317	2,019.72
0.0366	44.74	PENSION FUND	0.0299	39.42
0.1794	219.32	COLLEGE DU PAGE 502	0.1687	222.46
		** TIF **		
4.9523	6,054.30	TOTALS	4.7423	6,253.26
2024	**122,252**	**Assessed Value**	**2025**	**131,861**

Mailed to:
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

Property Location:
3608 YORK RD
OAK BROOK IL 60521

Township Assessor:
YORK
630-627-3354

Tax Code:
6109

Property Index Number:
06-36-400-010

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST DUE ON June 01, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	395,600
Land Value	68,327
+ Building Value	63,534
= Assessed Value	**131,861 ***
x State Multiplier	1.0000
- Equalized Value	131,861
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	131,861
x Tax Rate	4.7423
= Total Tax Due	6,253.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/15/26	6,300.16

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

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06-36-400-011
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

1

ON OR BEFORE:	PAY:
JUN 01, 2026	5,542.57

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	5,542.57
JUL 1 THRU 31	5,624.48
AUG 1 THRU 31	5,706.39
SEP 1 THRU 30	5,788.30
OCT 1 THRU 31	5,870.21
NOV 1 THRU 18	5,952.12

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NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-36-400-011
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

2

ON OR BEFORE:	PAY:
SEP 01, 2026	5,460.66

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	5,542.57
OCT 1 THRU 31	5,624.48
* NOV 1 THRU 18	5,716.39

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

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☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20636400011461090000546066 22

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	177.16	COUNTY OF DU PAGE	0.0775	178.48
0.0165	35.14	PENSION FUND	0.0152	35.00
0.0250	53.24	HEALTH DEPARTMENT	0.0276	63.56
0.0114	24.28	PENSION FUND	0.0062	14.28
0.1213	258.28	FOREST PRESERVE DIST	0.1165	268.30
0.0097	20.66	PENSION FUND	0.0064	14.74
0.0122	25.98	DU PAGE AIRPORT AUTH	0.0113	26.02
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0425	90.50	YORK TOWNSHIP	0.0412	94.88
0.0020	4.26	PENSION FUND	0.0018	4.14
NO LEVY	0.00	YORK TWP MENTAL HLTH	0.0165	38.00
0.0443	94.32	YORK TWP ROAD	0.0430	99.02
0.0008	1.70	PENSION FUND	0.0005	1.16
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	605.14	OAK BROOK PARK DIST	0.2724	627.34
0.0219	46.64	PENSION FUND	0.0218	50.20
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.4215	5,156.10	GRADE SCHL DIST 181	2.2855	5,263.42
0.0434	92.42	PENSION FUND	0.0686	157.98
1.5964	3,399.20	HIGH SCHOOL DIST 86	1.5317	3,527.44
0.0366	77.94	PENSION FUND	0.0299	68.86
0.1794	382.00	COLLEGE DU PAGE 502	0.1687	388.50
		** TIF **		
4.9523	10,544.96	TOTALS	4.7423	10,921.32
2024	**220,930**	**Assessed Value**	**2025**	**238,296**

Mailed to:
YORK REAL ESTATE LLC
1519 W WARREN BLVD
UNIT 503 PMB 101
CHICAGO IL 60607

Property Location:
3610 YORK RD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6109

Property Index Number:
06-36-400-011

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST DUE ON June 01, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	715,000
Land Value	151,959
+ Building Value	86,337
= Assessed Value	**238,296 ***
x State Multiplier	1.0000
- Equalized Value	238,296
- Residential Exemption	8,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	230,296
x Tax Rate	4.7423
= Total Tax Due	10,921.32
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/15/26	11,003.23

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed** and applicant.

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
Not Applicable SEE BELOW	N/A SEE BELOW	N/A SEE BELOW	
N/A SEE BELOW	N/A SEE BELOW	N/A SEE BELOW	

(Attach additional sheets if necessary)

Certification
Surrounding Property Owners

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 250 feet in all directions from the perimeter of the subject property and that the number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement.

Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from within 30 days of the filing of this application.

The surrounding property owners list as submitted herewith and supporting attachments are true to the best of my (our) knowledge and belief.

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated costs or fees within 30 days of billing.

Applicant certifies that the York Township Assessor's office advised that there are no surrounding property owners located within the required 250-foot notification area for the subject property located at 3608 &2610 York Rd., Oak Brook, IL. Accordingly, no neighboring property owners or mailing labels are required. (630-627-3354)

York Real Estate LLC , By Ali Asmi		M. Vanessa Favia	
Printed Name of Owner		Printed Name of Applicant	
[redacted]	6/16/2026	[redacted]	6/16/2026
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

York Real Estate LLC	Ali Asmi	773-610-6228
Print Name/Company	Contact Person	Contact Phone
1519 W. Warren Blvd Unit 503 PMB 101, Chicago, IL 60607		
Address To be Billed		Alternate Phone

NOTE: If the applicant/owner has not complied with these requirements and notification has not been sent to a neighboring property owner within the 250-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 250-foot requirement have been sent proper notification.

eSignature Details

Signer ID: **EH7ygH8DntbABn53fywSVWYX**
Signed by: Ali Asmi
Sent to email: [redacted]
IP Address: 172.56.17.151
Signed at: Jun 16 2026, 8:40 am CDT

CHGO TITLE LAND TR CO
16 IROQUOIS
CLARENDON HILLS, IL 60514

WOLLENSAK, DANIEL & ALYCE
3604 YORK RD
OAK BROOK, IL 60523

RETZEL, DOROTHY F
16 IROQUOIS DR
CLARENDON HILLS, IL 60514

BRILLIANT MANAGEMENT LLC
133 RUMSEY PL
WESTMONT, IL 60559

TR #9002346770
3824 YORK RD 2ND FLOOR
OAK BROOK, IL 60523

GATEWAY HOMEOWWNERS ASSN
224 POWELL AVE
CLARENDON HILLS, IL 60514

REVELLOTIS, GEORGE M
2 GATEWAY LN
OAK BROOK, IL 60523

BARBARA, FRED B
1 GATEWAY LN
OAK BROOK, IL 60523

HADDEN, PAUL
316 LUTHIN RD
OAK BROOK, IL 60523

RAGHUVIR, RASHMI & R
3600 YORK RD
OAK BROOK, IL 60523

GIRGIS, RITA K
506 WENNES CT
OAK BROOK, IL 60523

CTLTC NS11-12497
3824 YORK RD
OAK BROOK, IL 60523

ABDELHADY, K & S AWAD
1 OAK CT
OAK BROOK, IL 60523

ANEES, NAUMAN & RABYA
3524 YORK RD
OAK BROOK, IL 60523

BULIN, JEFFREY J
320 LUTHIN RD
OAK BROOK, IL 60523

BARBARA, FRED B
1 GATEWAY LN
OAK BROOK, IL 60523

LOVELACE, JAMES & ANNETTE
2 MILL GATE LN
OAK BROOK, IL 60523

GRAUE MILL HOMEOWNERS
115 S VINE ST
HINSDALE, IL 60521

3702 S YORK RD LLC
4 YORK LAKE CT
OAK BROOK, IL 60523

GIRGIS, RITA K
506 WENNES CT
OAK BROOK, IL 60523

FOREST PRESERVE DIST
P O BOX 5000
WHEATON, IL 60189

WELLS, ANDREW & REBECCA
3516 YORK RD
OAK BROOK, IL 60523

TRAGAS, L & A VALENCIANO
5 GATEWAY LN
OAK BROOK, IL 60523

SUBJECT PROPERTY VERIFICATION

(Complete a separate form for each P.I.N.)

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-36-400-011
2. Common Address: 3610 York Rd, Oakbrook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

The Permanent Index Number, Common Address and Legal information provided has been verified as follows:

06-36-400-011; 3610 York Rd, Oakbrook, IL 60523

DuPage County Records/Research Room At: 630-407-5401 Contact Person:

Atty Favia also reviewed the Fidelity title commitment from the closing in 2025 Vicky

Atty Favia handled the closing in 2025.

Only First name of Contact is required. Date called: June 16th, 2026

I verify that the information provided above is accurate.

M. Vanessa Favia [redacted]

Printed Name **Signature**

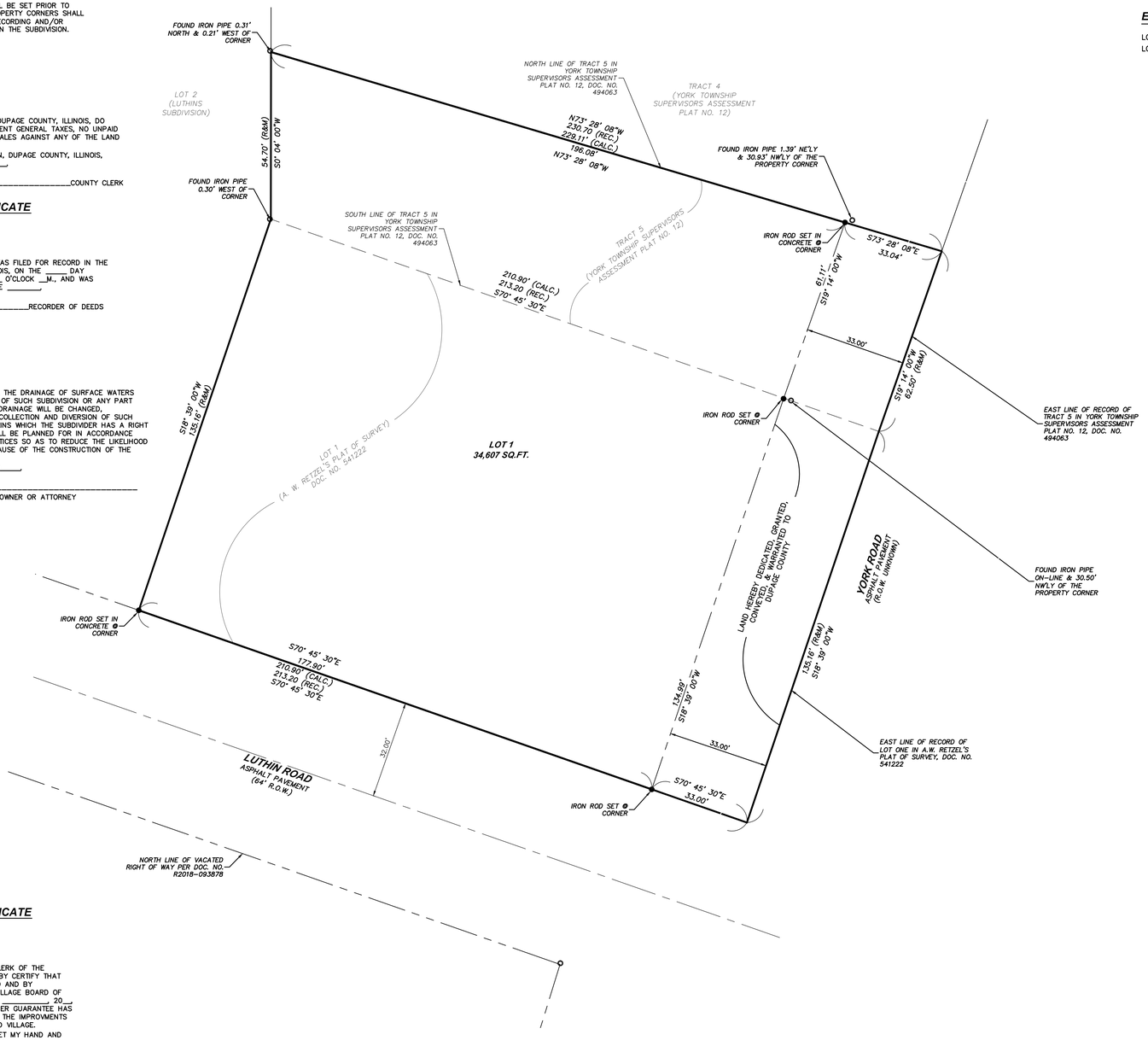
Date June 16, 2026

Relationship to Applicant: Attorney Agent for the property owner

FINAL PLAT OF YR10 RESUBDIVISION

OF

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS.
ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.



LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CROSS IN CONCRETE
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
REC.	RECORD MEASUREMENT
MEAS.	MEASURED MEASUREMENT

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER FLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.
ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, FLAGG CREEK SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, 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. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.
ADDRESS: 3608 YORK ROAD
DATED THIS _____ DAY OF _____, 20____.

_____OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

_____NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE YR10 SUBDIVISION, AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:
SCHOOL DISTRICTS

LOT NUMBER(S)	ELEMENTARY	HIGH SCHOOL	COMM COLLEGE
1	DIST. 181	DIST. 86	COLLEGE OF DUPAGE 502

DATED THIS _____ DAY OF _____, 20_____.
3608 YORK ROAD

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK 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 OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

_____TREASURER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, BRIAN MALONE, A REGISTERED ILLINOIS LAND SURVEYOR NUMBER 035.003974, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

REGISTERED ILLINOIS LAND SURVEYOR_____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003974

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BRIAN M. MALONE
035.003974
PROFESSIONAL LAND SURVEYOR
MOKENA
STATE OF ILLINOIS

LICENSE EXPIRES 11/30/26
PROFESSIONAL DESIGN FIRM NO.
184.005285-0010

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

_____COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS _____ DAY OF _____, 20____.

_____ _____
ENGINEER OWNER OR ATTORNEY

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD 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 IMPROVMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.
IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS _____ DAY OF _____, 20_____.

_____VILLAGE CLERK

PROPERTY ADDRESS

3608 YORK ROAD
OAK BROOK, IL 60523

AREA OF CONSOLIDATION

LOT 1: 34,607 SQUARE FEET MORE OR LESS

EXISTING PIN NUMBERS

LOT 1: 06-36-400-010
LOT 5: 06-36-400-011

THIS PLAT HAS BEEN SUBMITTED BY:

MARTIN M. ENGINEERING, INC.
20123 OAKWOOD DRIVE
MOKENA, IL 60448

PLEASE RETURN THE RECORDED PLAT TO THE ABOVE MAILING ADDRESS UPON RECORDING.

PLANNING AND ZONING COMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20____.

_____CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

_____VILLAGE ENGINEER

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
DATED THIS _____ DAY OF _____, 20____.

_____COUNTY ENGINEER

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, EXECUTIVE DIRECTOR OF THE FLAGG CREEK WATER RECLAMATION DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED THIS _____ DAY OF _____, 20____.

_____EXECUTIVE DIRECTOR

GRAPHIC SCALE

20 0 10 20
(IN FEET)
1 INCH = 20 ft.

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

ORDERED BY: ANUM ALI ASMI
SCALE: 1"=20' JOB NO. 26-060 PLAT OF RESUBDIVISION
BASIS OF BEARINGS: THE WEST LINE OF THE RECORD PLAT OF SUBDIVISION FOR LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS
REVISION DATE: 07/15/26: REVISED CERTIFICATES PER VILLAGE COMMENTS
REVISION DATE: 07/23/26: CHANGED THE WORDS "PREPARED BY" TO "SUBMITTED BY"

GRADING & UTILITY PLAN

LOT 1 IN YR10 SUBDIVISION, BEING A RESUBDIVISION OF TRACT 5 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 12, AND LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, BEING IN A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGEND FOR OBJECTS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	CATCH BASIN	
	OPEN LID MANHOLE	
	CLOSED LID MANHOLE	
	INLET	
W	WATER MAIN	W
	VALVE	
	HYDRANT	
	FLARED END	
	STREET LIGHT	
	UTILITY POLE	
B	B-BOX	
	RETAINING WALL	
	SILT FENCE	
701	CONTOUR	701
X	FENCE	X
	100-YEAR OVERFLOW PATH	
	STORM STRUCTURE W/ INLET PROTECTION	
	EX. TREE TO BE REMOVED	

LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

SETBACKS:

CURRENT ZONING = R-2 RESIDENTIAL
FRONT: 40'
SIDE: 18'
REAR: 60'
MAX BUILDING COVERAGE: 20%
MAX LOT COVERAGE: 37.5%

SOIL PROTECTION CHART

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C			*	D *					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC

B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC

C. SPRING OATS 100 LBS/AC

D. WHEAT OR CEREAL RYE 150 LBS/AC

E. SOD

F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

TYPICAL CONCRETE PAVEMENT SECTION

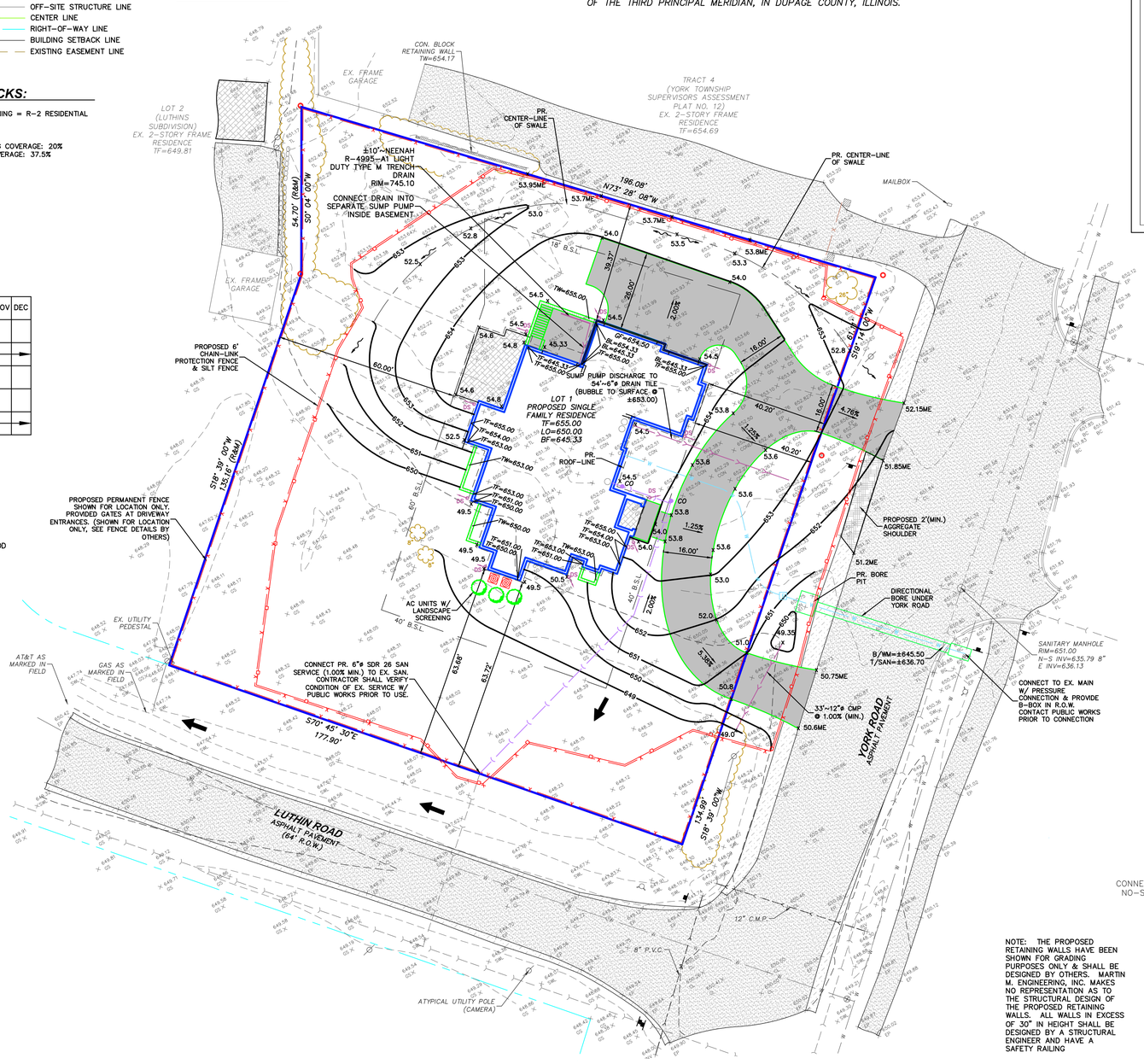
NOT TO SCALE



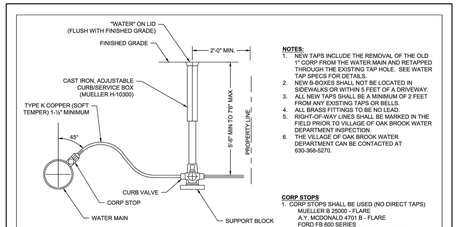
PROPOSED CONCRETE PAVEMENT

1. 5" PORTLAND CEMENT CONCRETE
2. 4" AGGREGATE BASE COURSE, CA-6, COMPACTED W/ NO SLAG
3. WELL DRAINED SUB-GRADE (SUB-GRADE TO MODIFIED 95 PROCTOR MIN. COMPACTION)

PROPOSED PLAN



WATER TAP SERVICE



NOTES:
1. NEW TAPS INCLUDE THE REMOVAL OF THE OLD 1" CORP FROM THE WATER MAIN AND RETAPPED THROUGH THE EXISTING TAP HOLE. SEE WATER TAP SPECS FOR DETAILS.
2. NEW B-BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR WITHIN 5 FEET OF A DRIVEWAY.
3. ALL NEW TAPS SHALL BE A MINIMUM OF 2 FEET FROM ANY EXISTING TAPS OR BELLS
4. ALL BRASS FITTINGS TO BE NO LEAD.
5. RIGHT-OF-WAY LINES SHALL BE MARKED IN THE FIELD PRIOR TO VILLAGE OF OAK BROOK WATER DEPARTMENT INSPECTION.
6. THE VILLAGE OF OAK BROOK WATER DEPARTMENT CAN BE CONTACTED AT 630-368-5270.

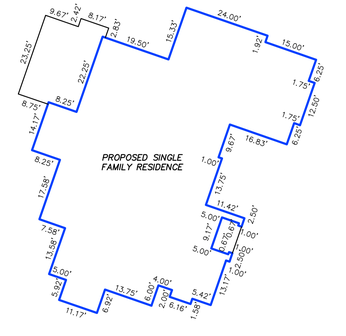
CORP STOPS
1. CORP STOPS SHALL BE USED (NO DIRECT TAPS)
   MUELLER B 25000 - FLARE
   A.Y. MCDONALD 4701 B - FLARE
   FORD FB 605 SERIES
2. ALL COPPER BENDS MUST BE INSTALLED WITH CORPS
   ¾" BEND FLARE x FLARE 47768
   ¾" BEND FLARE x COMPRESSION 47765-22
   ¾" BEND FLARE x FLARE 47505
   ¾" BEND FLARE x COMPRESSION 4750-22
3. SERVICE TAPS OR RE-TAPS (NO DIRECT TAPS)
   FORD FS1 TAPPING SLEEVE (SIZE OF MAIN X 1")
   CASCADE CRT-1 (SIZE OF MAIN X 1")
   SMITH & BLAIR #372 FOR PLASTIC MAIN
   NOTE: LARGER CLAMPS MAY BE REQUIRED DEPENDING ON CONDITION OF THE MAIN.

CURB VALVES (BALL STYLE ONLY)
MUELLER 25150 (COMP) B-25154 (FLARE)
A.Y. MCDONALD 6104-22 (COMP) 6104 (FLARE)
FORD B44-333M (COMP) B22-333M (FLARE)

UNIONS
MUELLER H-1053 (COMP) H-15400 (FLARE)
A.Y. MCDONALD 4758 T (COMP) 4758 (FLARE)
FORD C-44 (COMP) C-22 (FLARE)

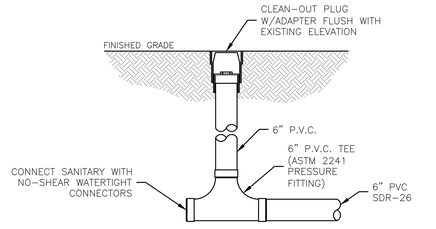
B-BOXES
MUELLER H-10300
A.Y. MCDONALD 89615
(1-½" PLUG AND LID)
FORD MINNEAPOLIS PATTERN
(1-½" PLUG AND LID)

BUILDING DIMENSIONS



CLEANOUT DETAIL

NOT TO SCALE



NOTE: THE PROPOSED RETAINING WALLS HAVE BEEN SHOWN FOR GRADING PURPOSES ONLY & SHALL BE DESIGNED BY OTHERS. MARTIN M. ENGINEERING, INC. MAKES NO REPRESENTATION AS TO THE STRUCTURAL DESIGN OF THE PROPOSED RETAINING WALLS. ALL WALLS IN EXCESS OF 30" IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND HAVE A SAFETY RAILING

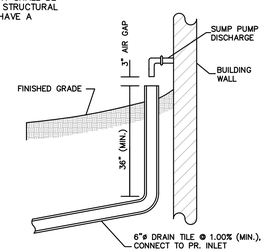
GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 ft.

SUMP PUMP CONNECTION DETAIL

NOT TO SCALE



NOTES:

WATER AND SEWER SERVICES

WATER SERVICE TO BE 1-1/2" MIN. TYPE K COPPER MIN. DEPTH 5.50'.

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%

SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

MIN. SEPARATION OF WATER AND SANITARY SERVICES SHALL BE 10' HORIZONTALLY & 18" VERTICALLY. IF SEPARATION REQUIREMENTS CAN NOT BE MET, SANITARY SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE OR ENCASED 10' EACH SIDE OF CROSSING.

THE EXISTING SANITARY SERVICE SHALL BE TELEVISED AND SUBMITTED TO THE VILLAGE'S PUBLIC WORKS DEPARTMENT FOR REVIEW TO DETERMINE IF THE SERVICE CAN BE RE-USED FOR THE PROPOSED RESIDENCE.

CONTRACTOR SHALL PROTECT ALL EXISTING TREES ON-SITE UNLESS THE TREE HAS BEEN SHOWN AS BEING REMOVED ON THE PLAN

CONSTRUCTION SIGNS AND VILLAGE REQUIRED POSTED NOTICES WILL BE PLACED IN CONFORMANCE WITH THE OAK BROOK ZONING CODE.

ALL GUTTER DISCHARGE SHALL BE CONTAINED AND DISCHARGED TO 10 FEET BEYOND THE BUILDING. ALL DOWNSPOUTS THAT SPLASH TO GRADE SHALL HAVE SPLASH BLOCKS.

SWALES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

THE MAXIMUM SLOPE ON-SITE SHALL BE 3H TO 1V.

CONTRACTOR SHOULD COORDINATE WITH THE VILLAGE OF OAK BROOK REGARDING WATER USAGE.

CONSTRUCTION NOISE

CONSTRUCTION NOISE RESTRICTIONS ARE FOUND IN SECTION 6-1-2 OF THE VILLAGE CODE. GENERALLY, RESIDENTIAL AREAS ARE RESTRICTED TO BETWEEN: 7:00 A.M. – 8:00 P.M. MONDAY–FRIDAYAND 8:00 A.M. –5:00 P.M. SATURDAY & SUNDAY.

MISCELLANEOUS ITEMS

ALL WORK AREAS SHALL BE RESTORED IN ACCORDANCE WITH THESE PUBLIC WORKS STANDARDS.

EXCAVATIONS OUTSIDE OF PAVEMENTS REMAINING OPEN OVERNIGHT SHALL BE PROTECTED EACH NIGHT; THIS MAY BE ACHIEVED BY BACKFILLING TO GRADE OR LIGHTED BARRICADES AND FENCING ON ALL SIDES.

WHEN THE VILLAGE NOTIFIES A PERMITEE OF A FAILURE IN THE WORK AREA(e.g., CAVE IN OR SETTLEMENT), THE PERMITEE SHALL RESPOND & PERMANENTLY REPAIR SAID WORKWITHIN 2 CALENDAR DAYS UNLESS THE FAILURE POSES A SAFETY HAZARD, AS DETERMINED BY THE VILLAGE ENGINEER, IN WHICH CASE THE PERMITEE SHALL RESPOND WITHIN SIX (6) HOURS.

DISTURBED AREAS SHALL BE LIMITED TO NO MORE THAN 100 LINEAR FEET OF OPEN TRENCH BEFORE BACKFILLING & TEMPORARY REPAIRS ARE INITIATED.

CARE MUST BE TAKEN IN JOB SITE PARKING TO AVOID DAMAGE TO SIDEWALKS, PATHWAYS, DRIVEWAYS, OR LANDSCAPING. PARKED VEHICLES AND EQUIPMENT SHALL NOT RESTRICT PRIVATE PROPERTY ACCESS NOR HINDER SIGHT DISTANCES FOR TRAFFIC OR PEDESTRIANS.

EROSION AND SEDIMENT CONTROL IN AND AROUND WORK SITES SHALL BE IN ACCORDANCE WITH PERTINENT VILLAGE REQUIREMENTS & DOCUMENTS. INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS (WITHIN PAVED OR UNPAVED AREAS). UNDER NO CIRCUMSTANCES SHALL MATERIAL BE WASHED INTO STORM DRAINS. EXCESS MATERIAL/SEDIMENT SHALL BE ALLOWED TO DRY AND THEN REMOVED BY VACUUM SWEEPER OR SHOVELING & HAULING AWAY.

IF THE TEMPORARY STOCKPILE IS TO REMAIN 3 DAYS OR LONGER, A SILT FENCE SHALL BE PLACED AROUND IT.

OWNER:
ALI ASMI
(773)610-6222

CONSTRUCTION SCHEDULE:

1. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION FILTERS & TREE PROTECTION FENCING –SUMMER, 2026
2. SITE DEMOLITION, CLEARING AND GRUBBING –SUMMER, 2026
3. MASS GRADING –SUMMER 2026
4. CONSTRUCT PROPOSED RESIDENCE & INSTALL DRIVEWAY –SUMMER/FALL 2026
5. INSTALL PROPOSED UTILITIES –FALL 2026
6. HARDSCAPE & FINAL GRADING –SPRING 2027
7. PREPARE & SUBMIT RECORD DRAWINGS –SUMMER 2027
8. LANDSCAPE & PLANT LAWN & REMOVE TEMPORARY EROSION CONTROL MEASURES & FENCING –FALL 2027

ADDITIONAL NOTES:

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF OAK BROOK.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF OAK BROOK DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 A MINIMUM OF 24 HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:

- **SOIL EROSION & SEDIMENT CONTROL INSPECTION**
- **SPOT SURVEY REVIEW**
- **STORM SEWER CONNECTION INSPECTION**
- **PAVEMENT PATCH INSPECTION AS DETERMINED**
- **PREPOUR INSPECTION FOR CURB & GUTTER**
- **PREPOUR INSPECTION FOR DRIVEWAY**
- **FINAL GRADING INSPECTION**
- **FINAL ENGINEERING INSPECTION**

THE CONTRACTOR SHALL CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ALL CUTS IN THE STAFFORD LANE ROADWAY PAVEMENT.

THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 630-368-5270 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.

IMPERVIOUS AREA CALCS.

LOT AREA	= 41,104 SF
PR. BUILDING AREA (INCL. OVERHANG)	= 4,579 SF
PR. CONCRETE DRIVE	= 3,637 SF
PR. CONCRETE PATIOS & WALK	= 330 SF
PROPOSED COVERED PORCH/PATIO	= 441 SF
PR. WALLS	= 66 SF
TOTAL PR. IMPERVIOUS AREA	= 9,053 SF
TOTAL EX. IMPERVIOUS AREA	= 9,332 SF
INCREASE IN IMPERVIOUS AREA	= -279 SF

BENCHMARKS:

SITE BENCHMARK:
"X" MARKED ON CURB ±67.2' NORTH, ±51.3' EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APROXIMATELY 3.1' NORTHEAST OF FIRE HYDRANT.
ELEV=650.90 (NAVD 88)

MAG NAIL IN PAVEMENT NEAR THE EXTENSION OF THE WEST LINE OF LOT 1 IN A.W. RETZEL'S PLAT OF SURVEY.
ELEV.=650.37 (NAVD88)

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } s.s.
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 8th DAY OF June , 2026

ENGINEER

BRIAN M. MALONE
LICENSED PROFESSIONAL ENGINEER
062-057556
STATE OF ILLINOIS

PAVEMENT LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED COVERED PORCH/PATIO
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED DECK
- EXISTING BITUMINOUS PAVEMENT
- EXISTING PAVEMENT REMOVAL

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.	NO FENCE
N.A.	NO ACCESS
L.C.	LANDCAPE COVENANT
B.S.L.	BUILDING SETBACK LINE
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
LO	LOOK OUT
WO	WALK OUT
WW	WINDOW WELL
DS	DOWN SPOUT
BL	BRICK LEDGE
SP	SUMP PUMP
TL	TREE LINE
XXX.XXTC	TOP OF CURB ELEVATION
XXX.XME	MATCH EXISTING ELEVATION
(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
XXX.XX / XX	EX. AS-BUILT GRADE & DESCRIPTION
XXX.X	SPOT GRADE W/ FLOW DIRECTION

NOTE: ADD 600 TO ALL PROPOSED SPOT GRADES

OAK BROOK GRADING PLAN

3608 YORK ROAD
OAK BROOK, ILLINOIS

DETAILED GRADING PLAN

DRAWN BY: BMM	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 06/08/26
JOB NUMBER: 26-060	SHEET: 2 OF 2

#	DATE	DESCRIPTION
1.	07/23/26	PER VILLAGE REVIEW

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

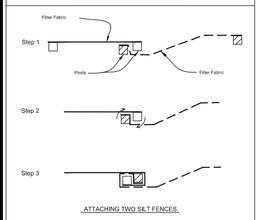
PRELIMINARY PLAT/PLAT OF SURVEY/ EX. TOPOGRAPHY & REMOVAL PLAN

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINICPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS.
ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.
PIN#'S: 06-36-400-010
06-36-400-011

LEGEND FOR OBJECTS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	CATCH BASIN	
	OPEN LID MANHOLE	
	CLOSED LID MANHOLE	
	INLET	
W	WATER MAIN	W
	VALVE	
	HYDRANT	
	FLARED END	
	STREET LIGHT	
	UTILITY POLE	
B	B-BOX	B
	RETAINING WALL	
	SILT FENCE	
701	CONTOUR	701
X	FENCE	X
	100-YEAR OVERFLOW PATH	
	STORM STRUCTURE W/ INLET PROTECTION	
	EX. TREE TO BE REMOVED	

SILT FENCE PLAN

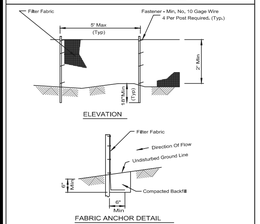


ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 16 inches into the ground and bury the flap.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-626(W)
SHEET 2 OF 3
DATE 1/2026

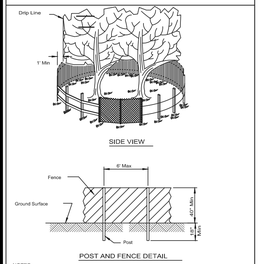
SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class - with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-620
SHEET 1 OF 2
DATE 11/2025

TREE PROTECTION - FENCING



NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE: Project, Designed, Drawn, Checked, Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-650
SHEET 1 OF 1
DATE 4-1-94

BENCHMARKS:

SITE BENCHMARK:
"X" MARKED ON CURB ±67.2' NORTH, ±51.3' EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APROXIMATELY 3.1' NORTHEAST OF FIRE HYDRANT.
ELEV=650.90 (NAVD 88)

MAG NAIL IN PAVEMENT NEAR THE EXTENSION OF THE WEST LINE OF LOT 1 IN A.W. RETZEL'S PLAT OF SURVEY.
ELEV.=650.37 (NAVD88)

IMPERVIOUS AREA CALCS.

LOT AREA	= 41,104 SF
EX. BUILDINGS AREA (INCL. OVERHANG)	= 3,595 SF
EX. CONCRETE	= 1,175 SF
EX. RETAINING WALLS	= 28 SF
EX. ASPHALT PAVEMENT AREA (DOES NOT INCLUDE YORK ROAD R.O.W.)	= 1,095 SF
YORK ROAD R.O.W. CON./ASPH./GRAVEL	= 3,439 SF
TOTAL EX. IMPERVIOUS AREA	= 9,332 SF

ADDITIONAL NOTES:

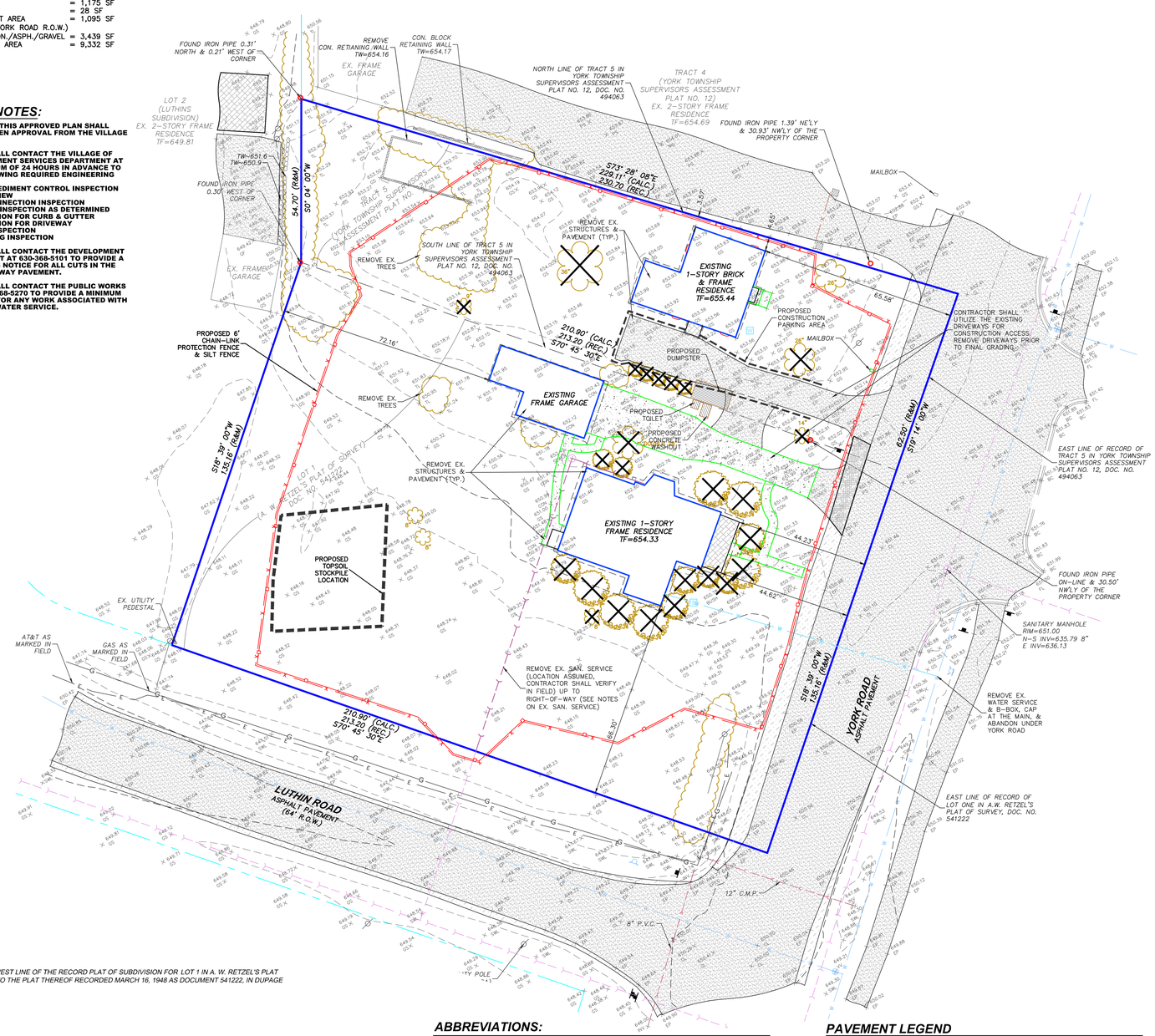
ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF OAK BROOK.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF OAK BROOK DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5100 A MINIMUM OF 24 HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:
- **SOIL EROSION & SEDIMENT CONTROL INSPECTION**
- **SPOT SURVEY REVIEW**
- **STORM SEWER CONNECTION INSPECTION**
- **PAVEMENT PATCH INSPECTION AS DETERMINED**
- **PREPOUR INSPECTION FOR CURB & GUTTER**
- **PREPOUR INSPECTION FOR DRIVEWAY**
- **FINAL GRADING INSPECTION**
- **FINAL ENGINEERING INSPECTION**

THE CONTRACTOR SHALL CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ALL CUTS IN THE ST.FORM DRAINS ROADWAY PAVEMENT.

THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 630-368-5270 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.

EXISTING TOPOGRAPHY



BASIS OF BEARING: THE WEST LINE OF THE RECORD PLAT OF SUBDIVISION FOR LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, BRIAN MALONE, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MOKENA, ILLINOIS APRIL 14, 2026.

LICENSE EXPIRES 11/30/26
PROFESSIONAL LAND SURVEYOR NO. 035.003974

BRIAN M. MALONE 035.003974 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

THE EXISTING SURVEY WAS PREPARED UTILIZING THE LEGAL DESCRIPTION FOR THE PROPERTY AS PROVIDED BY THE CLIENT

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.	NO FENCE
N.A.	NO ACCESS
L.C.	LANDCAPE COVENANT
B.S.L.	BUILDING SETBACK LINE
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
LO	LOOK OUT
WO	WALK OUT
WW	WINDOW WELL
DS	DOWN SPOUT
BL	BRICK LEDGE
SP	SUMP PUMP
TL	TREE LINE
XXX.XXTC	TOP OF CURB ELEVATION
XXX.XME	MATCH EXISTING ELEVATION
(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
XXX.XX / XX	EX. AS-BUILT GRADE & DESCRIPTION
XXX.X	SPOT GRADE W/ FLOW DIRECTION
	NOTE: ADD 600 TO ALL PROPOSED SPOT GRADES

PAVEMENT LEGEND

PROPOSED CONCRETE	PROPOSED PAVERS	EXISTING COVERED PORCH/PATIO
PROPOSED GRAVEL	PROPOSED ASPHALT	EXISTING CONCRETE
PROPOSED DECK	EXISTING BITUMINOUS PAVEMENT	EXISTING PAVEMENT REMOVAL

LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

CONSTRUCTION SCHEDULE:

1. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION FILTERS & TREE PROTECTION FENCING -SUMMER 2026
2. SITE DEMOLITION, CLEARING AND GRUBBING -SUMMER 2026
3. MASS GRADING -SUMMER 2026
4. CONSTRUCT PROPOSED RESIDENCE & INSTALL DRIVEWAY -SUMMER/FALL 2026
5. INSTALL PROPOSED UTILITIES -FALL 2026
6. HARDSCAPE & FINAL GRADING -SPRING 2027
7. PREPARE & SUBMIT RECORD DRAWINGS -SUMMER 2027
8. LANDSCAPE & PLANT LAWN & REMOVE TEMPORARY EROSION CONTROL MEASURES & FENCING -FALL 2027

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 ft.

INDEX OF SHEETS:

SHEET 1: EX. REMOVAL PLAN
SHEET 2: GRADING & UTILITY PLAN

NOTES:

WATER AND SEWER SERVICES

WATER SERVICE TO BE 1-1/2" MIN. TYPE K COPPER MIN. DEPTH 5.50'.

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%

SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

MIN. SEPARATION OF WATER AND SANITARY SERVICES SHALL BE 10' HORIZONTALLY & 18" VERTICALLY. IF SEPARATION REQUIREMENTS CAN NOT BE MET, SANITARY SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE OR ENCASED 10' EACH SIDE OF CROSSING.

THE EXISTING SANITARY SERVICE SHALL BE TELEVISED AND SUBMITTED TO THE VILLAGE'S PUBLIC WORKS DEPARTMENT FOR REVIEW TO DETERMINE IF THE SERVICE CAN BE RE-USED FOR THE PROPOSED RESIDENCE.

CONTRACTOR SHALL PROTECT ALL EXISTING TREES ON-SITE UNLESS THE TREE HAS BEEN SHOWN AS BEING REMOVED ON THE PLAN

CONSTRUCTION SIGNS AND VILLAGE REQUIRED POSTED NOTICES WILL BE PLACED IN CONFORMANCE WITH THE OAK BROOK ZONING CODE.

ALL GUTTER DISCHARGE SHALL BE CONTAINED AND DISCHARGED TO 10 FEET BEYOND THE BUILDING. ALL DOWNSPOUTS THAT SPLASH TO GRADE SHALL HAVE SPLASH BLOCKS.

SWALES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

THE MAXIMUM SLOPE ON-SITE SHALL BE 3H TO 1V.

CONTRACTOR SHOULD COORDINATE WITH THE VILLAGE OF OAK BROOK REGARDING WATER USAGE.

CONSTRUCTION NOISE

CONSTRUCTION NOISE RESTRICTIONS ARE FOUND IN SECTION 6-1-2 OF THE VILLAGE CODE. GENERALLY, RESIDENTIAL AREAS ARE RESTRICTED TO BETWEEN 7:00 A.M. - 6:00 P.M. MONDAY-FRIDAYAND 8:00 A.M. -5:00 P.M. SATURDAY & SUNDAY.

MISCELLANEOUS ITEMS

ALL WORK AREAS SHALL BE RESTORED IN ACCORDANCE WITH THESE PUBLIC WORKS STANDARDS.

EXCAVATIONS OUTSIDE OF PAVEMENTS REMAINING OPEN OVERNIGHT SHALL BE PROTECTED EACH NIGHT; THIS MAY BE ACHIEVED BY BACKFILLING TO GRADE OR LIGHTED BARRICADES AND FENCING ON ALL SIDES.

WHEN THE VILLAGE NOTIFIES A PERMITEE OF A FAILURE IN THE WORK AREA(e.g., CAVE IN OR SETTLEMENT), THE PERMITEE SHALL RESPOND & PERMANENTLY REPAIR SAID WORKWITHIN 2 CALENDAR DAYS UNLESS THE FAILURE POSES A SAFETY HAZARD, AS DETERMINED BY THE VILLAGE ENGINEER, IN WHICH CASE THE PERMITEE SHALL RESPOND WITHIN SIX (6) HOURS.

DISTURBED AREAS SHALL BE LIMITED TO NO MORE THAN 100 LINEAR FEET OF OPEN TRENCH BEFORE BACKFILLING & TEMPORARY REPAIRS ARE INITIATED.

CARE MUST BE TAKEN IN JOB SITE PARKING TO AVOID DAMAGE TO SIDEWALKS, PATHWAYS, DRIVEWAYS, OR LANDSCAPING. PARKED VEHICLES AND EQUIPMENT SHALL NOT RESTRICT PRIVATE PROPERTY ACCESS NOR HINDER SIGHT DISTANCES FOR TRAFFIC OR PEDESTRIANS.

EROSION AND SEDIMENT CONTROL IN AND AROUND WORK SITES SHALL BE IN ACCORDANCE WITH PERTINENT VILLAGE REQUIREMENTS & DOCUMENTS. INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS (WITHIN PAVED OR UNPAVED AREAS). UNDER NO CIRCUMSTANCES SHALL MATERIAL BE WASHED INTO STORM DRAINS. EXCESS MATERIAL/SEDIMENT SHALL BE ALLOWED TO DRY AND THEN REMOVED BY VACUUM SWEEPER OR SHOVELING & HAULING AWAY.

IF THE TEMPORARY STOCKPILE IS TO REMAIN 3 DAYS OR LONGER, A SILT FENCE SHALL BE PLACED AROUND IT.

CONTRACTOR:
ALI ASMI
(773)610-6222

EROSION CONTROL NOTES:

TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE FUNCTIONAL & INSPECTED BY THE VILLAGE PRIOR TO LAND DISTURBANCE ACTIVITIES.

STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS, OR LPDA'S.

SEDIMENT & EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS INCLUDING A DOUBLE ROW SILT FENCE.

PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.

STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN SEVEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.

PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY OT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

ALL TEMPORARY CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF OAK BROOK STORMWATER ORDINANCE SHALL BE KEPT OPERATIONAL & MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT & EROSION CONTROL MEASURES ARE OPERATIONAL. PERMANENT EROSION CONTROL SHALL BE ESTABLISHED WITH 6" TOPSOIL AND SOD.

ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT & OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

LAND DISTURBANCE ACTIVITIES IN STREAMS & DITCHES SHALL BE AVOIDED WHERE POSSIBLE.

SOIL STOCKPILES SHALL NOT BE LEFT OVERNIGHT IN DITCHES OR WITHIN FLOODPLAINS.

OAK BROOK GRADING PLAN

3608 YORK ROAD
OAK BROOK, ILLINOIS

EX. REMOVAL PLAN

DRAWN BY: JDM	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 06/08/26
JOB NUMBER: 26-060	SHEET: 1 OF 2

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

#	DATE	DESCRIPTION
1.	07/23/26	PER VILLAGE REVIEW