



OAK BROOK
Illinois

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

Special Meeting
Wednesday, December 18, 2024
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - A. Regular Planning & Zoning Commission Meeting Minutes dated November 6, 2024
4. UNFINISHED BUSINESS
5. NEW BUSINESS
 - A. 2903 & 2905 Oak Brook Hills Road - Final Plat of Consolidation
 - B. Amendment to a Planned Development for Lot G - 1050 22nd Street - Oak Brook Commons
 - C. Final Plat - Resubdivision - Lot G - 1050 22nd Street - Oak Brook Commons
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
Illinois

MINUTES OF THE NOVEMBER 6, 2024
REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN/AMENDED ON , 2024

1. CALL TO ORDER:

CALL TO ORDER

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

2. ROLL CALL:

ROLL CALL

Rama Raman called the roll with the following persons:

PRESENT: Vice Chairman Ziemer, Members Natalie Cappetta, Baker Nimry, James Pontrelli and Kenneth Wilczak

IN ATTENDANCE: Village Attorney Michale Castaldo III, Director Rebecca Von Drasek and Village Planner Rama Raman

3. APPROVAL OF MINUTES

MINUTES

REGULAR PLANNING & ZONING COMMISSION MEETING OF OCTOBER 2, 2024

OCTOBER 2, 2024

Motion by Member Nimry, seconded by Member Cappetta to approve the minutes of the October 2, 2024 Regular 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. 2222 35TH STREET – MAP AMENDMENT

2222 35TH STREET –
MAP AMENDMENT

Vice Chairman Ziemer announced the commencement of the public hearing for the petitions and the witness testifying for the Map Amendment was sworn in.

Planner Raman provided an overview of the map amendment and explained that the petition was first presented at the October 2, 2024 P&Z meeting. Due to attorney correspondence the petition was delayed.

Rob Day, representative for The Midwest Club HOA, 1100 Midwest Club Parkway explained that The Midwest Club HOA made an offer to purchase 2222 35th Street and they were contingent to purchase it. He explained that more than two-thirds of the HOA provided approval to annex the property into The Midwest Club. The next step would be to subdivide into three lots and close the existing entrance on 35th Street.

Member Wilczak revealed that he resides in The Midwest Club and did not see any conflict of interest in voting for the petition.

Member Cappetta questioned the notification to surrounding property owners. She asked to add a condition that if The Midwest Club was not the purchaser, that the map amendment would not be approved.

Motioned by Member Nimry, seconded by Member Cappetta to recommend approval of the requested map amendment, subject to the following conditions:

- The Midwest Club is the purchaser of the property.
- The new parcels are accessed through The Midwest Club, and the existing access to 35th Street shall be removed.
- The Official Zoning Map be amended and recording of the approval Ordinance by Village staff.

ROLL CALL:

Ayes: 5 – Vice Chairman Ziemer, Members Cappetta, Nimry, Pontrelli and Wilczak. Motion carried.

Absent: 2 - Chairman Iyer, Members Bulin, Hasan and DiBernardo

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

5.

B. Millennium Bank – 3824 York Road – Certificate of Appropriateness

Millennium Bank 3824
York Rd - COA

Rama Ramam gave a brief overview of the proposed petition.

Toni Gonzalez, Chief Operating Officer Millennium Bank indicated the bank opened in August 2024. They were seeking approval to modify the existing monument and wall sign. She indicated that the Millennium Bank wall sign is smaller than the existing.

There was discussion regarding signatures on the application.

Motioned by Member Nimry, seconded by Member Wilczak to recommend the approval for the requested Certificate of Appropriateness, subject to the following conditions:

1. The proposed signs shall be in substantial conformance with the plans as submitted.
2. The proposed signs shall comply with all other applicable requirements of the Oak Brook Sign Code (including sign illumination).
3. All other conditions of Ordinances S-1605, S-1529, S-1392 and S-914 shall remain in full force and effect.

ROLL CALL:

Ayes: 5 Vice Chairman Ziemer, Members Cappetta, Pontrelli, Nimry and Wilczak. Motion carried.

Absent: 4 - Chairman Iyer, Members Bulin, Hasan and DiBernardo

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

5.

C. 19 Mockingbird Lane – Fence Variation

19 Mockingbird Lane
Fence Variation

Director Von Drasek provided an overview of the petition.

Vice Chairman Ziemer announced that he was the HOA President of the Brook Forest Subdivision and did not see any conflict in participating in the discussion.

Anthony Pesek, the home owner of 19 Mockingbird Lane provided several PowerPoint slides and explained the desire to seek the fence variation due to safety concerns of his children because of the proximity to Ginger Creek. He said that he had discussions with HOA members and HOA's board members. He stated his adjacent neighbors were in support and that the HOA Board provided formal approval of the fence variation request.

Member Wilczak questioned the HOA approval conditions and was in support of them.

Vice Chairman Ziemer explained the conditions.

Members discussed options for more restrictive conditions than those provided by the HOA.

Member Cappetta asked if staff reviewed a letter from a doctor regarding the child's disability.

Mr. Pesek stated that staff and Vice Chairman Ziemer saw the letter.

Director Von Drasek confirmed that she saw the letter from a physician. She also confirmed that standards were received and provided in all of the casefiles for the petitions heard at the meeting.

Motioned by Member Wilczak, seconded by Member Nimry to recommend approval of the fence variation to a height of 5', subject to the following conditions (Village Attorney agreed to all conditions):

1. Meet the first two (2) HOA conditions:
 - If the accommodated party permanently moves out of the residence, the fence must be removed.
 - The fence must be removed prior to the transfer of the property to a third party.
2. Fully execute and Notarize application form - "An Act to Require Disclosure of all Beneficial Interests".
3. The design and placement of the proposed fence shall be in substantial conformance with the plans as submitted and approved.
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: 5 – Vice Chairman Ziemer, Members Cappetta, Pontrelli, Nimry and Wilczak. Motion carried.

Absent: 4 - Chairman Iyer, Members Bulin, Hasan and DiBernardo

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

OTHER BUSINESS

OTHER BUSINESS

6.

Director Von Drasek discussed future applications and asked members to consider a Special meeting on December 18th.

7.

PUBLIC COMMENT

PUBLIC COMMENT

8.

ADJOURNMENT:

ADJOURNMENT

Motion by Member Nimry, seconded by Member Wilczak to adjourn the meeting at 7:20PM. VOICE VOTE: Motion carried.

ATTEST:

/s/ Rebecca Von Drasek

Rebecca Von Drasek

Director of Development Services



OAK BROOK
Illinois

ITEM 5.A

2903 OAK BROOK HILLS CONSOLIDATION
2903& 2905 OAK BROOK HILLS RD
Final Plat – Consolidation – One Lot

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6-6.b	Staff Report dated December 10, 2024
5-5.d	Engineering Reviews of 2903 OBH Rd Plat of Consolidation dated November 8, December 2, December 4, 2024
4	Resident Letter dated November 22, 2024
3	Board of Trustees Referral Meeting Minutes dated November 12, 2024 (not included)
2	Referral Memo Village Board Agenda November 12, 2024
1-1.a	Subdivision Regulations – Plats Required Section 14-3-1 and 14-3-2

Application Materials

A	Subdivision Application – Final Plat
B	Surrounding Property Owners
C	Authorization from Property Owners dated November 11, 2024
D	Certification of Surrounding Property Owners
E-E.2	Subject Property Verification
F	Fee/Receipt for Final Plat
G	Retaining Wall Plans
H	Final Plat of Subdivision Current Revision December 2, 2024
I	Engineering Improvement Plans dated October 28, 2024
J	Plat of Survey dated October 28, 2024

**VILLAGE OF OAK BROOK
Planning & Zoning Commission**

STAFF REPORT

DATE: December 10, 2024

CASE NO: 2024-19-SR-FP

DESCRIPTION: Final Plat – Plat of Consolidation to combine two (2) lots into one lot

PETITIONER: Tiburon Homes,
115 S Garfield Ave
Hinsdale, IL 60521

ADDRESS: 2903 and 2905 Oak Brook Hills 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 with a minimum lot size of 43,560 SF.

South: Same

East: Butterfield Country Club (Unincorporated)

West: R-1, Single-Family Detached Residence District, single-family homes with a minimum lot size of 87,120 SF.

DISCUSSION: Tiburon Homes and owners of the property, Carter and Aileen Chang, have submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. When combined, a single lot of approximately 2.618 acres (or 114,024 SF) will be created.

Lot-1 has a new residence under construction and the consolidated lots would eliminate the current flag lot. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

**STAFF REPORT – 2903 OAK BROOK HILLS CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2024-19-SR-FP**

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in July, 1959.
- 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 114,024 SF.
- The proposal complies with the minimum lot size, lot frontage, and setback requirements for the R-2 Single-Family Detached Residence District and no zoning variations are being requested. Additionally, larger lots are more desirable for open spaces.
- The side property lines abut R-2, Single-Family Detached Residential District and the rear property line abuts unincorporated Butter Field Country Club.
- The proposed consolidated lot will have one address, 2903 Oak Brook Hills Road.
- No right-of-way (ROW) improvements are required.

Additional application materials have been submitted by the petitioner to further discuss and explain the proposal. 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.

CONCLUSION:

Staff has reviewed the Carter's Plat of Consolidation and recommends approval of the plat 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:

- 1) Final engineering review and approval.**
- 2) Recording of the document by Village Staff.**

**STAFF REPORT – 2903 OAK BROOK HILLS CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2024-19-SR-FP**

Please contact me if you have any questions or need additional information.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Rama Raman", with a horizontal line extending from the end of the signature.

Rama Raman
Village Planner

December 4, 2024

Ms. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Project	Permit No.	Review No.	Status
2903 Oak Brook Hills Road	2024 19 SR FP	3	Approved

EZA Engineering received the following permit submittal documents on December 3, 2024:

Document	Prepared By	Sheets	Date
Final Plat of Abrogation & Consolidation	Landmark Engineering	2	12-2-24

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. This application is accompanied by Engineering Improvement Plans, prepared by Landmark Engineering, dated October 28, 2024. These final engineering plans were originally approved under Village permit BP-23-233 and fulfill the intent/requirements of Title 14-3-3 (Preliminary Plat) of the Village Code.
2. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will or have been reviewed and approved under Village permit BP-23-233 and are subject to all applicable provisions of the Village Code.
3. No further comment.

This application for a final plat of consolidation is recommended for approval. If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC



James Patterson, P.E.

December 2, 2024

Ms. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Project	Permit No.	Review No.	Status
2903 Oak Brook Hills Road	2024 19 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on November 26, 2024:

Document	Prepared By	Sheets	Date
Final Plat of Abrogation & Consolidation	Landmark Engineering	2	11-20-24

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. This application is accompanied by Engineering Improvement Plans, prepared by Landmark Engineering, dated October 28, 2024. These final engineering plans were originally approved under Village permit BP-23-233 and fulfill the intent/requirements of Title 14-3-3 (Preliminary Plat) of the Village Code.
2. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will or have been reviewed and approved under Village permit BP-23-233 and are subject to all applicable provisions of the Village Code.

FINAL PLAT OF ABROGATION & CONSOLIDATION – 2903 OAK BROOK HILLS CONSOLIDATION

3. Title 14-4-2.C.2 – Grant a 10' Public Utility and Drainage Easement along the north property line where the 20' ingress/egress easement was located.
4. Title 14-4-2.D.2 – Please fix the lines for the "State of" and "County of" in the Notary Public Certificate.
5. Title 14-4-2.D.3 – Update the expiration date for the Professional Land Surveyor license for Mark H. Landstrom, PLS.
6. Remove the Oak Brook Department of Public Utilities certificate.

If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC

A handwritten signature in blue ink, appearing to read "JP" followed by a stylized "P" and a flourish.

James Patterson, P.E.

November 8, 2024

Ms. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Project	Permit No.	Review No.	Status
2903 Oak Brook Hills Road	2024 13 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on October 30, 2024:

Document	Prepared By	Sheets	Date
Plat of Consolidation	Landmark Engineering	1	10-29-24

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. This application is accompanied by Engineering Improvement Plans, prepared by Landmark Engineering, dated October 28, 2024. These final engineering plans were originally approved under Village permit BP-23-233 and fulfill the intent/requirements of Title 14-3-3 (Preliminary Plat) of the Village Code.
2. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will or have been reviewed and approved under Village permit BP-23-233 and are subject to all applicable provisions of the Village Code.

PLAT OF CONSOLIDATION – 2903 OAK BROOK HILLS CONSOLIDATION

3. Title 14-4-2.B.1 – Include the word **FINAL** prior to PLAT OF CONSOLIDATION at the top of the sheet.
4. Title 14-4-2.B.2 – Please use the language in the legal description (provided in the Land Surveyor Certificate) as the legal description at the top of the sheet.
5. Title 14-5-2.B.5 – Provide a date of preparation.
6. Title 14-4-2.C.2 – Please address easement requirements as follows:
 - The 20' Easement for Ingress & Egress to Lot 2 for Drainage & Public Utilities (Part of Lot 3) along the north property line shall be vacated.
 - The 20' Drainage & Public Utility Easement & Easement for Sanitary Sewer & Water Service to Lot 3 shall be vacated.
 - A 10' Public Utility and Drainage Easement shall be granted along the north property line where the 20' ingress/egress easement was located (see first easement vacation requirement).

7. Title 14-4-2.D.1 – Revise the title and language to match the Owner's Certificate. Add a separate School District Certificate. All certificate language can be found in Title 14-7-5.
8. Title 14-4-2.D.2 – Revise the title and language to match the Notary Certificate.
9. Title 14-4-2.D.3 – Revise the title from Land Surveyor to Surveyor's Certificate.
10. Title 14-4-2.D.4 – Revise the title and language to match the County Clerk Certificate.
11. Title 14-4-2.D.7 – Revise the title from Village Engineer to Village Engineer's Certificate.
12. Title 14-4-2.D.8 – Revise the title from Special Assessments to Certificate As To Special Assessments.
13. Title 14-4-2.D.9 – Revise the title from Plan Commission to Planning & Zoning Commission Certificate. The certificate language shall be revised to read, "APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK..."
14. Title 14-4-2-D.10 – Revise the title from Village Clerk to Village Clerk's Certificate.
15. Title 14-4-2-D.11 – Revise the title from DuPage County Recorder to County Recorder's Certificate.

If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC



James Patterson, P.E.



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

November 22, 2024

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a final plat of consolidation at the meetings scheduled on the reverse side of this notice.

The application has been filed by:	Tiburon Homes 115 S. Garfield Hinsdale, IL 60521
The property in question is located at:	2903 & 2905 Oak Brook Hills Road
Relationship of applicant to property:	Builder
Name of Subdivision	2903 Oak Brook Hills Consolidation

Also shown on the reverse side of this notice is a map* of the area to assist you in determining your relationship to the property in question.

The Applicant is seeking the approval of a final plat to consolidate the two existing parcels into one lot consisting of the approximately 114,024 square feet. 2903 Oak Brook Hills Road has a new residence under construction and the consolidated lots would eliminate the current flag lot.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 to make arrangements to review the application, typically 8:00 a.m. - 4:00 p.m., Monday through Friday, with the exception of holidays.

Sincerely,

Rebecca Von Drasek
Director, Development Services Department

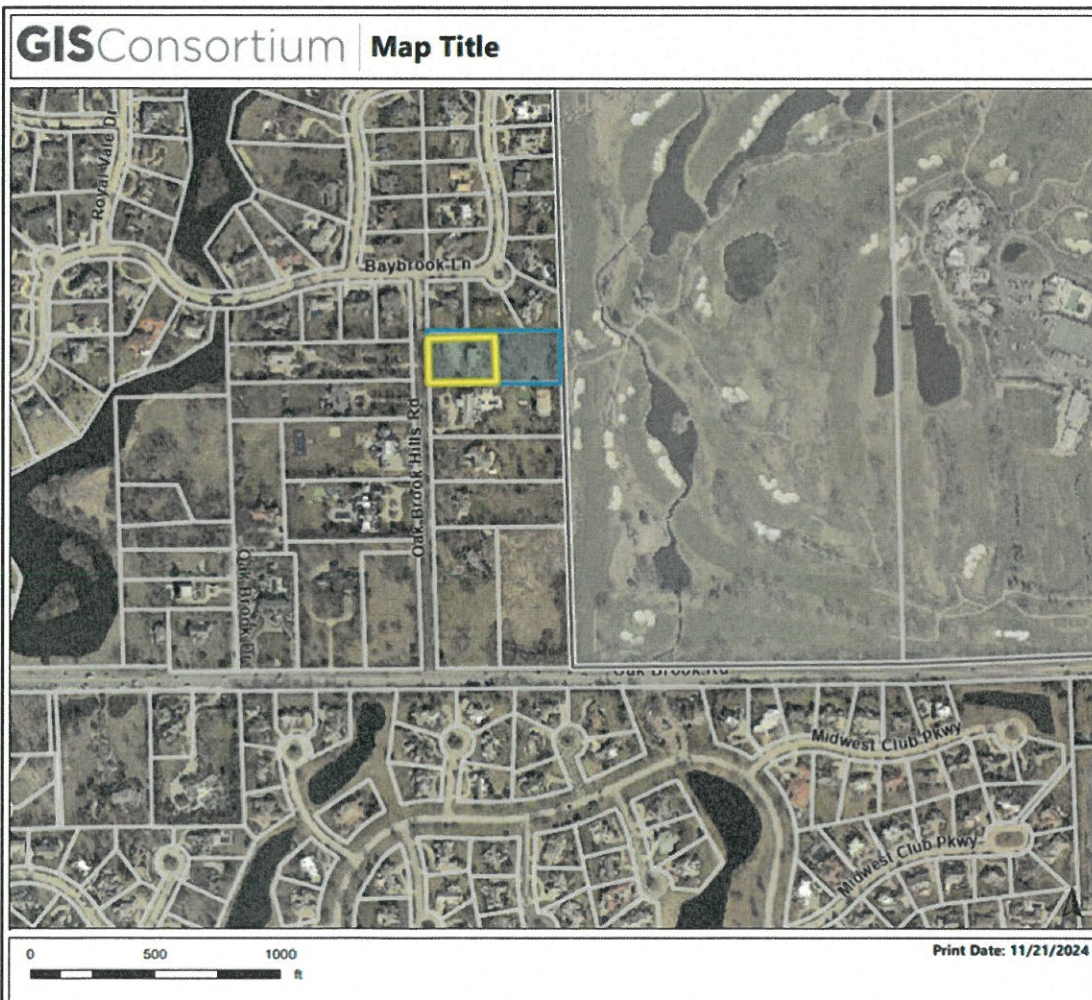
In accord with the provisions of the Americans with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010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

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

Special Planning & Zoning Commission Meeting 6:30 p.m., Wednesday, December 18, 2024

Board of Trustees Meeting 7:00 p.m., Tuesday, January 14, 2025**

**Tentative Follows the completion of the
Planning & Zoning Commission meeting.



*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



OAK BROOK
Illinois

ITEM 6.G.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
November 12, 2024

SUBJECT: 2903 & 2905 Oak Brook Hills Road - Plat of Consolidation

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 consolidation to the Planning & Zoning Commission for review and recommendation.

Background/History:

The applicant, Tiburon Homes and owners of the property, Carter and Aileen Chang have submitted a petition requesting approval of a final plat of consolidation to combine two (2) existing lots into one lot consisting of 2.618 acres (or 114,024 SF). The properties are zoned R-2 Single Family Detached Residence District.

The request to combine the two (2) properties will create a 2.618-acre lot. Lot-1 has a new residence under construction and the consolidated lots would eliminate the current flag lot. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

Several additional documents have been included with this referral to provide the Board with more specific information related to the request.

Recommendation:

Staff recommends that the Village Board refer the request for the final plat of consolidation to the Planning & Zoning Commission for review and recommendation.

Attachments:

1. Exhibits for Referral



14-3-1: PLATS REQUIRED:

A. Plats Prerequisite To Subdividing Lands: Before subdividing any tract or parcel of land in the village and the unincorporated areas within one and one-half (1 1/2) miles of the village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the village authorities in accordance with the following requirements. Prior to preparation of preliminary plat drawings, it is suggested that the subdivider consult with the plan commission and other village officials to determine conformity to the official plan, zoning ordinance and compliance with this and other applicable village ordinances.

B. Subdivisions Of Not More Than Five Lots:

1. When an application for approval of a subdivision plat containing not more than five (5) lots and located within the village limits is submitted, and is accompanied by an affidavit that such plat comprises the entire contiguous undeveloped land area in which the applicant has any interest, the village clerk shall refer such plat to the village board and if, upon its consideration thereof and after receiving a report from the plan commission which includes a finding that the plat contains the entire contiguous undeveloped land in which the applicant has any interest, it finds that the intent and purpose of this title is not violated, the village board may approve such plat without further procedure.

2. The plat of such a subdivision submitted by the subdivider for approval shall meet all requirements for a final plat as required by these regulations. (Ord. G-708, 12-10-2002)

14-4-2: FINAL PLAT REQUIREMENTS:

A. General: The final plat shall be drawn with black waterproof drawing ink on transparent linen tracing cloth, or equal, in a manner that clear and legible transparent or contact prints can be made.

B. Identification And Description:

1. Proposed name of subdivision.

2. A full and detailed description of the land embraced in the plat, showing the township and range in which such land is situated, and the sections and parts of sections platted, and in the case of replatting or resubdividing, a description of the part of, and the name of, the original plat which is replatted or resubdivided, containing the name of the town, city, village or addition platted, the name of the proprietor required to sign the plat and the surveyor making it. If there is any excepted parcel within the plat boundary it must be accurately described by metes, bounds and courses.

3. Scale of plat, one inch equals one hundred feet (1" = 100') or other scale approved by the village engineer.

4. North point (indicating true north).

5. Date of preparation.

C. Delineation Of Final Plat:

1. Boundary of the plat based on an accurate traverse, with all angular and linear dimensions shown.

2. All blocks, lots, streets, alleys, crosswalks, easements and setback lines within or adjacent to the plat, all of which shall have all angular and linear dimensions given and all radii, internal angles, bearings, points of curvature, tangents and lengths of all curves so that no dimensions or data are missing which are required for the future relocation of any of the corners or boundaries of blocks, lots, streets, etc., as listed above. All dimensions shall be given to the nearest hundredth of a foot.

3. True angles and distances to the nearest established official monuments, not less than three (3) of which shall be accurately described on the plat.

4. Municipal, township or section lines accurately tied to the lines of the subdivision by distances and angles.

5. Block and lot numbers of all blocks and lots. Names of all existing streets and all streets in the subdivision.

6. Accurate outlines, legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.

7. Location of all iron stakes and all permanent monuments required by this chapter.

8. Any protective covenants.

9. Statements covering easement provisions.

10. All other information required by state statutes.

In addition to all other requirements herein contained, there shall be submitted with the final plat a document over the signature of the engineer or surveyor, who prepared such plat, indicating the total square footage of each lot shown on the plat.

SUBDIVISION APPLICATION



1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106 or 630-368-5146

- ☐ PRELIMINARY PLAT OF SUBDIVISION
- ☐ FINAL PLAT OF SUBDIVISION
- ☒ FINAL PLAT OF CONSOLIDATION
AND/OR PLAT OF VACATION
- ☐ ASSESSMENT PLAT SUBDIVISION
- ☐ SUBDIVISION AMENDMENT
AND/OR VARIATION

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE 2903 Oak Brook Hills Consolidation DATE FILED Nov 5, 2024

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED
Lot 2 & 3 in Beutler's Subdivision commonly known as 2903 Oak Brook Hills Road & 2905 Oak Brook Hills Road, Oakbrook, IL 60523

ARE YOU SEEKING ANY VARIATION (RELIEF) TO THE SUBDIVISION REGULATIONS? YES ☐ NO ☒
If YES, list the specific section in the Subdivision Regulations and attach a detailed explanation of the relief you are seeking:

PERMANENT PARCEL NO. 06-28-403-018 & 06-28-403-019

NAME OF APPLICANT (and Email Address) Tiburon Homes Iritter@tiburonhomesllc.com PHONE 630-254-7798

ADDRESS 115 S Garfield Ave CITY Hinsdale STATE IL ZIP 60521

RELATIONSHIP of APPLICANT TO PROPERTY Builder

OWNER OF RECORD Carter and Aileen Chang PHONE 650-868-9066

ADDRESS 2903 Oak Brook Hills Road CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY (IES) OF TRUST PHONE

ADDRESS CITY STATE ZIP

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.

11/4/2024

Signature of Owner

Date

11/4/2024

Signature of Applicant

Date

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS

This plat contains the entire contiguous undeveloped land area in which I have an interest.

11/4/2024

Signature of Owner

Date

IDENTIFY STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY (Use additional paper if needed)

SIZEING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS	2				
NUMBER of ACRES	2.618				
NUMBER of SQUARE FEET	114,024				

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. **Provide a mailing label for each Property Owner listed.** 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 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 within 30 days of the filing of this application. (Attach additional sheets if necessary)

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
CHOSON HOLDINGS LLC	2911 Oak Brook Hills Road, Oak Brook, IL 60523	Same as mailing address	06-28-403-020
Wendy Yeh	2900 Oak Brook Hills Road, Oak Brook, IL 60523	Same as mailing address	06-28-402-019
Thomas Fahey	2910 Oak Brook Hills Road, Oak Brook, IL 60523	Same as mailing address	06-28-402-006
Butterfield Country Club	2800 Midwest Rd, Oak Brook, IL 60523	Same as mailing address	06-27-300-001
S. BHORADE & P SIDDHARTH	53 Baybrook Lane, Oak Brook, IL 60523	Same as mailing address	06-28-403-007
Margaret Jalili	55 Baybrook Lane, Oak Brook, IL 60523	Same as mailing address	06-28-403-008
Angelo & Angela Accettura	57 Baybrook Lane, Oak Brook, IL 60523	Same as mailing address	06-28-403-009

Mohammed + Aamina Ahmed

59 Baybrook Ln Oak Brook

06-28-402-004

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

DO NOT SUBMIT ANY proposed plat of subdivision until you are directed to do so. ALL Subdivision application forms, Subdivision plats and engineering plans (if required), and other documents are to be emailed to Cathy at: cchiarelli@oak-brook.org for a preliminary review along with the contact person information who will be making any plat revisions.

After comments and revisions have been completed by the Village Engineer at least 10 days before the Plan Commission meeting, you will be directed to submit, the following: The original Applications must be completed, signed and **accompanied with the following:** Proper fee (payable to the Village of Oak Brook), Two (2) folded copies of the proposed subdivision (**pursuant to the Plat Act maximum sheet size permitted is 30" x 36"**), 2 copies of Plat of Survey with Legal Description, Common Address and P.I.N. noted. Include a PDF of all plats and plans of each, which is to be emailed to cchiarelli@oak-brook.org) Completed Subject Property Verification, Surrounding Property Owners form. If the applicant is NOT the property owner, a Letter of Standing is required with the written consent / authorization from the property owner. **See Submittal Guideline for a complete list of requirements.**

Fees and documents must be received prior to the 2nd to the last Friday of the second preceding month for Planning & Zoning Commission review on the first Wednesday of the each month. An incomplete submittal will NOT be accepted and may be returned to the applicant. Please check all items applicable::

PRELIMINARY PLAT	_____	\$50.00 per lot or \$750.00 minimum**
FINAL PLAT (G-289, 3/24/81)	_____	\$750.00 – NO IMPROVEMENTS** (Plus Plan Review & Inspection Fees, if required)
FINAL PLAT – with Improvements	<u>\$750</u>	\$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
AMENDMENT or VARIATION	_____	\$750.00*
ASSESSMENT PLAT (12/11/79)	_____	No Charge
Public Hearing Signs	<u>\$100</u>	\$50.00 per sign – 1 sign required for each Street Frontage/Per Parcel

*Fees do not include publication costs, which are paid for separately
 ** \$125 fee for each time extension Fees - Title 1 Chapter 14 of this code.

All meetings are held in the Samuel E. Dean Board Room of the Butler Government Center, 1200 Oak Brook Road

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed 11/5/24 Fee Paid \$ 800.00 Receipt No. 755030 Received By C. Chiarelli

HEARING DATES: Board of Trustees (Referral) 11/12/24 P&Z Commission 12/18/24 Board of Trustees 11/14/24

SIGNED - VILLAGE CLERK Detasha Scarpet Date 11/8/24

Disclosure and Authorization

2703 Oak Brook Hills Road and 2705 Oak Brook Hills Road

We represent and certify that we, Carter and Aileen Chang, are the owners of:

- 2703 Oak Brook Hills Road, Oak Brook, IL 60532
- 2705 Oak Brook Hills Road, Oak Brook, IL 60532

We authorize Tiburon Homes (Linda Ritter) to act, speak, and make applications for subdivision, consolidation, land development, and other authorizations from the Village of Oak Brook and all parallel governmental agencies on our behalf. Tiburon Homes is also authorized to sign applications in the name of the Owner.

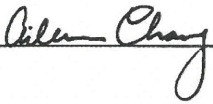
This disclosure and authorization is not to be deemed a power of attorney, and the subdivision, consolidation, land development, and other authorizations addressed in this authorization and any meetings with the Village of Oak Brook shall not take effect until such time as Carter and Aileen Chang or their nominee(s) or designee(s) have executed appropriate written documentation.

We certify that all of the above statements are true to the best of our knowledge and belief.

Name: CARTER CHANG

Name: Aileen Chang

Signature: 

Signature: 

Date: 11/5/2024

Date: 11/5/2024

CERTIFICATION

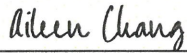
Surrounding Property Owners

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 the Township Assessors office 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.

Aileen Chang Printed Name of Property Owner DocuSigned by:  11/4/2024 Signature of Owner Date	Tiburon Homes / Linda Ritter Printed Name of Applicant Signed by:  11/4/2024 Signature of Applicant Date
--	--

BILL TO INFORMATION:

Tiburon Homes	Linda Ritter	630-254-7798
Print Name/Company	Print Contact Person Name	Contact Phone
115 S Garfield Ave, Hinsdale, IL 60521	630-887-7050	
Address To be Billed	Alternate Phone	

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

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

- 1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-28-403-018
- 2. Common Address: 2903 Oak Brook Hills Road, Oak Brook, 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. Attached
- 5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Legal Description for 06-28-403-018

LOT 2 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

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

See deed recorded as document R2023-076168 recorded on 11/30/2023 at 8:23AM

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

Electronic Search DuPage Recorder

Only First name of Contact is required.

Date called:

2024/11/4

I verify that the information provided above is accurate.

Linda Ritter
Printed Name

Signed by:

Signature

Date

11/4/2024

Relationship to Applicant:

Builder

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-28-403-019
2. Common Address: 2905 Oak Brook Hills Road, Oak Brook, 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

Legal Description for 06-28-403-019

LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

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

See deed recorded as document R2023-076168 recorded on 11/30/2023 at 8:23AM

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

Electronic Search DuPage Recorder

Only First name of Contact is required.

Date called:

11/4/2024

I verify that the information provided above is accurate.

Linda Ritter

Printed Name

Signed by:

Linda Ritter

Signature

Date

11/4/2024

Relationship to Applicant:

Builder

Legal Description

CURRENT LEGAL DESCRIPTIONS

06-28-403-018

LOT 2 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

06-28-403-019

LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

PROPOSED LEGAL DESCRIPTION

LOT 1 IN 2903 OAK BROOK HILLS CONSOLIDATION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY ILLINOIS.

Please Deposit Check in: Zoning Account 10-4302

For:

2903 Oak Brook Hills FP

VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523

MISCELLANEOUS PAYMENT RECPT#: 755030
DATE: 11/12/24 TIME: 10:31:08
CLERK: jwozniak DEPT:
CUSTOMER#:

COMMENT: 2903 OAK BROOK HILLS

REVENUE:

1	10	43020	800.00
ZONING/SUBDIV APPLICATION			
ZONING/SUBDIVISION			

CASH:

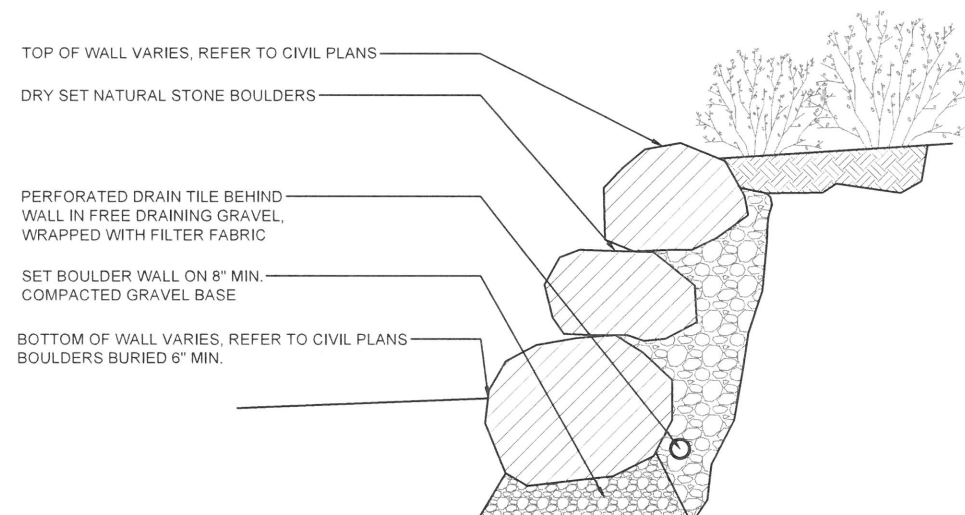
99	1105	800.00
CASH -PLD		

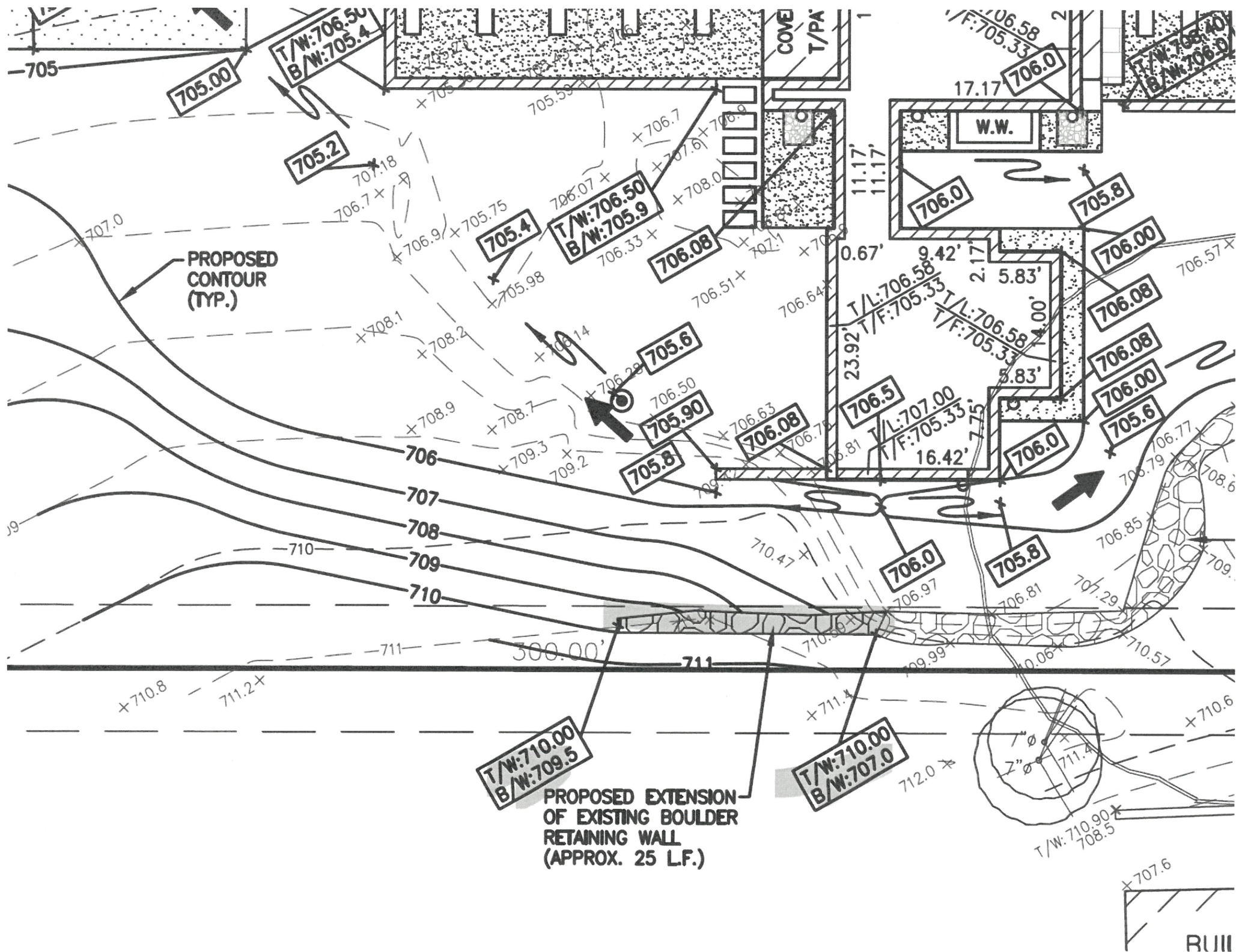
AMOUNT PAID: 800.00

PAID BY: TIBURON HOMES LLC
PAYMENT METH: CHECK
1073

REFERENCE: TIBURON HOME

AMT TENDERED: 800.00
AMT APPLIED: 800.00
CHANGE: .00

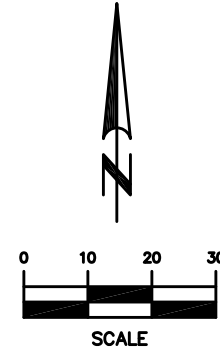
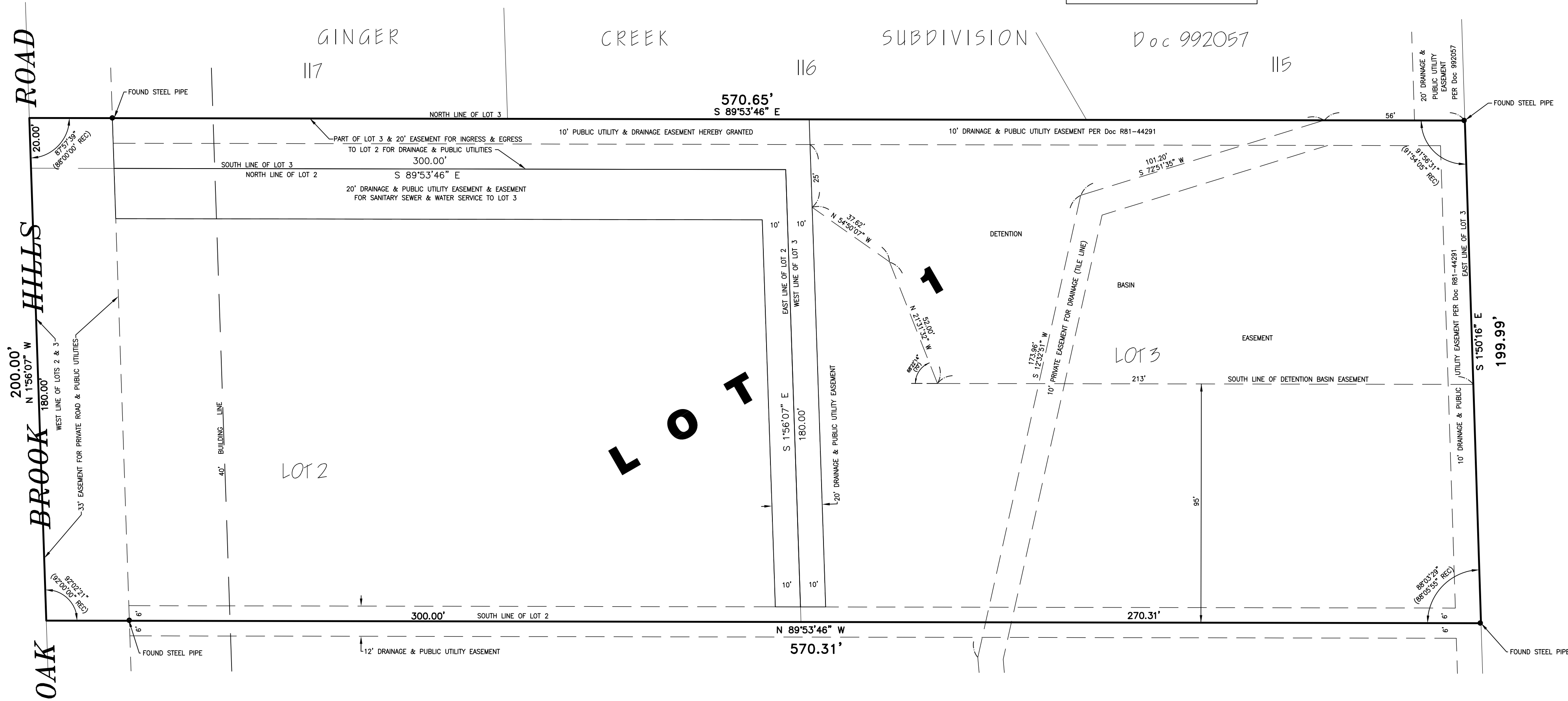




FINAL PLAT OF ABROGATION & CONSOLIDATION
2903 OAK BROOK HILLS CONSOLIDATION

OF LOTS 2 AND 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS
2903 OAK BROOK HILLS ROAD
OAK BROOK, IL



STATE OF ILLINOIS }
COUNTY OF DUPAGE } ss

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 THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS ____DAY OF _____, A.D. 20____.

VILLAGE ENGINEER

STATE OF ILLINOIS }
COUNTY OF DUPAGE } ss

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 _____, A.D. 20____.

VILLAGE CLERK

PLANNING & ZONING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

THIS ____DAY OF _____, 20____.

CHAIRMAN

SECRETARY

PREPARED FOR:
TIBURON HOMES, LLC

PREPARED BY:

LANDMARK
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-00577-0010

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 22-06-083-CONS-ABR

STATE OF ILLINOIS }
COUNTY OF DUPAGE } ss

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

ON THE ____DAY OF _____, 20____.

AT ____O'CLOCK ____M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER OF DEEDS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } ss

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

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

THIS ____DAY OF _____, 20____.

DUPAGE COUNTY CLERK

SANITARY DISTRICT

I, _____, EXECUTIVE DIRECTOR OF THE FLAGG CREEK WATER RECLAMATION DISTRICT, 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 _____, ILLINOIS, THIS ____DAY OF _____, 20____.

EXECUTIVE DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } ss

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

ON THE ____DAY OF _____, 20____.

AT ____O'CLOCK ____M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER OF DEEDS

COUNTY CLERK'S CERTIFICATE

AREAS

LOT 2: 53,966 SQ.FT.
LOT 3: 60,058 SQ.FT.
NEW LOT 1: 114,024 SQ. FT.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

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 APORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS.

DATED THIS ____DAY OF _____, 20____.

VILLAGE TREASURER

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED ALSO APPROVE OF THE ABROGATION OF PORTIONS OF EASEMENTS AS SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HEREBY GRANT EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED IN THE UNDERLYING BEUTLER'S SUBDIVISION. THOSE EASEMENTS 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 WATER RECLAMATION DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, ACCORDING TO THE EASEMENT PROVISIONS PROVIDED IN BEUTLER'S SUBDIVISION - DOCUMENT R81-44291. 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 THEIR 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.

DATED THIS ____DAY OF _____, A.D. 20____.

CARTER CHANG

AILEEN CHANG
ADDRESS: 480 MISSION BAY BOULEVARD NORTH SAN FRANCISCO, CA 94158

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT CARTER CHANG AND AILEEN CHANGE, AS OWNERS OF THE PROPERTY DESCRIBED AS 2903 OAK BROOK HILLS CONSOLIDATION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF THEIR KNOWLEDGE, THAT THE SCHOOL DISTRICTS IN WHICH THE PROPERTY LIES ARE GRADE SCHOOL DISTRICT 53 AND HIGH SCHOOL DISTRICT 86 AND COLLEGE OF DUPAGE 502.

DATED THIS ____DAY OF _____, A.D. 20____.

CARTER CHANG

AILEEN CHANG

NOTARY

STATE OF _____ }
COUNTY OF _____ } ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CARTER CHANG AND AILEEN CHANGE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATES AS OWNERS, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY DESCRIBED AND THAT, AS SUCH OWNERS, HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES AFORESAID.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____DAY OF _____, A.D. 20____.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } ss

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS CONSOLIDATION 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 OWNERS HAVE 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 CONSOLIDATION.

DATED THIS ____DAY OF _____, 20____.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR DULY AUTHORIZED ATTORNEY

PRINT NAME

PRINT NAME

LAND SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 2 AND 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND I HAVE PREPARED THIS DOCUMENT AS A PLAT OF CONSOLIDATION & ABROGATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.

I FURTHER CERTIFY THAT THE REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND CONSOLIDATIONS, HAVE BEEN COMPLIED WITH IN THE 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 EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

I FURTHER CERTIFY THAT THE HEREON-DESCRIBED PROPERTY CONTAINS 114,024 SQUARE FEET, OR 2.618 ACRES, MORE OR LESS, AND THAT NO PART OF THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL 1704300178J WITH A REVISION DATE OF AUGUST 1, 2019.

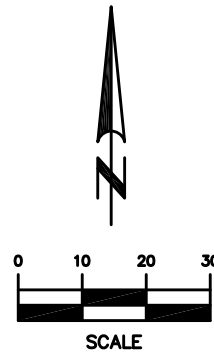
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND I HEREBY DESIGNATE THE VILLAGE OF OAK BROOK, TO RECORD THIS PLAT OF CONSOLIDATION & ABROGATION.

GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 2ND DAY OF DECEMBER, A.D. 2024.

MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE: 11/30/2026



FINAL PLAT OF ABROGATION & CONSOLIDATION
2903 OAK BROOK HILLS CONSOLIDATION

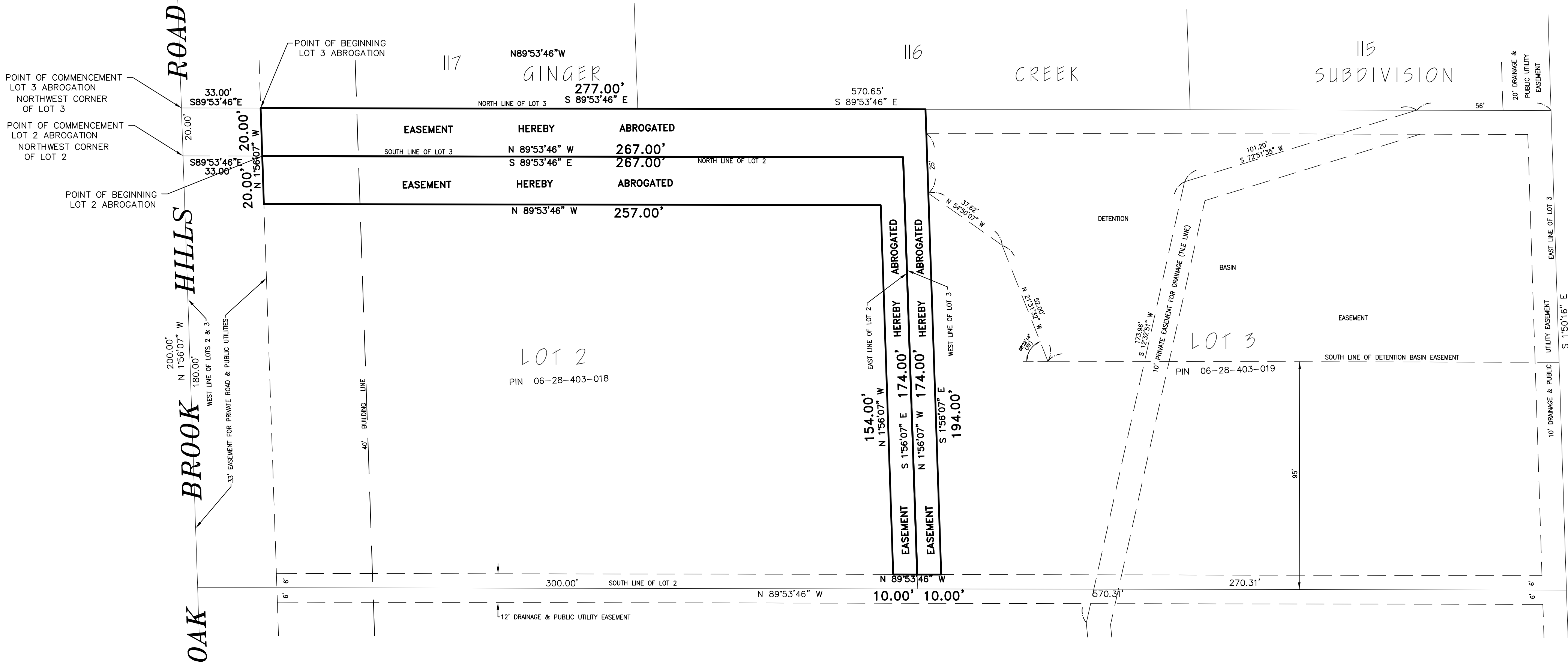


LOT 2 ABROGATED EASEMENT LEGAL DESCRIPTION

THAT PART OF LOT 2 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST 33.00 FEET, ALONG THE NORTH LINE OF SAID LOT 2, TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 267 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 1 DEGREE 56 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE, 174 FEET TO THE NORTH LINE OF THE SOUTH 10 FEET OF SAID LOT 2; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID NORTH LINE, 10.00 FEET; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST 154 FEET TO THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 2; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE, 257 FEET TO THE EAST LINE OF THE WEST 33 FEET OF SAID LOT 2; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

LOT 3 ABROGATED EASEMENT LEGAL DESCRIPTION

THAT PART OF LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST 33.00 FEET, ALONG THE NORTH LINE OF SAID LOT 3, TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 277 FEET TO THE EAST LINE OF THE WEST 10 FEET OF SAID LOT 3; THENCE SOUTH 1 DEGREE 56 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE, 194 FEET TO THE NORTH LINE OF THE SOUTH 10 FEET OF SAID LOT 3; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID NORTH LINE, 10 FEET TO THE EASTERLY WEST LINE OF SAID LOT 3; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST 154 FEET, ALONG SAID EASTERLY WEST LINE, 174 FEET TO THE NORTHERLY SOUTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID NORTHERLY SOUTH LINE, 267 FEET TO THE EAST LINE OF THE WEST 33 FEET OF SAID LOT 3; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.



ABROGATION AREAS
LOT 2 EASEMENT: 6876 SQ.FT.
LOT 3 EASEMENT: 7275 SQ.FT.

PREPARED FOR:
TIBURON HOMES, LLC

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-00577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 22-06-083-CONS-ABR

COMMONWEALTH EDISON COMPANY

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.

COMMONWEALTH EDISON COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

NICOR GAS COMPANY

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.

NICOR GAS COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY AT&T ILLINOIS

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.

ILLINOIS BELL TELEPHONE COMPANY AT&T ILLINOIS

BY: _____

PRINTED NAME: _____

TITLE: _____

COMCAST

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.

COMCAST

BY: _____

PRINTED NAME: _____

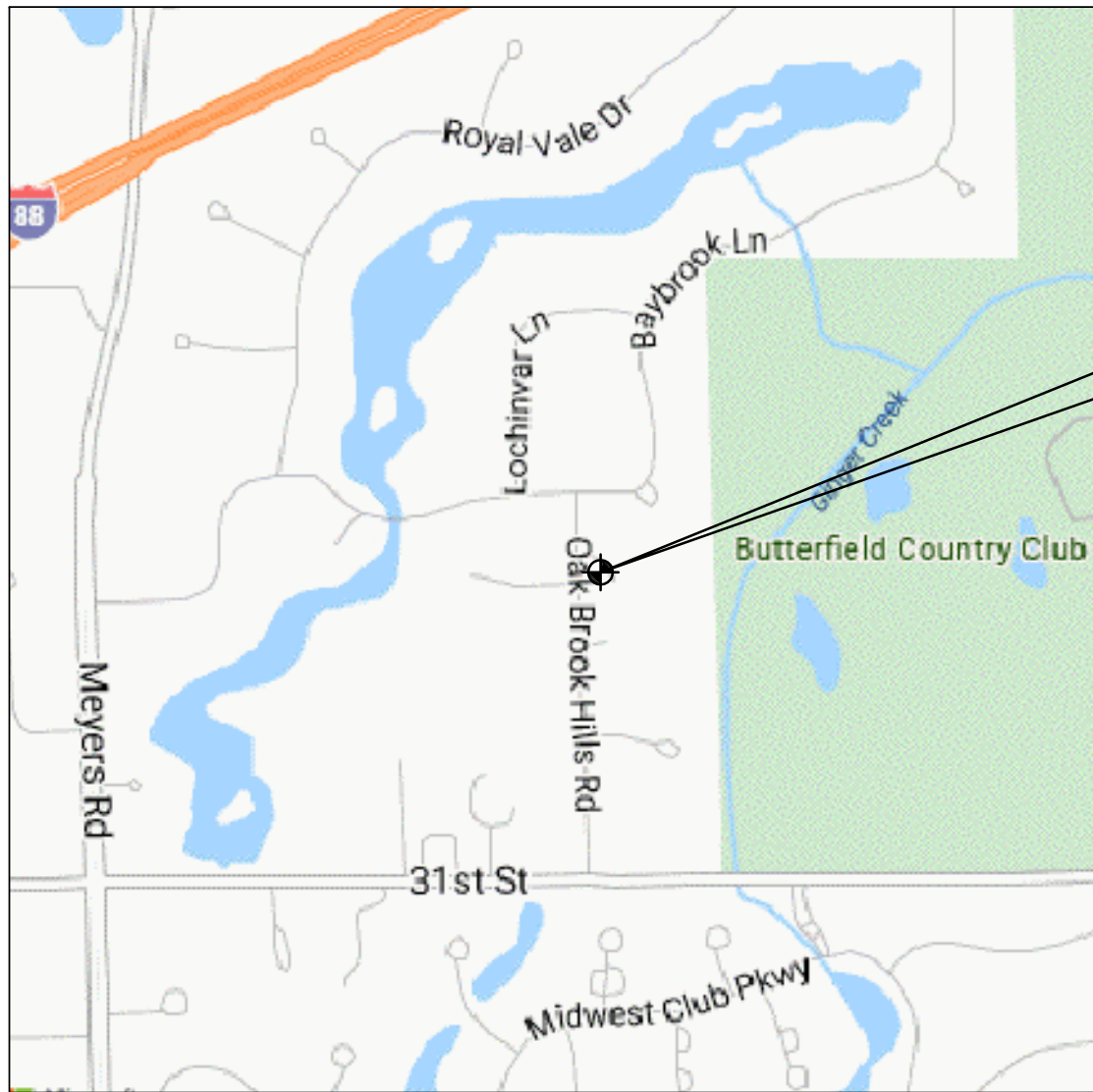
TITLE: _____



ENGINEERING IMPROVEMENT PLANS
FOR
2903 OAK BROOK HILLS ROAD
OAK BROOK, IL

LEGAL DESCRIPTION

LOT 1 IN THE 2903 OAK BROOK HILLS CONSOLIDATION, OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, PREVIOUSLY DESCRIBED AS LOT 2 AND LOT 3 IN BEUTLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.



PROJECT LOCATION MAP

CIVIL ENGINEER: LANDMARK ENGINEERING LLC
MATT LANDSTROM, P.E.
7808 W. 103RD STREET
PALOS HILLS, IL 60465
(708) 599-3737

ARCHITECT: MICHAEL ABRAHAM ARCHITECTURE
JASON THAKOR
148 BURLINGTON AVENUE
CLARENDON HILLS, IL 60514
(630) 655-9417

CONTRACTOR: TIBURON HOMES LLC
LINDA & BRUCE RITTER
115 S. GARFIELD STREET
HINSDALE, IL 60521
(630) 408-5934

	LEGEND	
	EXISTING	PROPOSED
OVERHEAD TRANSMISSION LINES	—OTL—	—OTL—
GAS LINE	—G—	—G—
WATER LINE	—W—	—W—
ELECTRIC LINE	—E—	—E—
CABLE LINE	—C—	—C—
TELCO LINE	—T—	—T—
STORM SEWER	—>>—	—>>—
SANITARY SEWER	—>—	—>—
COMBINED SEWER	—>—	—>—
CHAIN LINK FENCE	—X—	—X—
WOOD FENCE	—O—	—O—
METAL FENCE	—O—	—O—
MANHOLE	—●—	—●—
CATCH BASIN	—●—	—●—
INLET	—●—	—●—
CLEANOUT	—●—	—●—
DRAIN	—●—	—●—
SANITARY MANHOLE	—●—	—●—
CLEANOUT	—●—	—●—
HYDRANT	—●—	—●—
B-BOX	—●—	—●—
TELCO METER	—●—	—●—
GAS METER	—●—	—●—
ELECTRIC METER	—●—	—●—
UTILITY POLE	—●—	—●—
TOP OF FOUNDATION	—●—	—●—
SPOT ELEVATION	—●—	—●—
SILT FENCE	—●—	—●—

DUPAGE COUNTY
PROPERTY INDEX NUMBERS
(E.L.N.s)
06-28-403-018
06-28-403-019

AREA
114,024 SQ.FT.
2.618 AC
(more or less)

ENGINEERING INSPECTIONS

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF OAK BROOK DEPARTMENT OF DEVELOPMENT SERVICES AT 630-368-5101 A MINIMUM OF 24-HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:

1. PRE-CONSTRUCTION & EROSION CONTROL INSPECTION
2. SPOT SURVEY REVIEW
3. RETAINING WALL INSPECTION(S)
4. WATER/SANITARY SERVICE INSPECTION
5. FINAL ENGINEERING INSPECTION
6. DETENTION BASIN INSPECTION

NOTE

- THE VILLAGE OF OAK BROOK DEVELOPMENT SERVICES DEPARTMENT (630-368-5101) REQUIRES 24 HOURS NOTICE FOR ALL PAVEMENT CUTS IN THE OAK BROOK HILLS ROAD RIGHT-OF-WAY.
- THE VILLAGE OF OAK BROOK PUBLIC WORKS DEPARTMENT (630-368-5270) REQUIRES 24 HOURS NOTICE PRIOR TO ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.

THIS DEVELOPMENT MEETS, OR EXCEEDS, THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH THE DUPAGE COUNTY STORMWATER ORDINANCE.

Matt Landstrom

ILLINOIS PROFESSIONAL ENGINEER LICENSE NO. 062-070398
EXPIRATION DATE: NOVEMBER 30, 2025

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF OAK BROOK.



Matt Landstrom

ILLINOIS PROFESSIONAL ENGINEER LICENSE NO. 062-070398
EXPIRATION DATE: NOVEMBER 30, 2025

REV. BY	REV.	DATE	REVISIONS	ISSUED FOR REVIEW	VILLAGE COMMENTS	ARCHITECT REVISIONS	CLIENT REVISIONS
		5/25/23					
		8/2/23					
		8/14/23					
		9/5/23					
		10/28/24					

LANDMARK ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Tel: (708) 599-3737
Fax: (708) 599-2291

CHANG RESIDENCE

2903 OAK BROOK HILLS ROAD, OAK BROOK, IL

COVER SHEET

DRAWN BY: T.G.

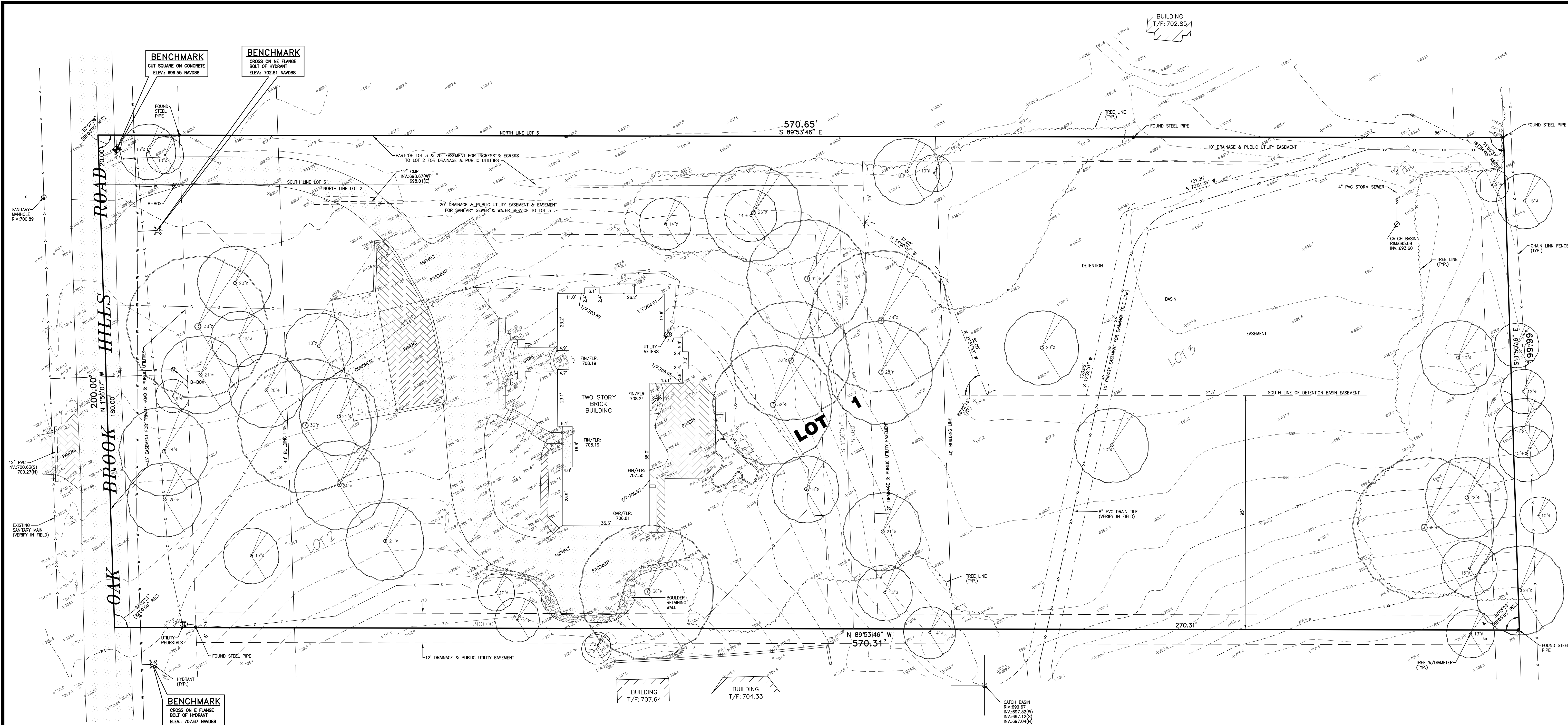
DESIGNED BY: B.H.

CHECKED BY: M.L.

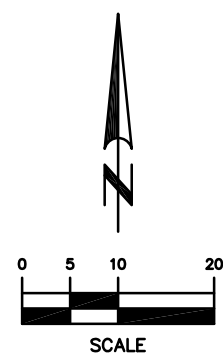
SHEET

C0.0

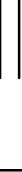
22-06-083-R4

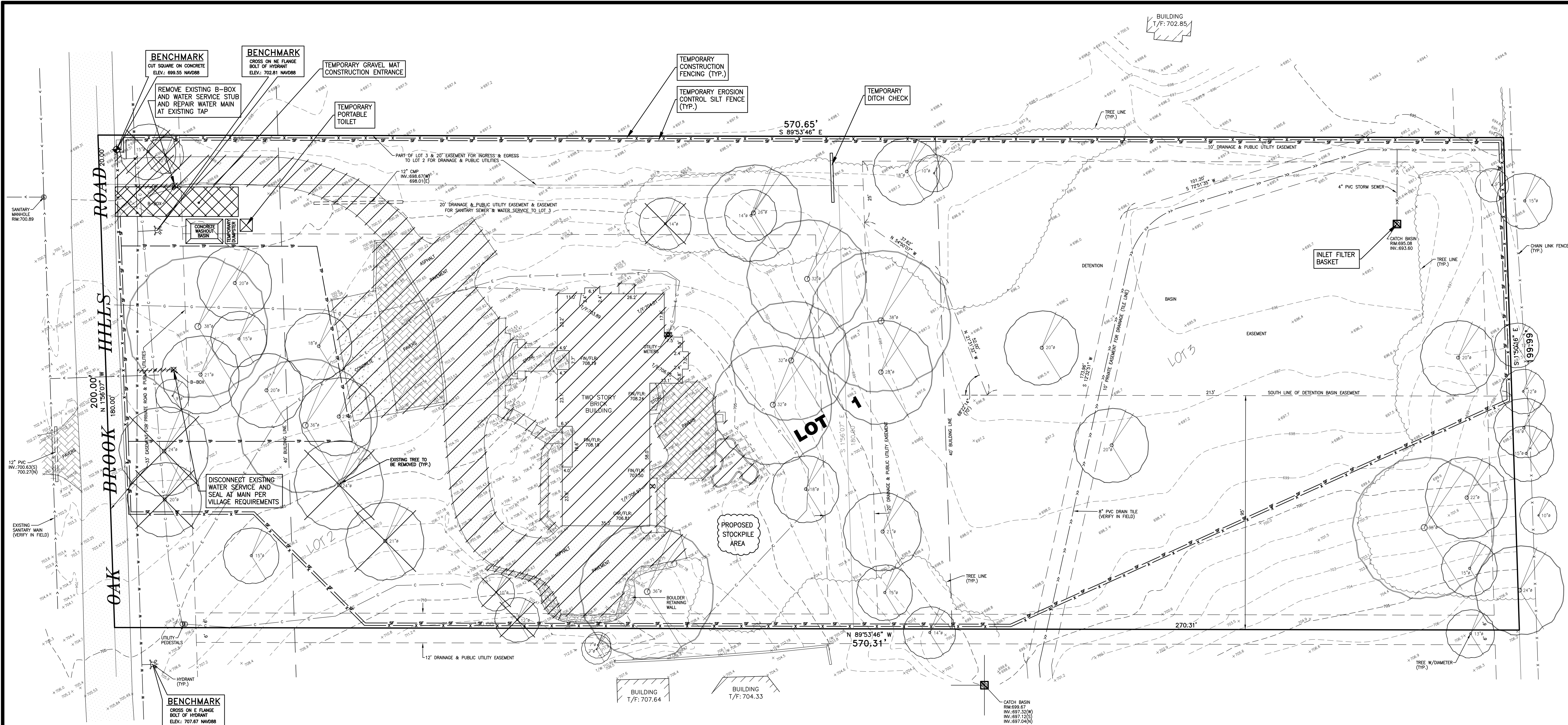


1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
2. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM TRUSTEE'S DEED RECORDED AS Doc R2021-016400. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
3. LOCATIONS OF IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS COMPLETED ON JUNE 30, 2022. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
4. WATER SERVICE SHALL BE 1.5"(MIN.) TYPE K COPPER PIPE.
5. SANITARY SERVICE SHALL BE 6" PVC (SDR26) @ 1.00% MIN.
6. SANITARY SERVICE SHALL BE WATERMAIN QUALITY PVC C900 PIPE FOR 10' ON EITHER SIDE OF ANY LOCATION WHERE IT CROSSES ABOVE THE EXISTING WATERMAIN PIPE.
7. MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
8. SURFACE EVIDENCE OF UNDERGROUND IMPROVEMENTS SHOWN HEREON IS BASED ON PHYSICAL OBSERVATION AND RECORDS, IF ANY, PROVIDED.
9. CONTRACTOR SHALL HAVE SEDIMENT PROTECTION INSTALLED & INSPECTED PRIOR TO PERMIT APPROVAL.
10. CONTRACTOR SHALL FIELD VERIFY EXISTING INVERTS.
11. BEDDING CLASSES I, II, OR III, AS DESCRIBED IN ASTM D2321-74 (ANSI K65.171) SHALL BE USED FOR ALL FLEXIBLE PIPE PROVIDED THE PROPER STRENGTH PIPE IS USED WITH THE SPECIFIED BEDDING TO SUPPORT THE ANTICIPATED LOAD.
12. SANITARY SEWER MAIN & SERVICES SHALL BE PVC SDR-26 (ASTM D-3034) WITH JOINTS (ASTM D-3212).
13. CONSTRUCTION TRAFFIC MANAGEMENT: MAXIMUM CONTRACTOR VEHICLES: 6. PARKING SHALL BE ON THE EAST SIDE OF OAKBROOK HILLS ROAD.
14. CONTRACTOR SHALL INSTALL SCREENS AT THE TOP OF DOWNSPOUTS TO PREVENT CLOGGING PER VILLAGE STANDARDS.
15. UNDERDRAINS SHALL BE INSPECTED SEMIANNUALLY TO ENSURE PROPER FLOW CAPACITIES ARE MAINTAINED.
16. THE MAXIMUM ALLOWABLE SLOPE ON THIS SITE IS 3:1.
17. IF THE SOIL STOCKPILE IS TO REMAIN IN PLACE FOR GREATER THAN THREE DAYS THEN SOIL AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED PRIOR TO PERMANENT STABILIZATION.
19. THE PARKWAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
20. ALL PROPOSED SUMP PUMP UNDERDRAINS SHALL BE 4" HOPE PIPE.
21. DURING CONSTRUCTION A SILT FENCE SHALL BE PROVIDED ALONG THE PROPERTY LINES WHERE UNRESTRICTED RUNOFF OCCURS NATURALLY OR IS CREATED BY EXCAVATION. IF FENCING IS USED, THE CONDITION OF THE FENCE SHALL BE CHECKED AT MINIMUM EVERY OTHER WEEK, OR AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
22. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
23. CONSTRUCTION DUMPSTERS, PORTABLE TOILETS OR ANY CONSTRUCTION MATERIALS SHALL NOT BE LOCATED WITHIN 10' OF ANY PROPERTY LINE.
24. PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
25. LAND DISTURBANCE ACTIVITIES IN STREAMS AND DITCHES SHALL BE AVOIDED WHERE POSSIBLE.
26. SOIL STOCKPILES SHALL NOT BE LEFT OVERNIGHT IN DITCHES.
27. THE VILLAGE OF OAK BROOK REQUIRES 24-HOUR NOTICE FOR ALL ROADWAY PAVEMENT CUTS FOR UTILITY INSTALLATIONS.
28. CONSTRUCTION SCHEDULE:
- A. INSTALLATION OF FENCING - SUMMER 2023
- B. INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES - SUMMER 2023
- C. DEMOLITION OF EXISTING BUILDING - SUMMER 2023
- D. EXCAVATION - SUMMER 2023
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- F. BUILDING UNDER ROOF - WINTER 2023
- G. COMPLETION OF EXTERIOR FINISHES - SUMMER 2024
- H. ROUGH AND FINAL GRADING - FALL 2024
- I. 6" TOP SOIL PLACEMENT - FALL 2024
- J. SEEDING OR SODDING OF ALL DISTURBED AREAS - FALL 2024
29. CONTACT THE VILLAGE OF OAK BROOK PUBLIC WORKS DEPARTMENT AT 630-368-5270 A MINIMUM OF 24-HOURS IN ADVANCE OF ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.
30. ALL DOWNSPOUTS THAT SPLASH AT GRADE SHALL BE PROVIDED WITH SPLASH BLOCKS.

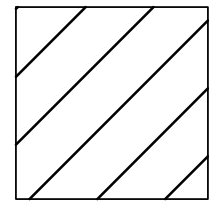


IMPERVIOUS AREA EXHIBIT			
EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
HOUSE:	3,733 S.F.	HOUSE:	5,263 S.F.
DRIVEWAY:	8,315 S.F.	DRIVEWAY:	7,592 S.F.
PORCHES/STOOPS:	217 S.F.	WALKS:	678 S.F.
REAR PATIO:	850 S.F.	COVERED AREAS:	1,050 S.F.
WALKS:	677 S.F.	PATIOS:	2,127 S.F.
MISCELLANEOUS:	219 S.F.	WALLS:	415 S.F.
TOTAL:	14,011 S.F.	TOTAL:	17,125 S.F.
NET NEW IMPERVIOUS: 3,114 S.F.			
TOTAL AREA TO BE DISTURBED: 96,376 S.F.			
PROJECT SITE AREA: 114,024 S.F.			

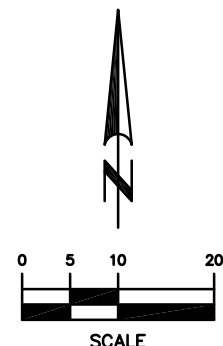
CHANG RESIDENCE		DRAWN BY:		T.G.
2903 OAK BROOK HILLS ROAD, OAK BROOK, IL		DESIGNED BY:		B.H.
EXISTING CONDITIONS		CHECKED BY:		M.L.
SHEET				
C1.0				
22-06-083-R4				
				
LANDMARK				
ENGINEERING LLC				
8300 N. PULASKI AVE. #200				
7808 WEST 103RD STREET				
PALOS HILLS, ILLINOIS 60465-1529				
Phone: (708) 599-3737				
Fax: (708) 599-2291				
DATE	REV. BY	REVISIONS	ISSUED FOR REVIEW	T.G.
5/25/23			VILLAGE COMMENTS	M.L.
8/2/23				



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30. ALL DOWNSPOUTS THAT SPLASH AT GRADE SHALL BE PROVIDED WITH SPLASH BLOCKS.



BUILDING, PAVEMENT
- OR STRUCTURE
TO BE REMOVED



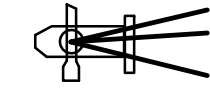
IMPERVIOUS AREA EXHIBIT

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
HOUSE: 3,733 S.F.	HOUSE: 5,263 S.F.
DRIVEWAY: 8,315 S.F.	DRIVEWAY: 6,943 S.F.
PORCHES/STOOPS: 217 S.F.	WALKS: 671 S.F.
REAR PATIO: 850 S.F.	COVERED AREAS: 975 S.F.
WALKS: 677 S.F.	PATIOS: 1,795 S.F.
MISCELLANEOUS: 219 S.F.	WALLS: 406 S.F.
WALLS: 310 S.F.	TOTAL: 16,053 S.F.
TOTAL: 14,321 S.F.	

NET NEW IMPERVIOUS: 1,732 S.F.
TOTAL AREA TO BE DISTURBED: 57,297 S.F.
PROJECT SITE AREA: 114,024 S.F.

REV. BY	REVISIONS	DATE
T.G.	ISSUED FOR REVIEW	5/25/23
M.L.	VILLAGE COMMENTS	8/2/23
M.L.	CLIENT REVISIONS	10/28/24

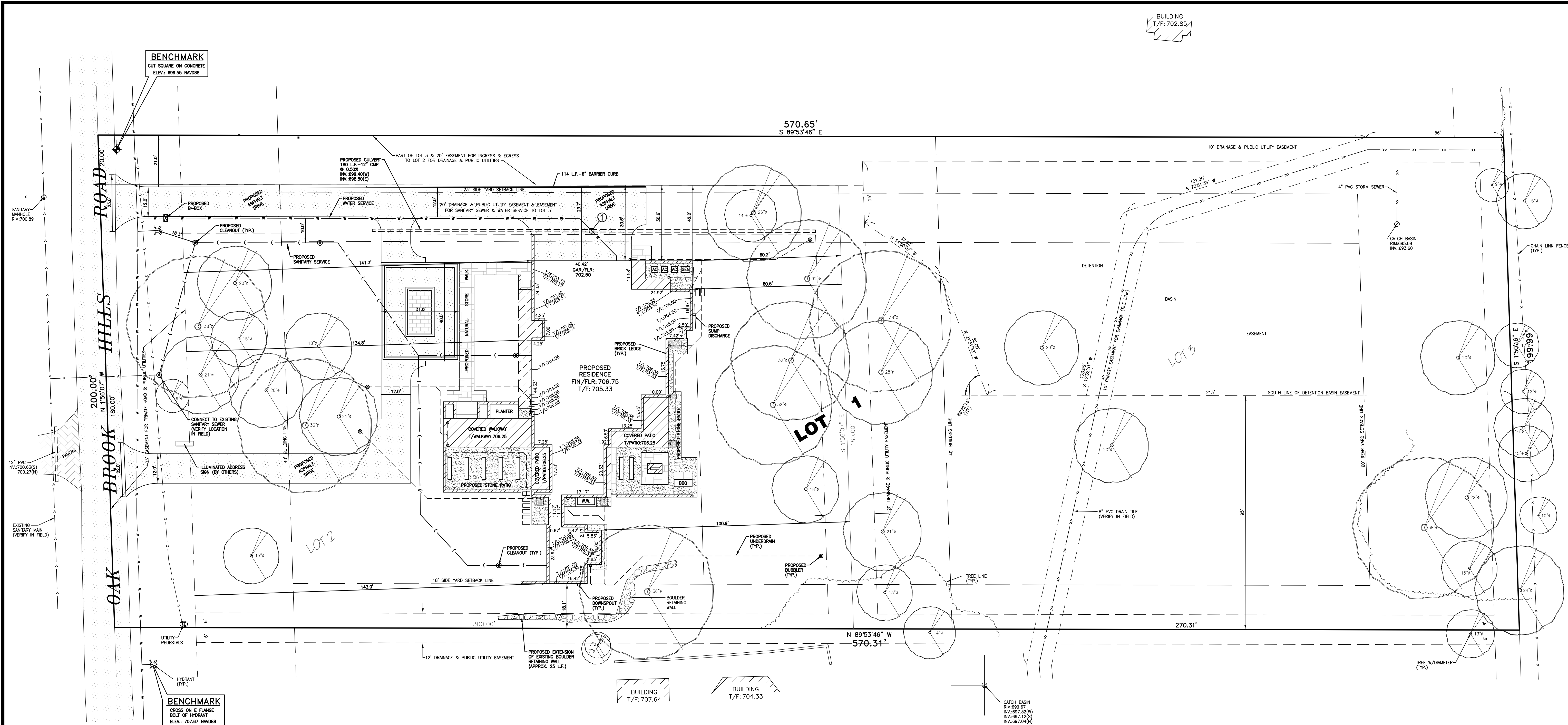
LANDMARK
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Tel: (708) 598-2217
Fax: (708) 598-2291



CHANG RESIDENCE
2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
DEMOLITION AND EROSION CONTROL PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
C2.0
22-06-083-R4

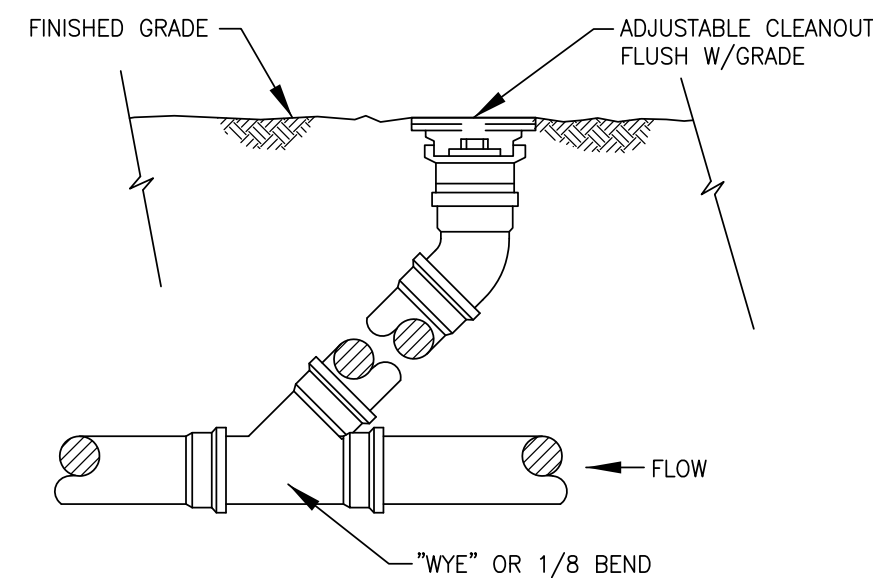


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13. CONSTRUCTION TRAFFIC MANAGEMENT: MAXIMUM CONTRACTOR VEHICLES: 6. PARKING SHALL BE ON THE EAST SIDE OF OAKBROOK HILLS ROAD.
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- B. INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES - SUMMER 2023
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- F. BUILDING UNDER ROOF - WINTER 2023
- G. COMPLETION OF EXTERIOR FINISHES - SUMMER 2024
- H. ROUGH AND FINAL GRADING - FALL 2024
- I. 6" TOP SOIL PLACEMENT - FALL 2024
- J. SEEDING OR SODDING OF ALL DISTURBED AREAS - FALL 2024
29. CONTACT THE VILLAGE OF OAK BROOK PUBLIC WORKS DEPARTMENT AT 630-368-5270 A MINIMUM OF 24-HOURS IN ADVANCE OF ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.
30. ALL DOWNSPOUTS THAT SPLASH AT GRADE SHALL BE PROVIDED WITH SPLASH BLOCKS.

UTILITY CROSSING INFORMATION

UTILITY CROSSING ①
BOTTOM OF 12" CMP CULVERT: 698.90
TOP OF 1.5" WATER SERVICE: 696.74
SEPARATION BETWEEN PIPES: 2.20'

*BASED ON 5.5' BURY DEPTH



TYPICAL SANITARY SERVICE CLEANOUT TO FINISHED GRADE

NOTE: MAY BE USED FOR PIPE SIZES SMALLER THAN 12" IN DIAMETER TO SEGMENT PIPE LENGTHS EXCEEDING 150 FEET.

IMPERVIOUS AREA EXHIBIT

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
HOUSE: 3,733 S.F.	HOUSE: 5,263 S.F.
DRIVEWAY: 8,315 S.F.	DRIVEWAY: 6,943 S.F.
PORCHES/STOOPS: 217 S.F.	WALKS: 671 S.F.
REAR PATIO: 850 S.F.	COVERED AREAS: 975 S.F.
WALKS: 677 S.F.	PATIOS: 1,795 S.F.
MISCELLANEOUS: 219 S.F.	WALLS: 406 S.F.
WALLS: 310 S.F.	TOTAL: 16,053 S.F.
TOTAL: 14,321 S.F.	

NET NEW IMPERVIOUS: 1,732 S.F.
TOTAL AREA TO BE DISTURBED: 57,297 S.F.
PROJECT SITE AREA: 114,024 S.F.

CHANG RESIDENCE

2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
PROPOSED GEOMETRIC & UTILITY PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

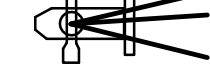
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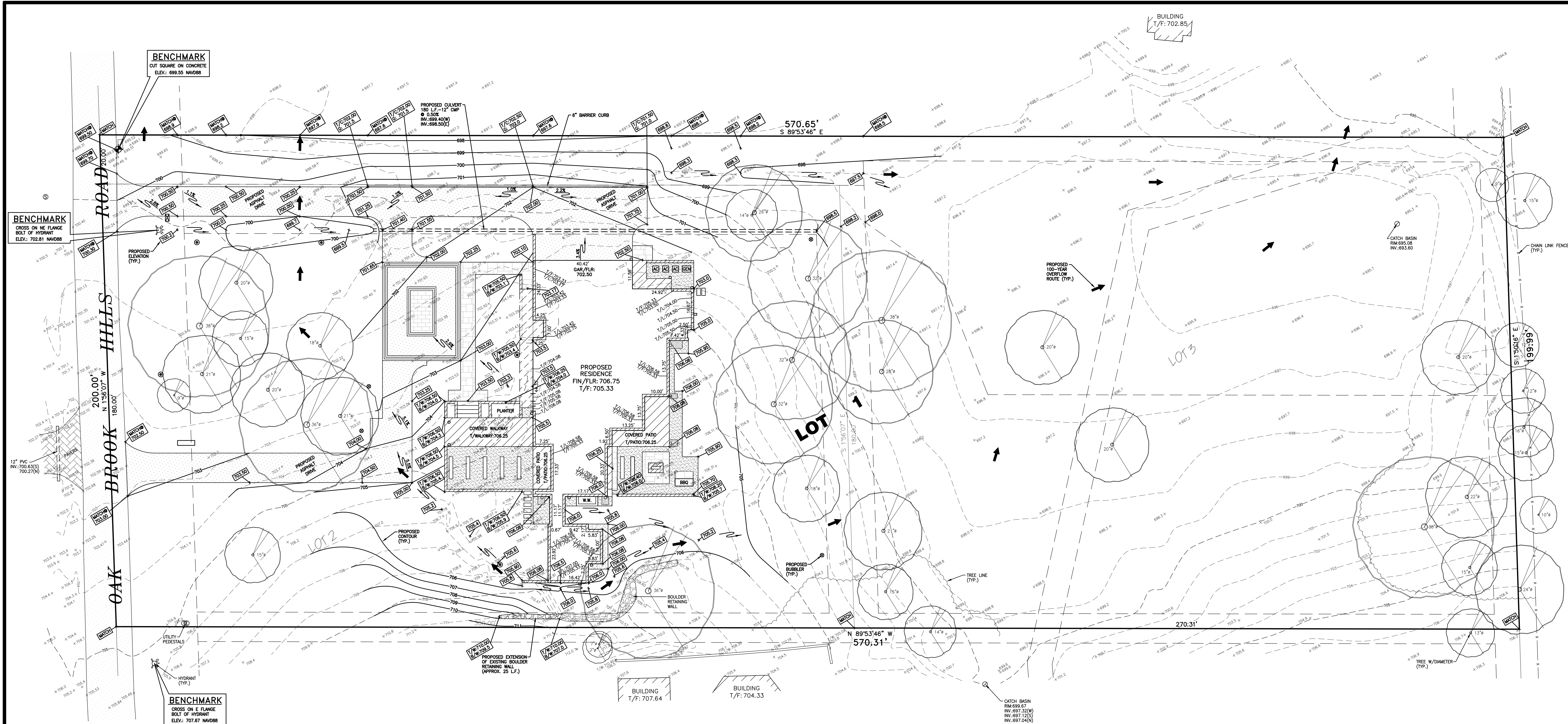
22-06-083-R4

LANDMARK

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-00597-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
TEL: (708) 598-2217
FAX: (708) 598-2291



REV. BY	REVISIONS	DATE
T.G.	ISSUED FOR REVIEW	5/25/23
M.L.	VILLAGE COMMENTS	8/2/23
M.L.	ARCHITECT REVISIONS	9/5/23
M.L.	CLIENT REVISIONS	10/28/24



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AVERAGE EXISTING ELEVATION @ PROPOSED BUILDING CORNERS	
SOUTHWEST CORNER:	706.8
NORTHWEST CORNER:	701.9
NORTHEAST CORNER:	703.0
SOUTHEAST CORNER:	706.8
AVERAGE ELEVATION:	704.6

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CHANG RESIDENCE

2903 OAK BROOK HILLS ROAD, OAK BROOK, IL

PROPOSED GRADING PLAN

LANDMARK

ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577-0010

7808 WEST 103RD STREET

PALOS HILLS, ILLINOIS 60465-1529

TEL: (708) 599-1077

FAX: (708) 599-2291

REV. BY	REVISIONS	DATE	ISSUED FOR REVIEW	VILLAGE COMMENTS	ARCHITECT REVISIONS	LANDSCAPE ARCHITECT REVISIONS	CLIENT REVISIONS
T.G.		5/25/23					
M.L.		8/2/23					
M.L.		9/5/23					
M.L.		4/9/24					
M.L.		10/28/24					

DRAWN BY: T.G.

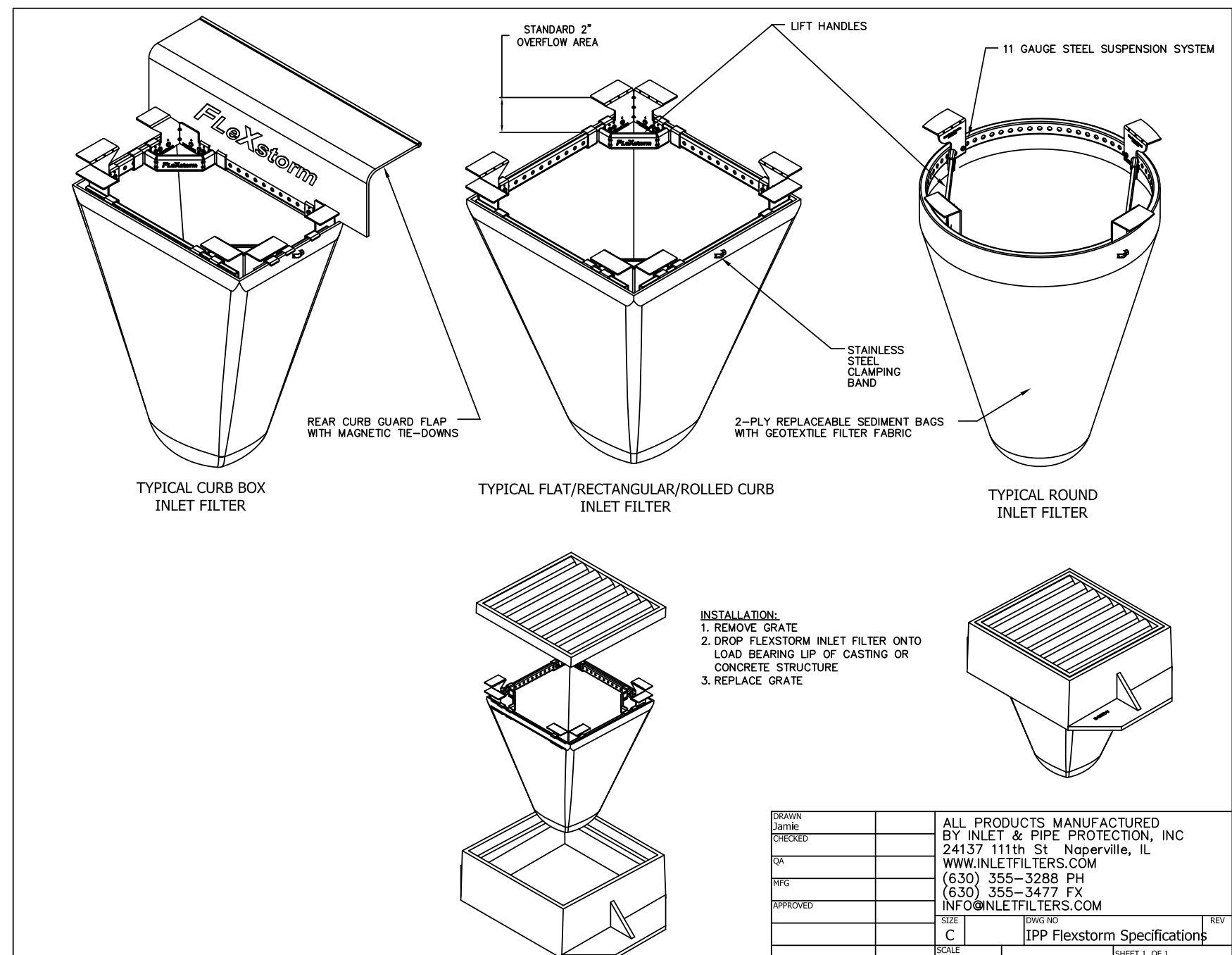
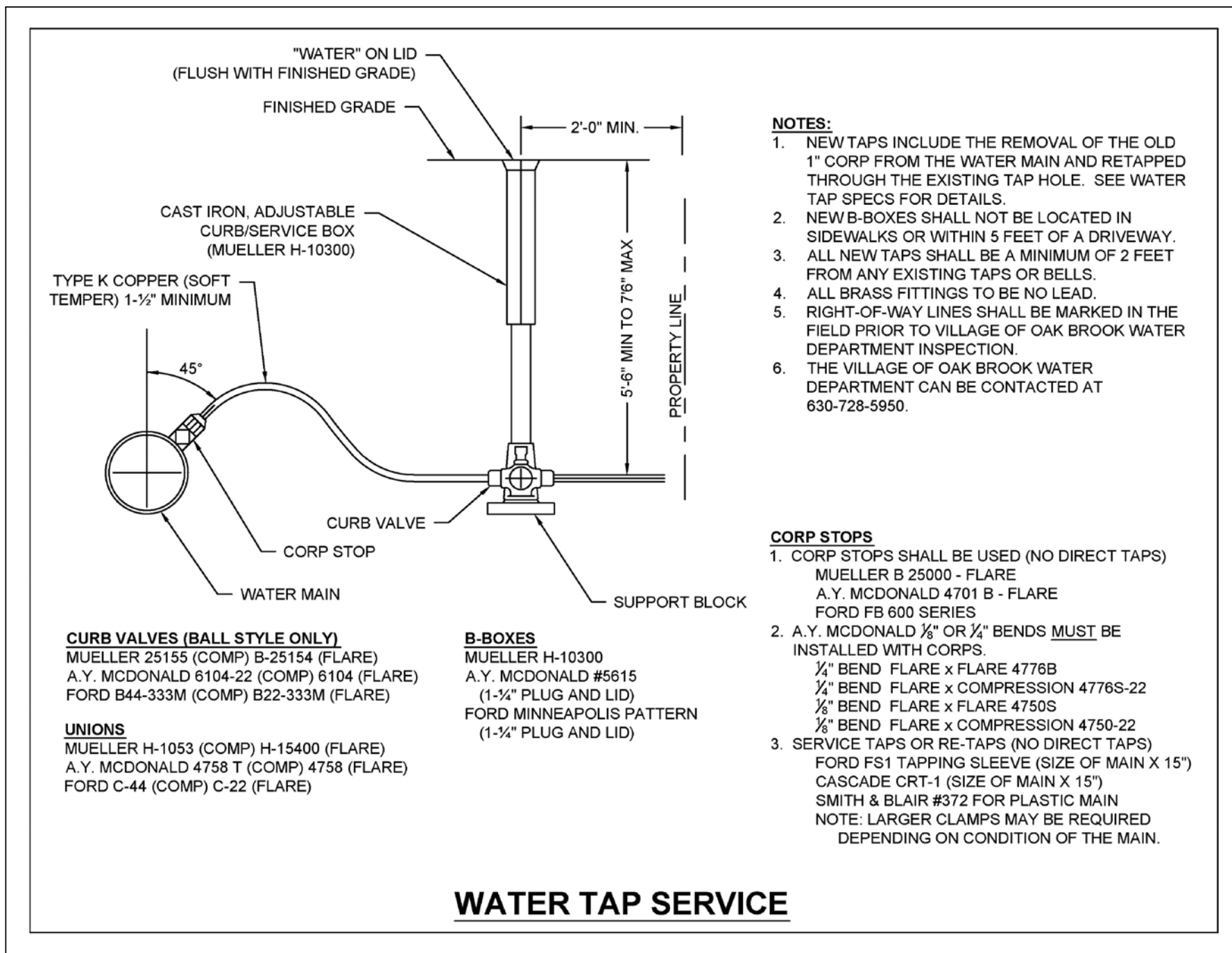
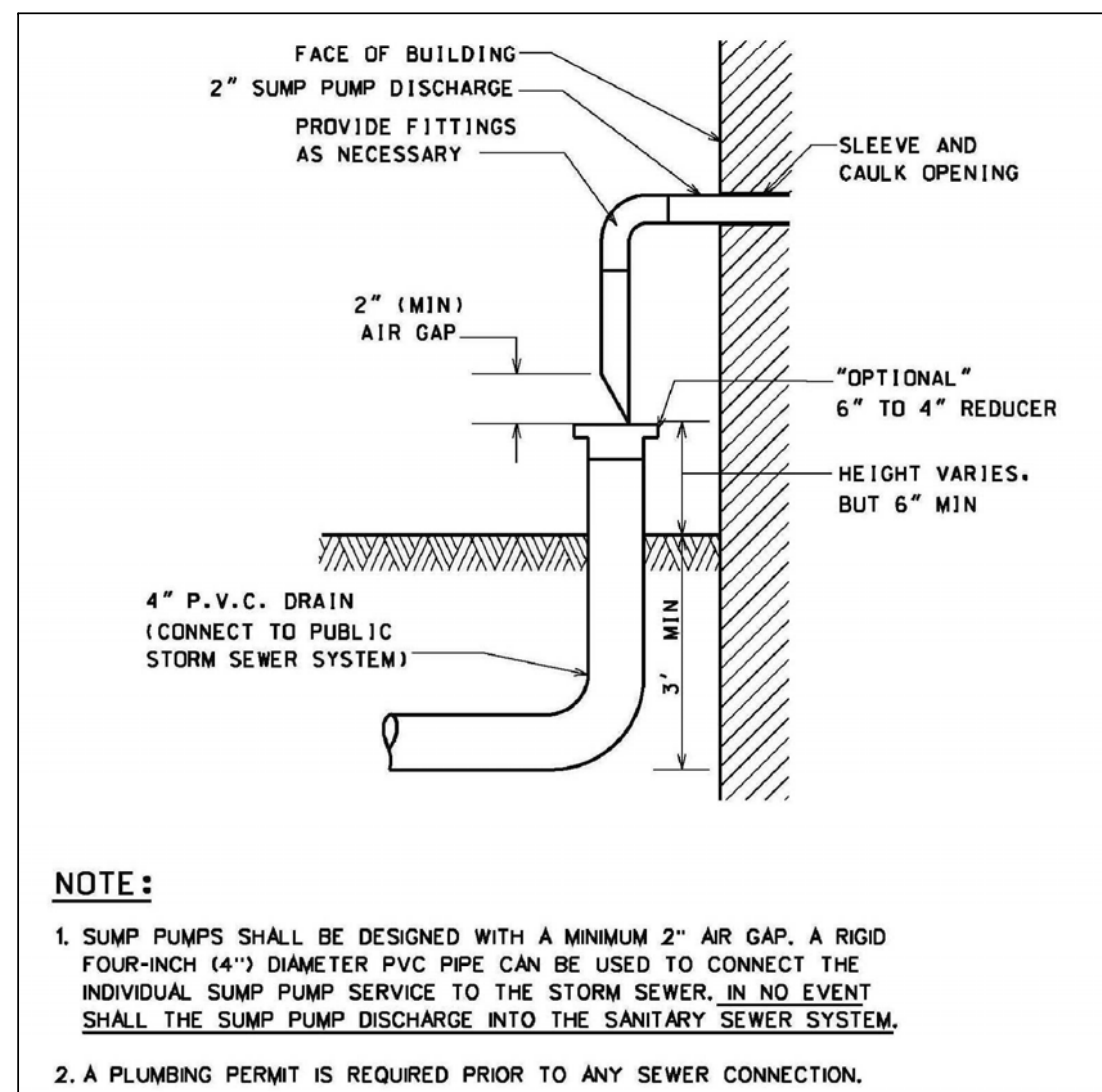
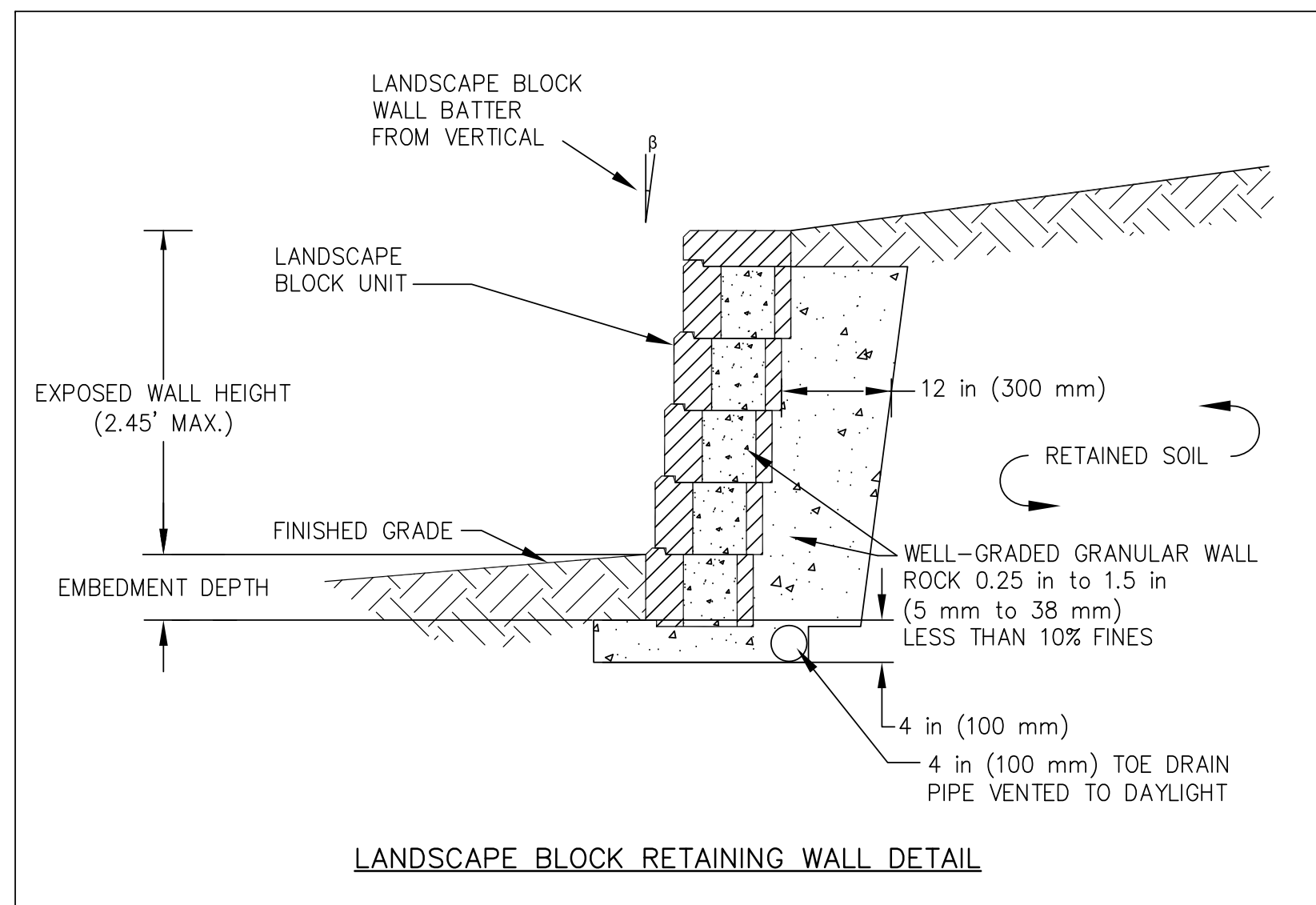
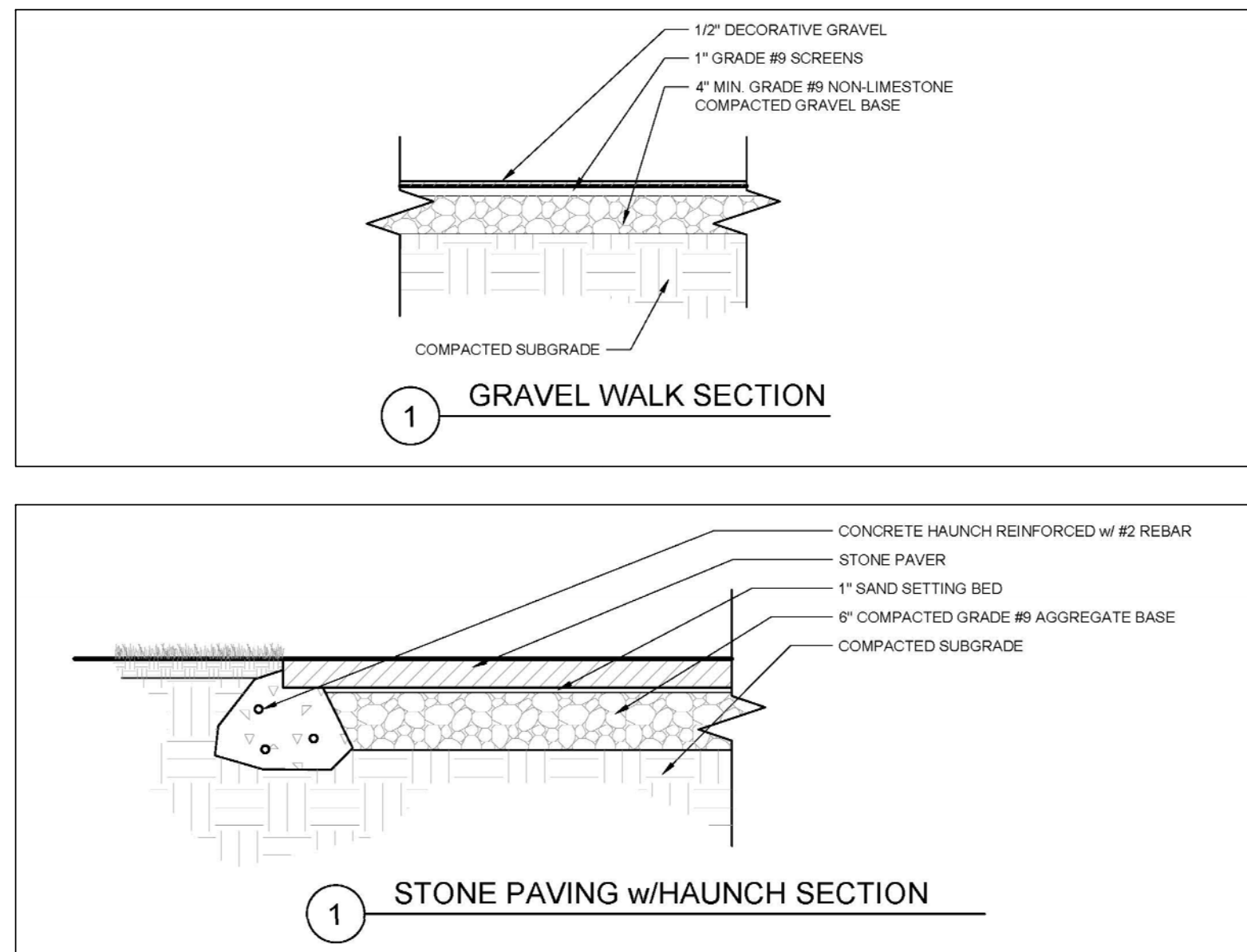
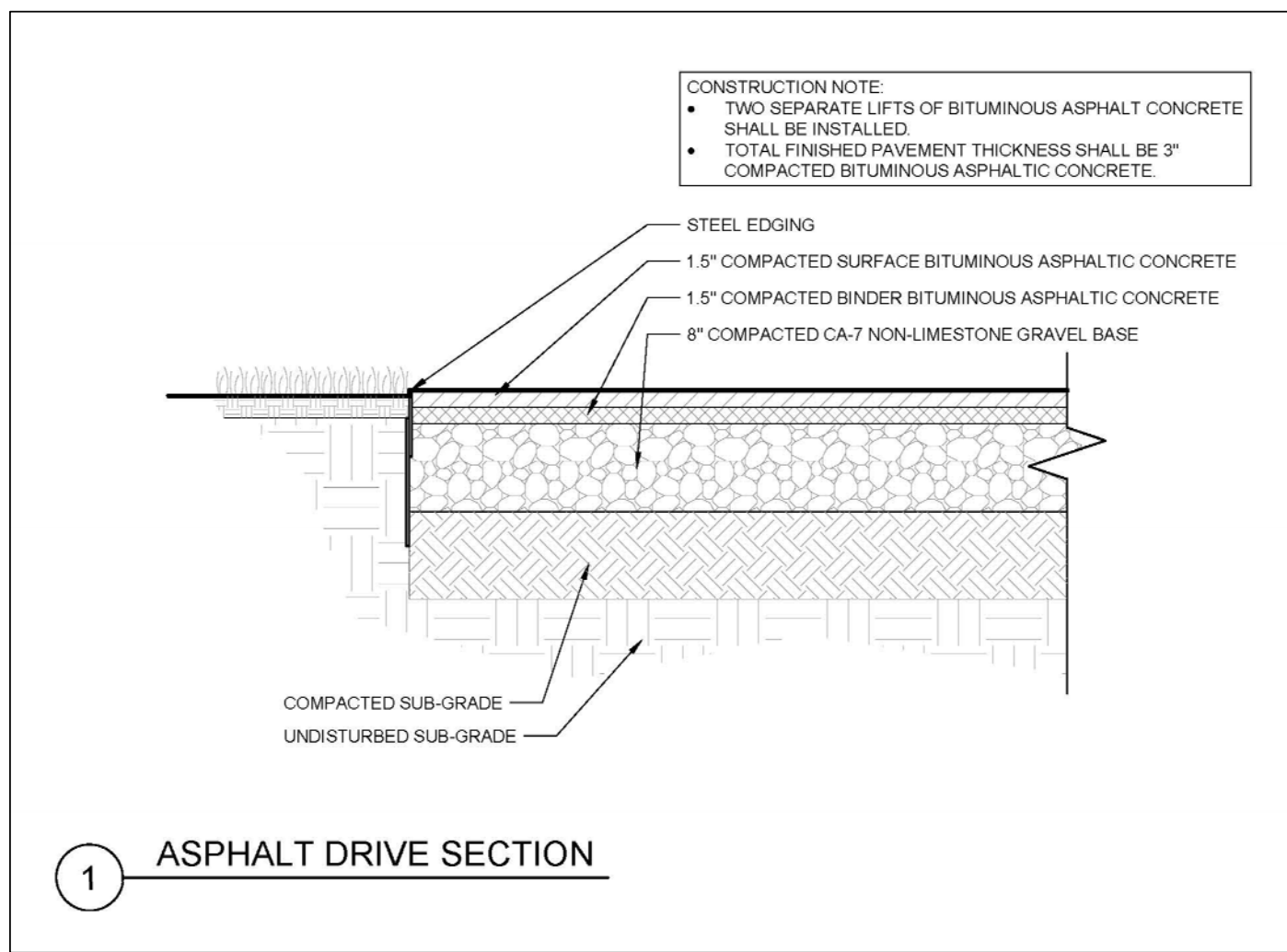
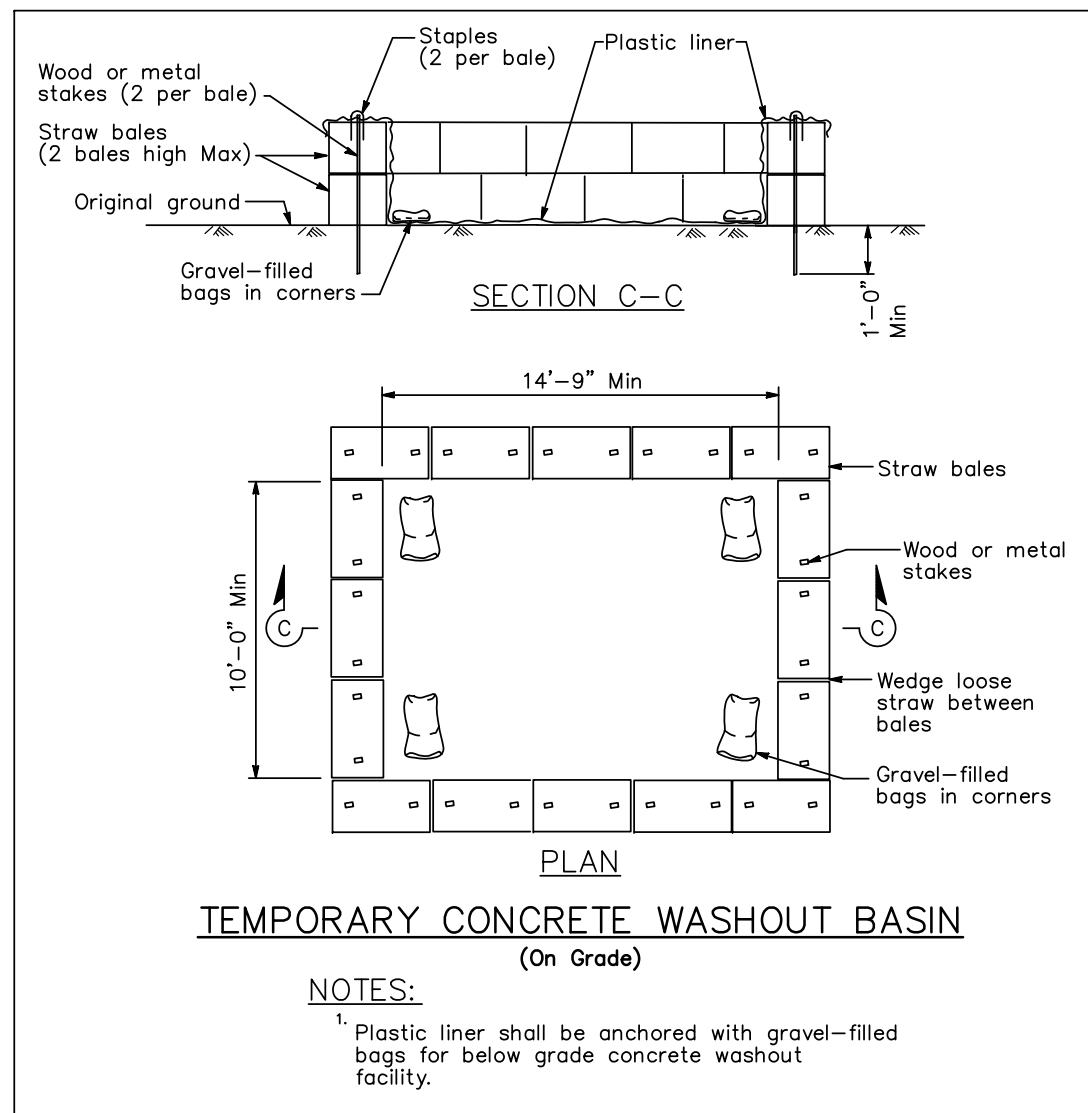
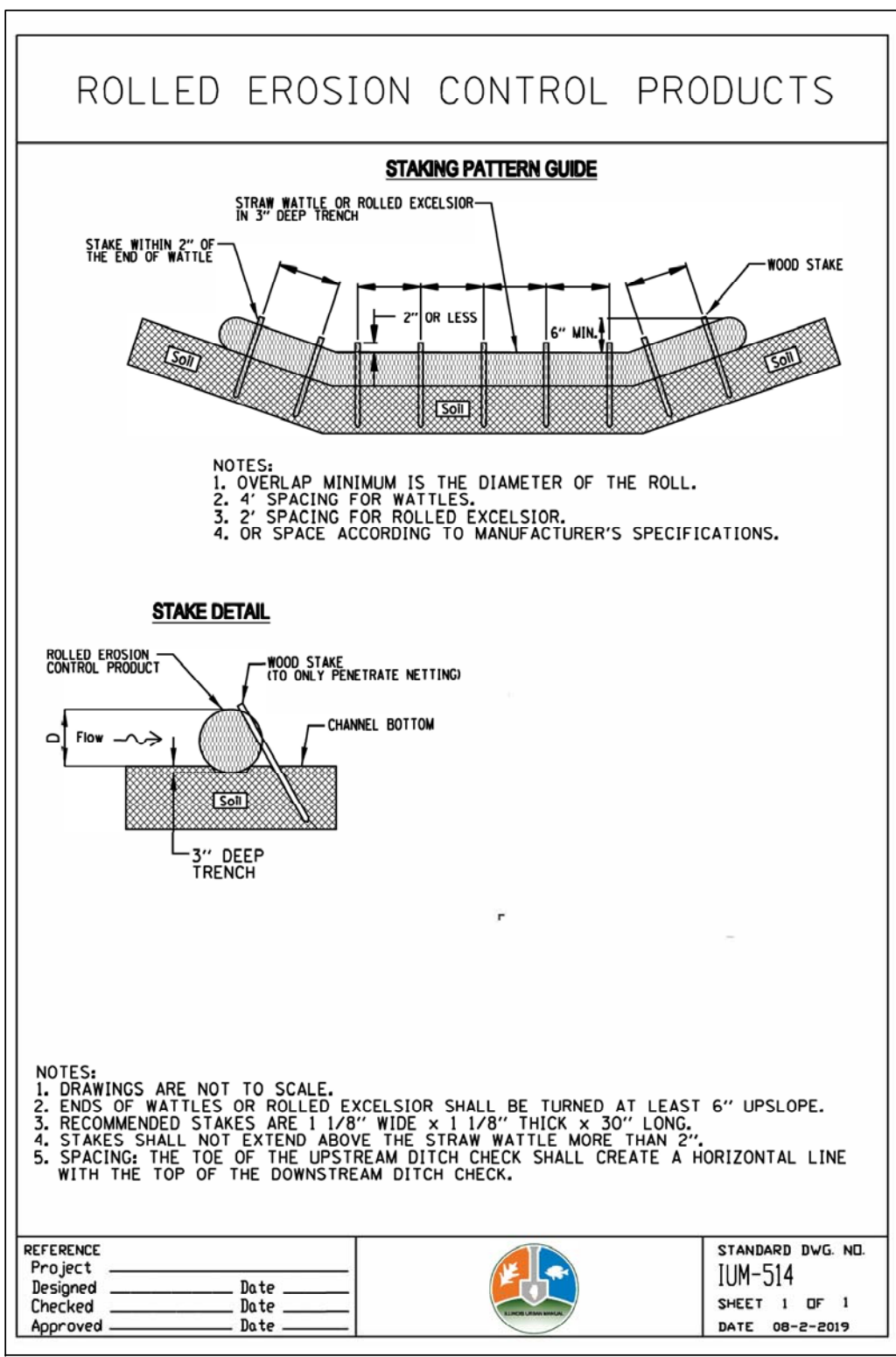
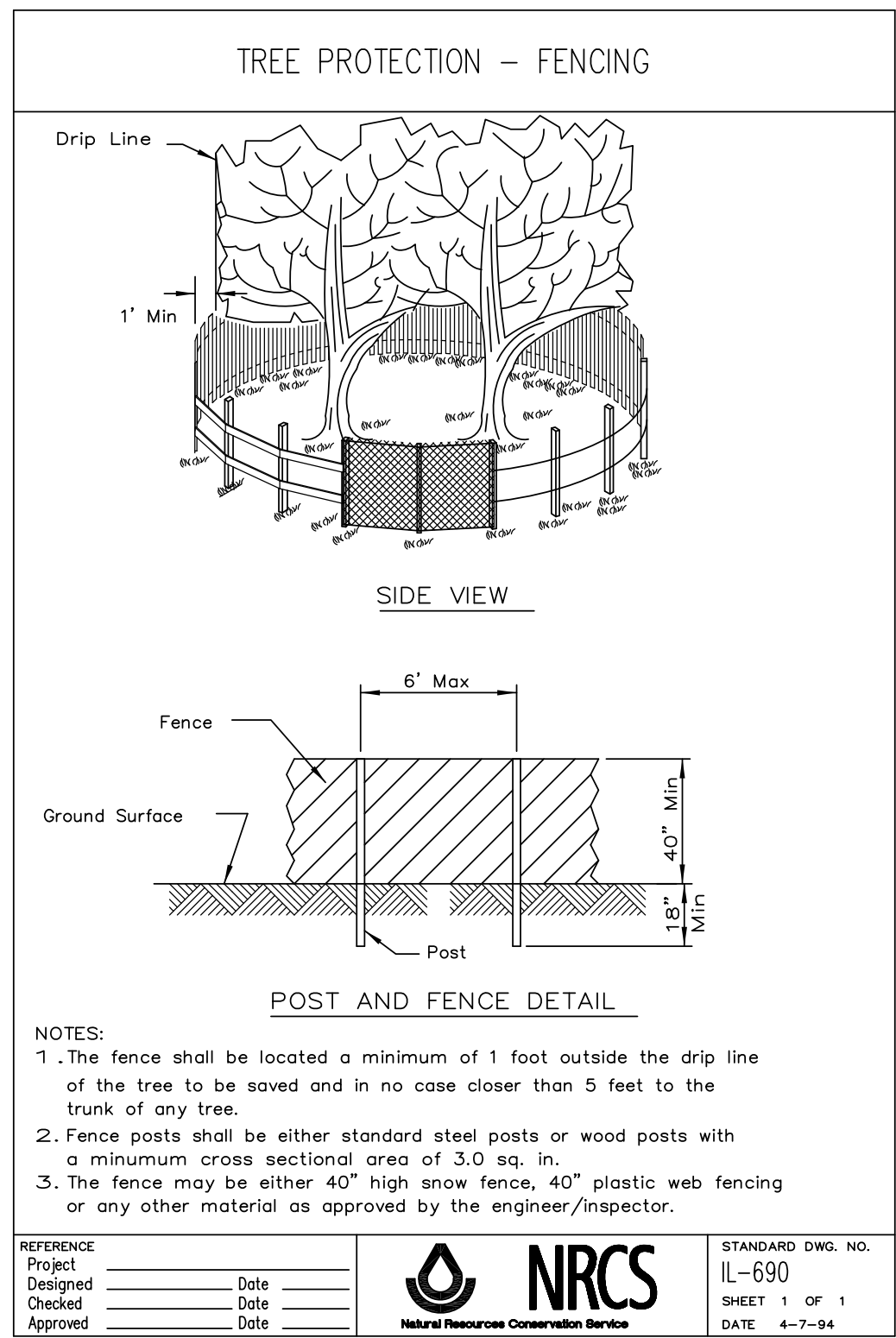
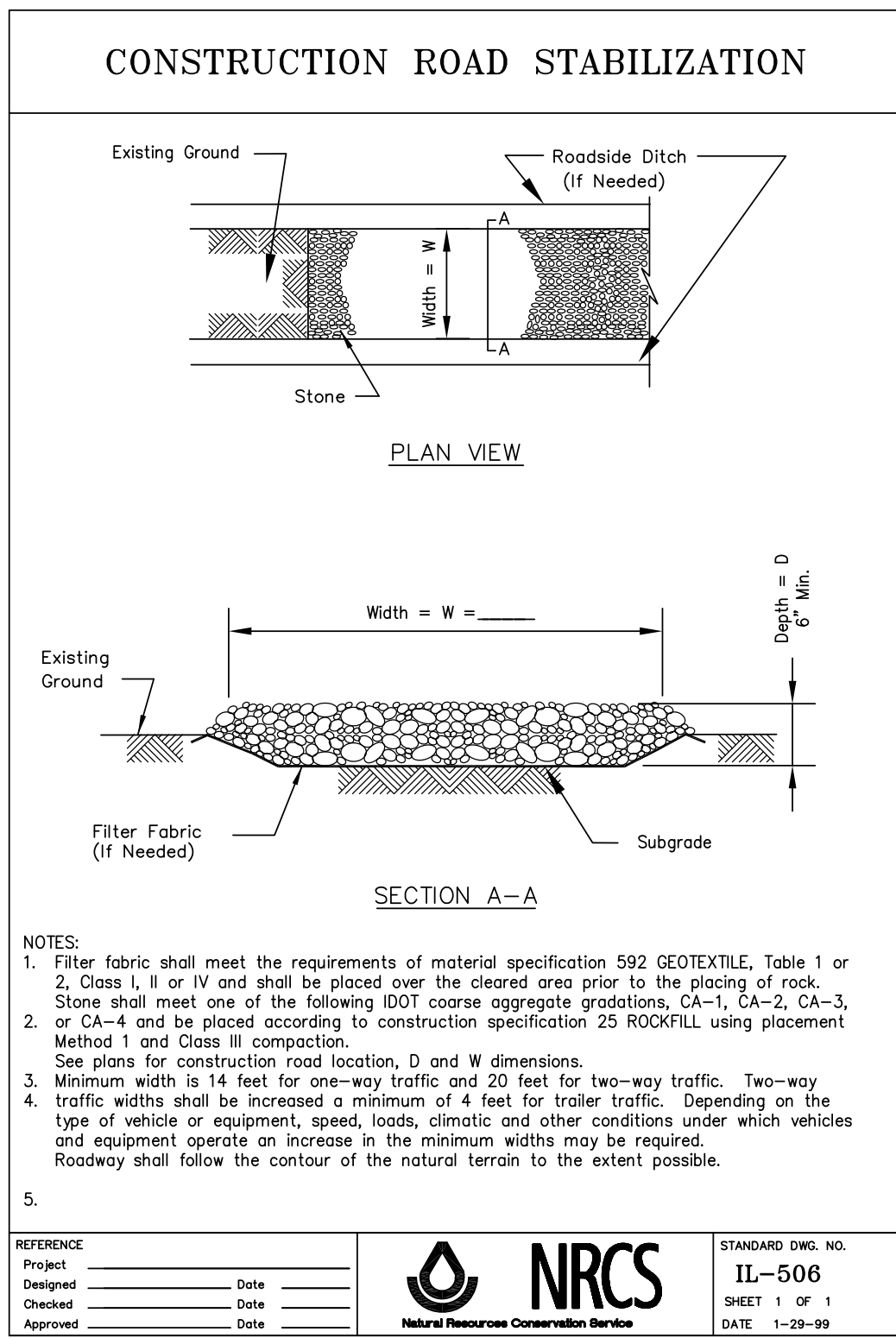
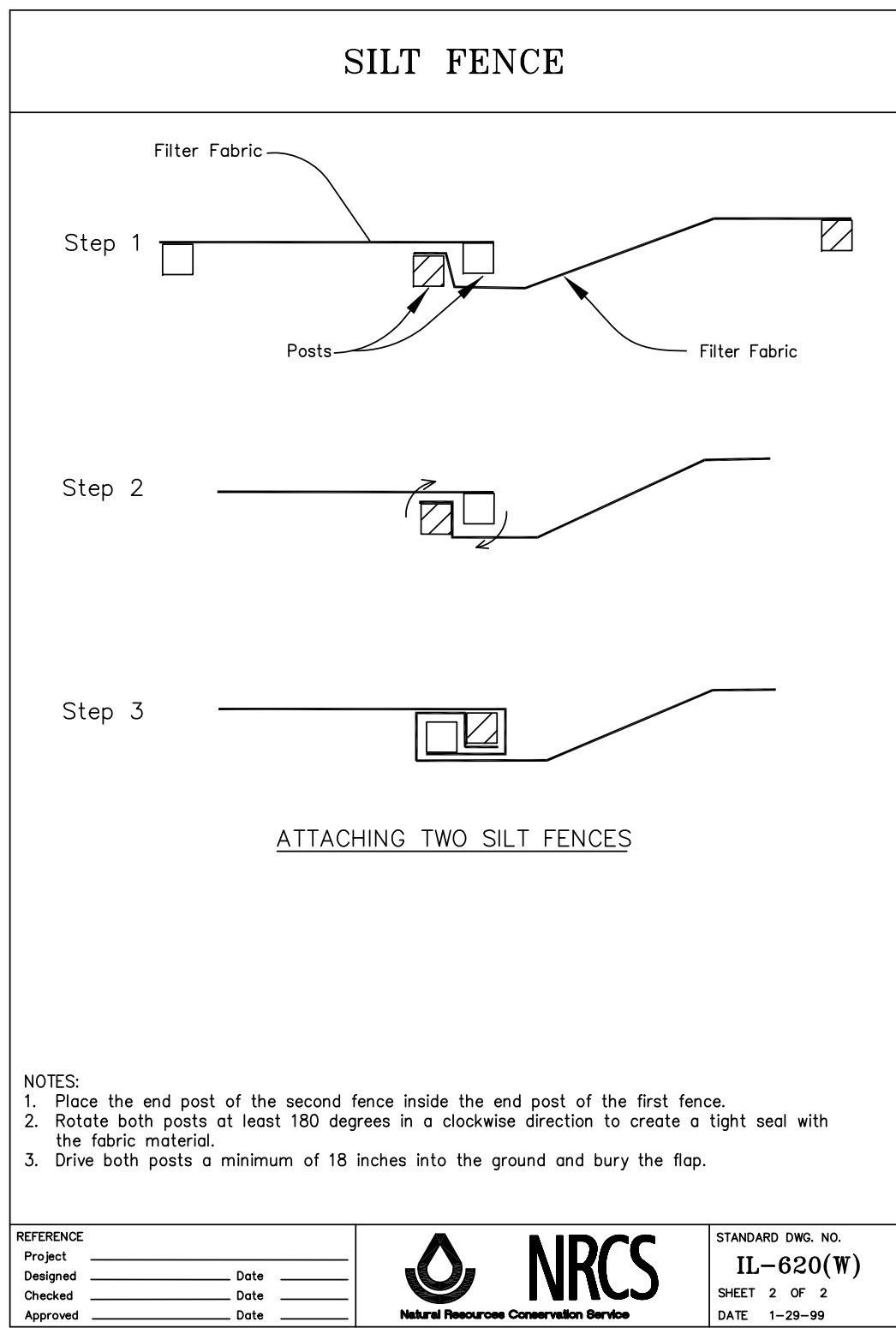
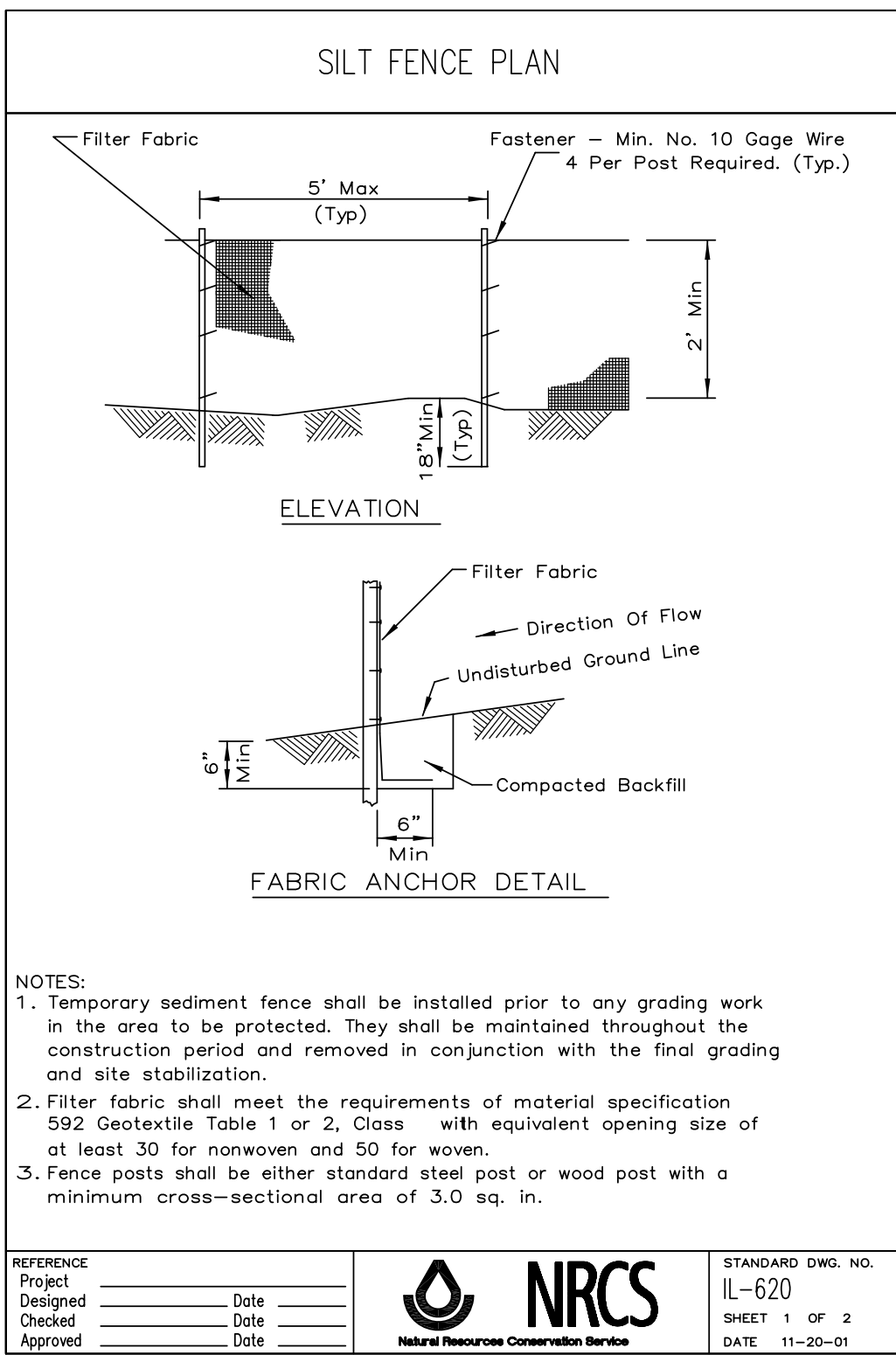
DESIGNED BY: B.H.

CHECKED BY: M.L.

SHEET

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22-06-083-R4



REV. BY	REVISIONS	DATE
T.G.	ISSUED FOR REVIEW	5/25/23
M.L.	VILLAGE COMMENTS	8/2/23

LANDMARK

ENGINEERING LLC

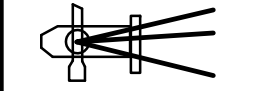
DESIGN FIRM REGISTRATION NO. 184-005977-0010

7808 WEST 103RD STREET

PALOS HILLS, ILLINOIS 60465-1529

Phone: (708) 599-2277

Fax: (708) 599-2291



CHANG RESIDENCE

2903 OAK BROOK HILLS ROAD, OAK BROOK, IL

DETAILS

DRAWN BY: T.G.

DESIGNED BY: B.H.

CHECKED BY: M.L.

SHEET

C5.0

22-06-083-R4

Public Notice
NPDES Permit No. ILR10

Public Notice Beginning Date: September 5, 2023

Public Notice Ending Date: October 5, 2023

National Pollutant Discharge Elimination System (NPDES) Permit Program

PUBLIC NOTICE/FACT SHEET
of
Reissued General NPDES Permit to Discharge Storm Water From Construction Site Activities into Waters of the State

Public Notice/Fact Sheet Issued By:

Illinois EPA
Division of Water Pollution Control
Permit Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276
217-782-0610

The Illinois Environmental Protection Agency (IEPA) has made a tentative determination to reissue NPDES General Permit No. ILR10 for the discharge of storm water associated with industrial activity from construction sites into waters of the state for the following types of discharges:

Coverage under this permit
This Permit covers all areas of the State of Illinois

Eligibility

This permit shall authorize all discharges of storm water associated with industrial activity from construction sites that will result in the disturbance of one or more acres total land area, construction sites less than one acre of total land that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb one or more acres total land area or construction sites that are designated by the Agency that have the potential for contribution to a violation of water quality standard or significant contribution of pollutants to waters of the State, occurring after the effective date of this permit (including discharges occurring after the effective date of this permit where the construction activity was initiated before the effective date of this permit), except for discharges identified under paragraph I.B.3 (Limitations on Coverage).
This permit may only authorize a storm water discharge associated with industrial activity from a construction site that is mixed with a storm water discharge from an industrial source other than construction, where:
the industrial source other than construction is located on the same site as the construction activity;
storm water discharges associated with industrial activity from the areas of the site where construction activities are occurring are in compliance with the terms of this permit; and
storm water discharges associated with industrial activity from the areas of the site where industrial activity other than construction is occurring (including storm water discharges from dedicated asphalt plants and dedicated concrete plants) are covered by a different NPDES general permit or individual permit authorizing such discharges.

Limitations on Coverage. The following storm water discharges from construction sites are not authorized by this permit:

- Storm water discharges associated with industrial activity that originate from the site after construction activities have been completed and the site has undergone final stabilization.
- Discharges that are mixed with sources of non-storm water other than discharges identified in Part III.A (Prohibition on Non-Storm Water Discharges) of this permit and in compliance with the terms of this permit.
- Storm water discharges associated with industrial activity that are subject to an existing NPDES individual or general permit or which are issued a permit in accordance with Part VI.N (Requiring an Individual Permit or an Alternative General Permit) of this permit. Such discharges may be authorized under this permit after an existing permit expires provided the existing permit did not establish numeric limitations for such discharges.
- Storm water discharges from construction sites that the Agency has determined to be or may reasonably be expected to be contributing to a violation of a water quality standard.
- Storm water discharges that the Agency, at its discretion, determines are not appropriately authorized or controlled by this general permit.

Final Conditions

Length of Permit: Approximately 5 Years
Classification of Receiving Waters: All surface waters of the State
Discharge No(s): Various Locations
Type of Waste Storm Water Runoff
Flow Rate: Varies

Pollution Prevention Plan

The Pollution Prevention Plan is considered to be the most important requirement of the General Permit. Each construction activity covered by the general permit must develop a Plan, tailored to the site specific conditions, and designed with the goal to control the amount of pollutants in storm water discharges from the site.

Components of the Plan -- The permit requires that the Plan contain a site description, and a description of the measures and controls to prevent or minimize pollution of storm water. The site description must include:

A description of the nature of the construction activity
A sequence of major construction activities
An estimate of the total area of the site and of the area to be disturbed
An estimate of the runoff coefficient of the site after construction is complete
Any existing data on the quality of storm water discharge from the site
The name of the receiving water
A site map indicating: drainage patterns and slopes before and after grading activities are complete, areas of soil disturbance, the outline of the area to be disturbed, the location of stabilization measures and controls, surface waters at the discharge points
Contractors certifications as to their understanding of the plan
Measures and Controls -- Measures and controls to prevent or minimize pollution of storm water must include three different types of controls: erosion and sediment controls, storm water management controls and other controls:

Erosion and Sediment Controls -- Stabilization (seeding, mulching, etc.) -- Disturbed areas where construction has temporarily ceased must be stabilized within 14 days of the last disturbance. (Areas which will be redisturbed within 21 days do not have to be stabilized).
Storm Water Management Controls -- Where construction results in an increase in the storm water discharged from the construction site, the permittee shall consider measures (storm water detention structures, infiltration measures, etc.) to control pollutants after construction is complete. Velocity dissipation devices must be installed in outfall channels to prevent erosive conditions if conditions warrant.
Other Controls -- The plan must insure that solid waste materials are not carried by storm water into the receiving waters. The owner must comply with State and/or local sanitary sewer or septic system regulations.
Local Programs -- Where Local programs for sediment and erosion control, storm water management or site permits exist, the pollution prevention plan should certify that their plan reflects the requirements of the local program. If local programs require plan approval, then the approved plan must be included in the Pollution Prevention Plan.

Inspection/Maintenance -- Personnel must inspect the construction site at least once every 7 days and within 24 hours of a rainfall of 0.5 inches or more. The inspector must prepare a report documenting his/her findings on the conditions of the controls and stabilized areas.

Deadlines -- The plan must be completed prior to the start of the construction to be covered under the permit and be updated as appropriate. The construction project must comply with the provisions of the plan throughout the construction period.

Signature -- The plan must be signed by a responsible official such as the owner, president, vice president or general partner.

Plan Review -- The plan is to be kept at the construction facility during the entire construction period. The plan should be submitted for review only when requested by IEPA.

Title 35: Environmental Protection, Subtitle C: Water Pollution, Chapter I: Illinois Pollution Control Board Rules and Regulations and the Clean Water Act were applied in determining the applicable standards, limitations and conditions contained in the draft permit.

A general permit is a single permit issued to cover discharges from a number of facilities in a specified geographic area which involve the same or substantially similar types of operations. The facilities must discharge the "same type of wastes" which has been interpreted to mean the waste streams need not be identical but must be sufficiently similar that the same permit conditions are appropriate. A determination by the IEPA must be made that the discharges are more appropriately covered under a general permit than under individual permits.

A general permit is the equivalent of an individual permit in terms of effluent limitations, water quality standards, monitoring and reporting requirements, and enforceability. The effluent limits would be based on the more stringent of either technology-based or water quality-based requirements. Since the permit would be applicable to discharges into any receiving stream, no dilution or mixing will be allowed to meet water quality standards.

An applicant would be required to submit the same application information, using the required Federal forms, as for an individual permit or Notice of Intent (NOI). No application or NOI will be required from the owners or operators of discharges who are currently covered under the previous general permit. These dischargers would be automatically covered under the re-issued general permit. Any owner or operator of these discharges may request to be excluded from the coverage of the general permit by submitting an application for individual permit with reasons supporting the request. IEPA will review the application and make a determination as to whether or not the general permit is appropriate to regulate the discharge. If the conclusion is that it would, the discharger will be notified of our decision to include him under the general permit. The IEPA's decision is appealable to the Pollution Control Board.

The general permit does not name any Permittees, nor does it authorize any person to discharge. The authorization to discharge under a general permit will be by separate letter, issued to a specific applicant. The letters can be issued at any time while the Permit is in effect.

Interested persons are invited to submit written comments on the draft permits to the IEPA at the above address. The NPDES permit number(s) must appear on each comment page. Any interested person may submit a written request for a public hearing on a draft permit, stating his or her name and address, the nature of the issues proposed to be raised and the evidence proposed to be presented with regards to those issues.

The Public Notice, Fact Sheet, draft permit, comments received, and other documents are available for inspection and may be copied at the IEPA between 9:30 a.m. and 3:30 p.m. Monday through Friday.

All comments on the draft permit and requests for hearing must be received by the IEPA not later than 30 days from the date of this publication. If written comments or requests indicate a significant degree of public interest in the draft permit, the permitting authority may, at its discretion, hold a public hearing. Public notice will be given 30 days before any public hearing.

For further information call the Public Notice Clerk at 217-782-0610.

GENERAL SITE INFORMATION NOTES

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE GENERAL NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

1. SITE DESCRIPTION:

A. DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY:

THE PROPOSED PROJECT IS FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE.

B. DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOIL FOR MAJOR PORTIONS OF THE SITE (E.G. GRUBBING, EXCAVATION, GRADING)
THE PROPOSED SEQUENCE OF CONSTRUCTION ACTIVITIES IS AS FOLLOWS: 1) INSTALLATION OF SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE, 2) DEMOLITION & SITE CLEARING, 3) MASS GRADING & SITE PREPARATION, 4) CONSTRUCTION OF RESIDENCE, 5) INSTALL U/G UTILITIES, 6) SITE RESTORATION, 7) REMOVE TEMPORARY EROSION CONTROL DEVICES & SITE STABILIZATION.

C. THE TOTAL DEVELOPMENT AREA OF THE SITE IS 2.62 ACRES.

THE TOTAL AREA OF THE SITE EXPECTED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 2.21 ACRES.

D. THE ESTIMATE OF THE RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND EXISTING DATA DESCRIBING THE SOIL OR THE QUALITY OF ANY DISCHARGE FROM THE SITE.

THE CALCULATED RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION IS 0.52. EXISTING SITE CONDITIONS ARE DESCRIBED IN THE GEOTECHNICAL REPORT.

E. A SITE MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFF-SITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORMWATER IS DISCHARGED TO SURFACE WATER.

REFER TO THE PLANS BY LANDMARK ENGINEERING LLC, DATE: 9/5/23.

F. THE NAME OF THE RECEIVING WATERS AND THE ULTIMATE RECEIVING WATERS, AND AERIAL EXTENT OF WETLAND ACREAGE AT THE SITE.

RECEIVING WATERS IS THE LOCAL STORM SEWER. THE ULTIMATE RECEIVING WATERS IS SALT CREEK. THE SITE DOES NOT CONTAIN WETLANDS.

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

PROJECT NAME: ENGINEERING IMPROVEMENT PLANS FOR 2903 OAK BROOK HILLS ROAD

SIGNATURE: Bruce Ritter

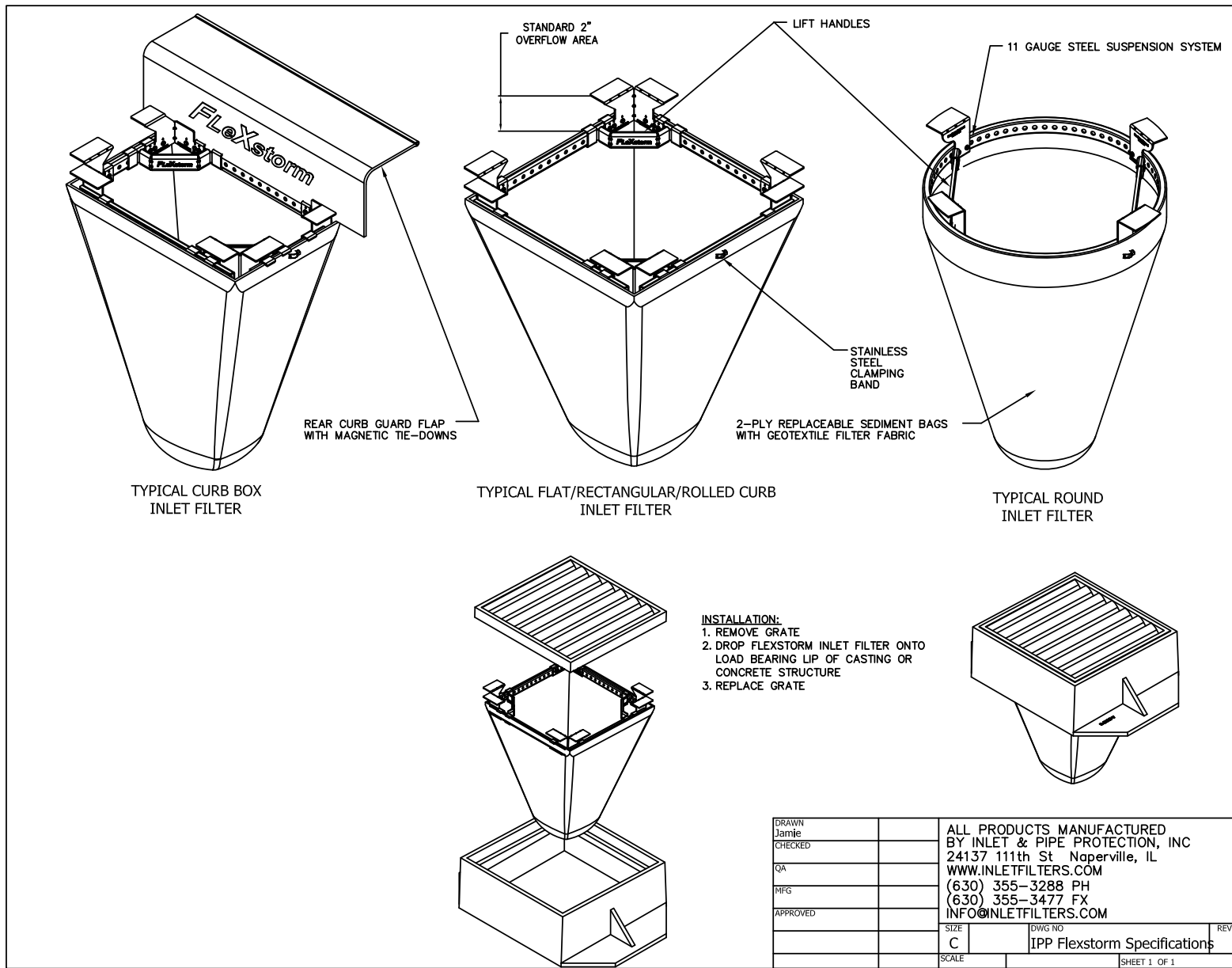
NAME: BRUCE RITTER

TITLE: GENERAL CONTRACTOR

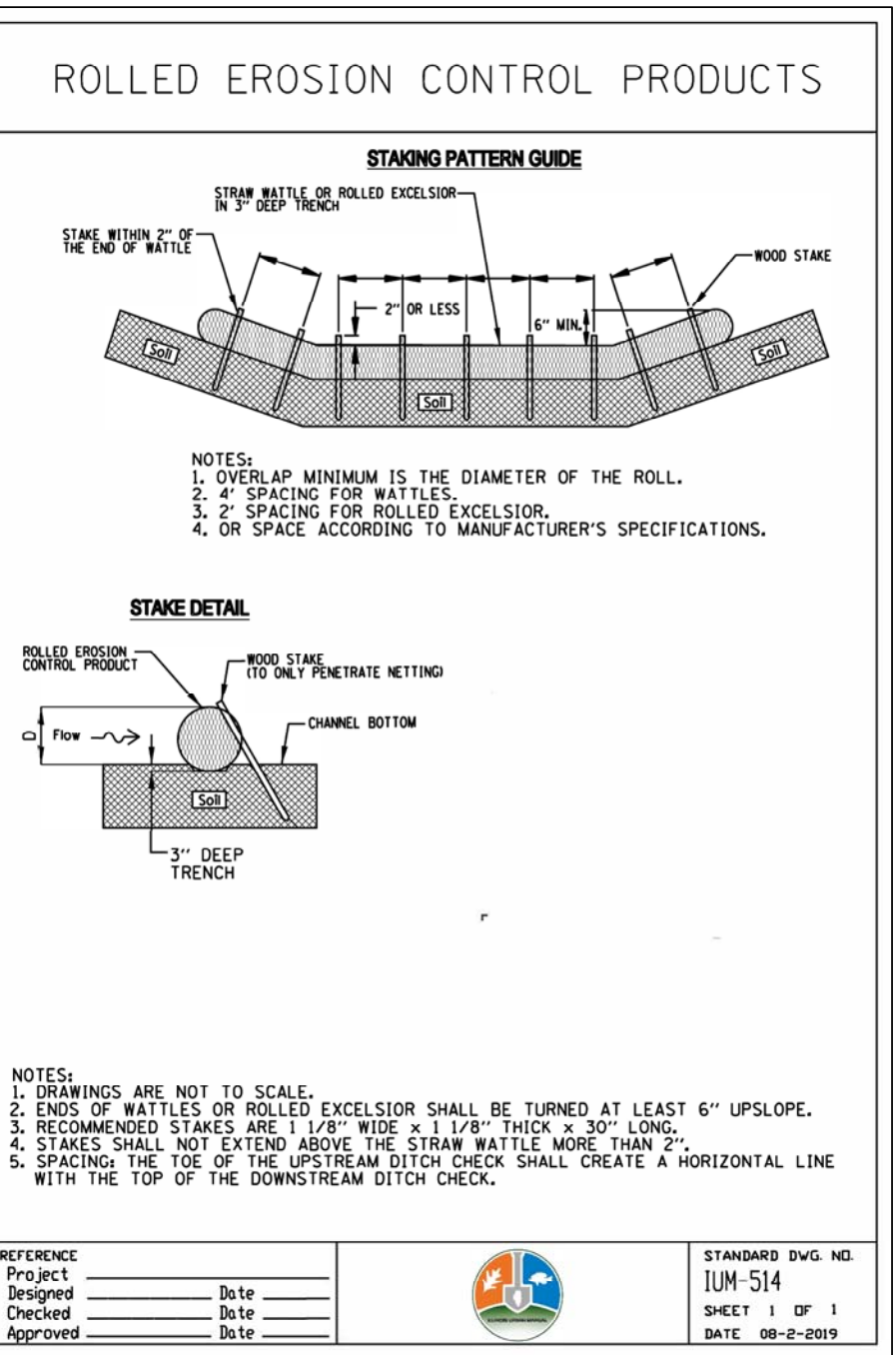
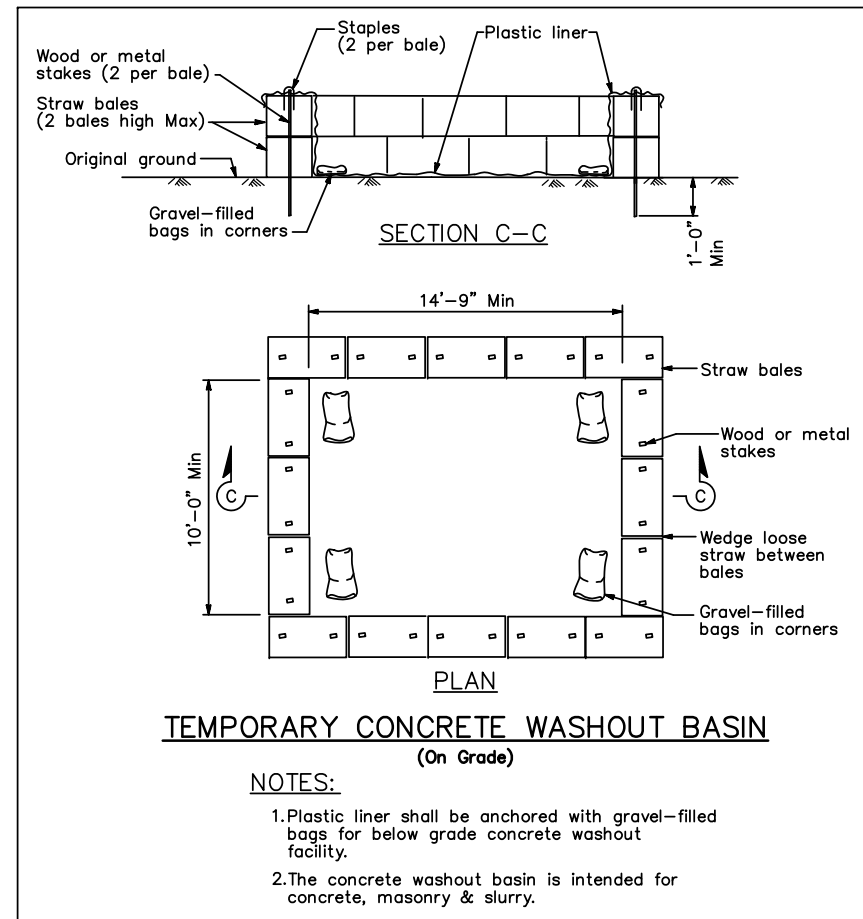
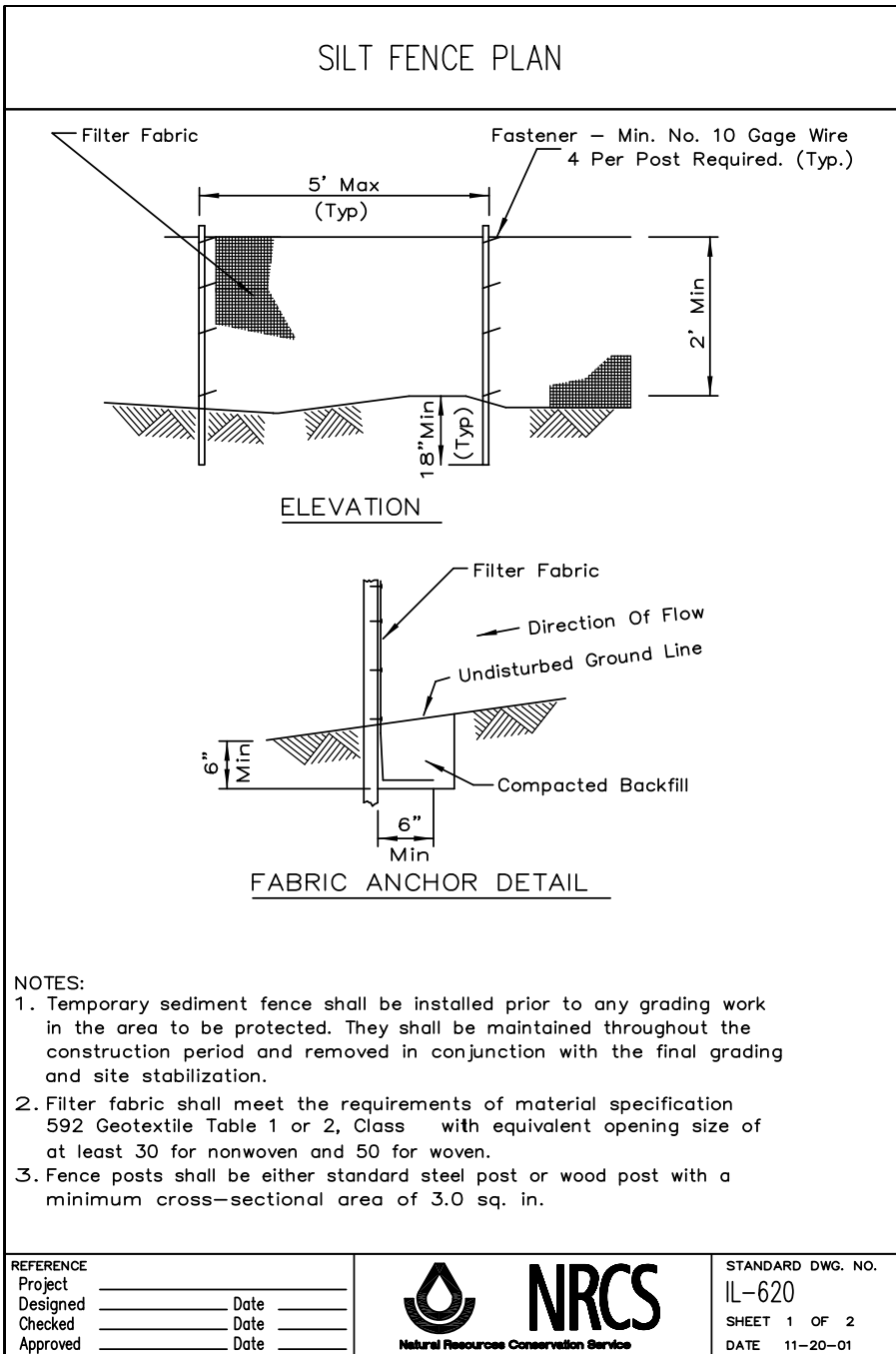
COMPANY NAME: TIBURON HOMES LLC

COMPANY ADDRESS: 115 S. GARFIELD STREET, HINSDALE, IL 60521

COMPANY TELEPHONE NO: (630) 887-7050

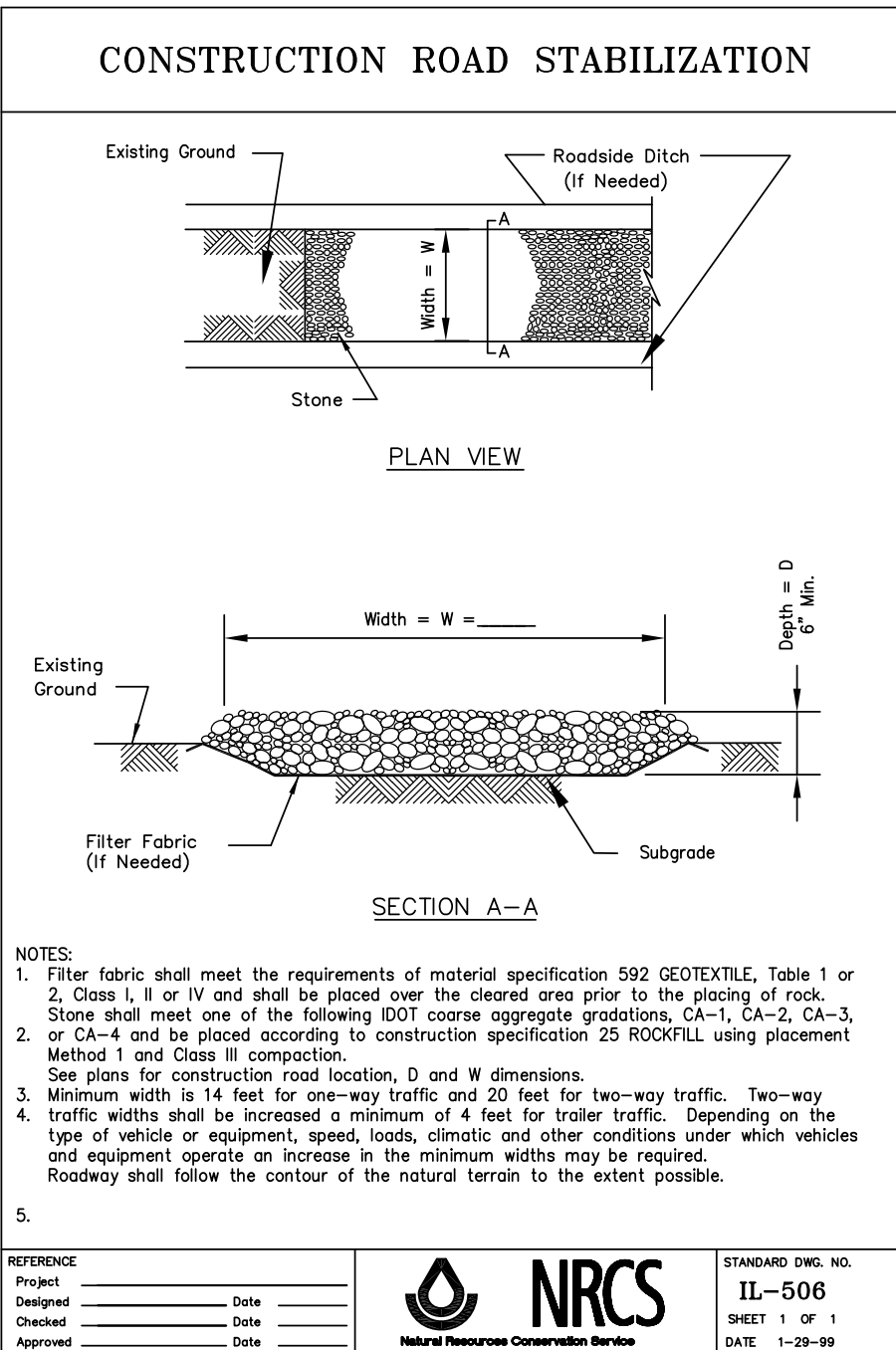
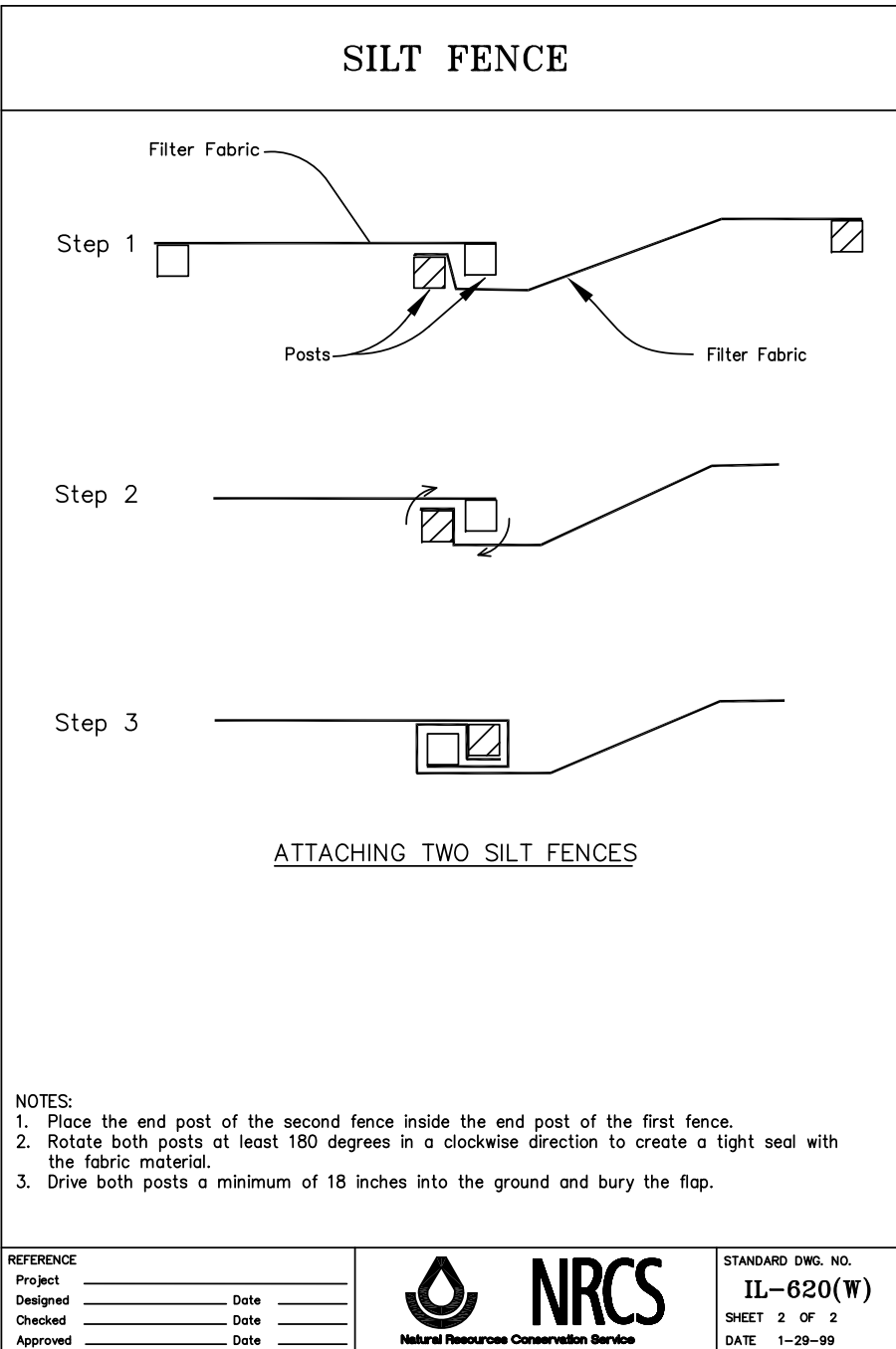


DESIGN	ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC.
DRAWN	24137 111th St. Naperville, IL
BY	WWW.INLETFILTERS.COM
DATE	(630) 355-3288 PH
REVISED	(630) 355-3477 FX
DATE	INFORM@INLETFILTERS.COM
BY	C. C. [EPP Flexstorm Specifications]
DATE	08-2-2019



REFERENCE	_____	Date	_____
Project	_____	Date	_____
Designed	_____	Date	_____
Checked	_____	Date	_____
Approved	_____	Date	_____

STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE: 08-2-2019



REFERENCE	_____	Date	_____
Project	_____	Date	_____
Designed	_____	Date	_____
Checked	_____	Date	_____
Approved	_____	Date	_____

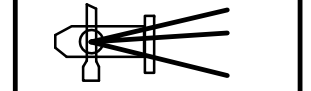
STANDARD DWG. NO. IL-506
SHEET 1 OF 1
DATE: 11-30-01

LANDMARK ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-00597-2010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 598-2291
Fax: (708) 598-2291

APPROXIMATE CONSTRUCTION SCHEDULE		
1. INSTALL SILT FENCE AND GRAVEL ENTRANCE	-	SUMMER 2023
2. SITE DEMOLITION, CLEARING AND GRUBBING	-	SUMMER 2023
3. MASS GRADING	-	SUMMER 2023
4. CONSTRUCT RESIDENCE	-	FALL 2023
5. INSTALL UTILITIES	-	FALL/WINTER 2023
6. INSTALL PERMANENT EROSION CONTROL MEASURES	-	FALL 2024

REV. BY	REVISIONS	VILLAGE COMMENTS	ARCHITECT REVISIONS
8/2/23			
9/5/23			

LANDMARK ENGINEERING LLC DESIGN FIRM REGISTRATION NO. 184-00597-2010 7808 WEST 103RD STREET PALOS HILLS, ILLINOIS 60465-1529 Phone: (708) 598-2291 Fax: (708) 598-2291



CHANG RESIDENCE	2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
STORMWATER POLLUTION PREVENTION PLAN	

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

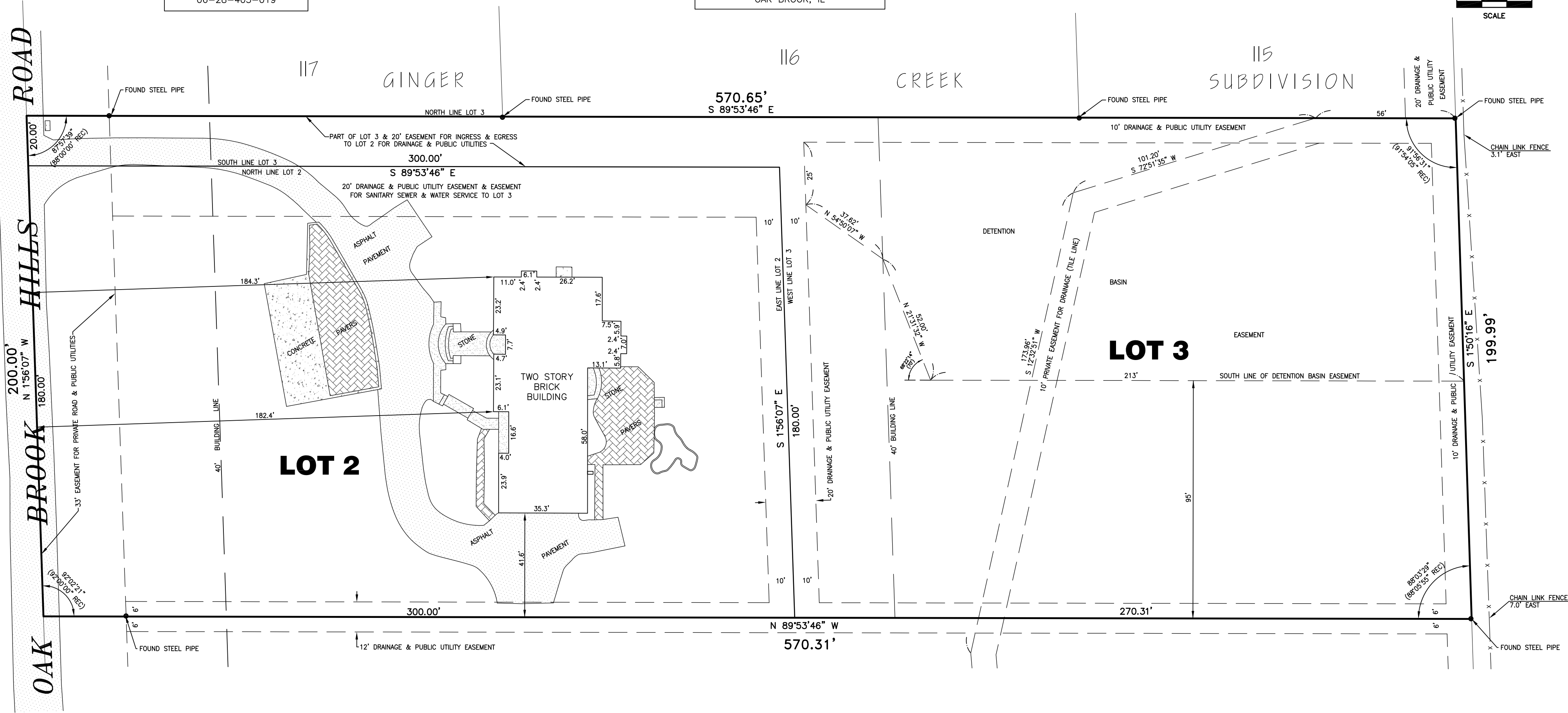
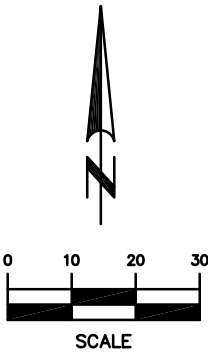
SHEET
C6.0
22-06-083-R4

PLAT OF SURVEY

LOT 2 AND LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.

DUPAGE COUNTY
PROPERTY INDEX NUMBERS
(P.I.N.s)
06-28-403-018
06-28-403-019

COMMON ADDRESS
2903-2905 OAK BROOK HILLS ROAD
OAK BROOK, IL



AREA
114,024 SQ.FT.
2.618 AC
(more or less)

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM TRUSTEE'S DEED RECORDED AS Doc R2021-016400. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- LOCATIONS OF IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS COMPLETED ON JUNE 30, 2022. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

PREPARED FOR:
TIBURON HOMES, LLC

PREPARED BY:

LANDMARK
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577-0010

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 22-06-083-POS

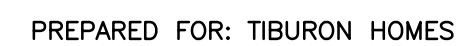


FIELD WORK COMPLETED: 6/30/2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 7/26/2022

MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2022

LOT 1 IN 2903 OAK BROOK HILLS CONSOLIDATION OF PART OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.



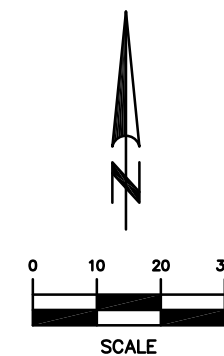
DESIGN FIRM REGISTRATION NO. 184-005577-0010

7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON ARE BASED ON I.L. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON,
REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS,
DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

SUBJECT PROPERTY AREA
114,024 SQ. FT. 2.618 AC. (more or less)



FIELD WORK COMPLETED: 6/30/2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
DATED: 10/28/2024

MARK H. LANDSTROM I.P.L.S. No. 2625
 LICENSE RENEWAL DATE: NOVEMBER 30, 2024
 SURVEY No. 22-06-083-LOT 1

VILLAGE OF OAK BROOK
Planning & Zoning Commission

Staff Report

DATE: November 21, 2024

CASE FILE NO: 2024-15-ZO-PUD

DESCRIPTION: Amendment to the Oak Brook Commons Planned Development to permit and allow three stand-alone restaurant buildings for Lot G that will replace the previously approved 8-story (108') boutique hotel.

PETITIONER: TM Real Estate Holdings LLC
2811 35th St
Oak Brook, IL 60523

PROPERTY OWNER: Hines Interests Limited Partnership
444 West Lake Street, Suite 2400
Chicago, IL 60606

ADDRESS: 1050 22nd Street on Lot G of Oak Brook Commons Subdivision

EXISTING ZONING/USE: ORA-2 Office Research and Assembly District with a Planned Development approved in accordance with Ordinance 2019-ZO-PUD-EX-S-1568. The site is improved with a 17-story residential building, a 7-story medical office building, restaurants and retail, parking lots, and landscaping. The site is also bisected by the reconstructed McDonald Drive, a publicly dedicated street right-of-way owned by the Village of Oak Brook.

ZONING/USE OF SURROUNDING PROPERTY:

North: **ORA-2** Office-Research-Assembly District and improved with surface parking lot and 7 story medical office building with parking garage.

South: **ORA-2** Office-Research-Assembly District and improved with the Oak Brook Gateway office building which includes Lewis University and a parking deck.

East: Tollway and **ORA-1** Office-Research-Assembly District and improved with an office building.

**STAFF REPORT – PLANNED DEVELOPMENT
HINES – RESTAURANTS FOR LOT G
CASE NO. 2024-15-ZO-PUD**

West: **ORA-2** Office-Research-Assembly District, with vacant Lot F for a restaurant, West of McDonald Drive improved with a retail store and two restaurants, and **B-2** Regional Shopping Center District, improved with the Oakbrook Center shopping mall.

LOCATION: The subject property is located at the northeast corner of McDonald Drive and 22nd Street. The property is bounded by 22nd Street to the south, vacant Lot F and McDonald Drive to the west. The Tollway at the southeast and Lot H, a surface parking lot, medical office building, and Commerce Drive to the north.



1050 22nd Street

CONTROLLING AGREEMENTS:

Ordinance 1958-S-5	Annexing Property
Ordinance 2019-S-1568	Approving a Mixed-Use Planned Development for Oak Brook Commons
Resolution 2019-R-1825	Approving a Final Plat of Subdivision
Ordinance 2020-S-1608	Approving amendment to the Planned Development for a medical office building.

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CASE NO. 2024-15-ZO-PUD**

Minor Change	Approved modifications to the apartment building (June 2021).
Minor Amendment	Approving a surface parking lot on Lot H (July 2023).
Minor Change	Approving enclosure of the outdoor dining component for a restaurant on Lot F (May 2024).

BACKGROUND:

TM Real Estate Holdings LLC, has submitted an application requesting approval of an Amendment to a Planned Development to subdivide Lot G into 3 parcels, permit and allow 3 stand-alone restaurant buildings up to 25,000 square feet for Lot G. This project would replace the previously approved 8-story (108') boutique hotel (200,000 sq ft). A separate application has been submitted for subdivision of Lot G into three lots.

The proposed Amendment to the Planned Development that is being proposed would include the following land use modifications: 1) changes to the land use, 2) change in the number of signs and, 3) revision to the required parking ratio.

A Preliminary Board Review of the application was conducted by the Village Board on October 8, 2024 as required in the Village's Planned Development regulations. Section 13-15-5 Procedures of the Planned Development regulations provides an applicant the opportunity to submit for Preliminary Board Review. The intent and purpose of this review is to provide the Village Board with an overview of a development project in the initial conceptual phases in order to provide preliminary comments, suggestions and recommendations to the applicant on the development project. The preliminary Board review is the first step in the process outlined in the Planned Development regulations and is intended to provide an applicant with early feedback. A referral was made by the Village Board on December 10, 2024.

A separate neighborhood meeting was not required as part of the outreach for this redevelopment project. The neighborhood meeting is an optional element of the Planned Development process and at the discretion of the Development Services Director. A determination as to whether the meeting is necessary and appropriate is based upon the nature and extent of the impact of the project, if any, on area residents. Since the 17.47-acre Oak Brook Commons site is surrounded solely by non-residential land uses including Oakbrook Center, the Commerce Plaza office complex and other professional office buildings in and around the commercial corridor, it was determined that a public hearing before the Planned Development Commission would be adequate and provide the necessary and legally required forum for public feedback/comment on the redevelopment project.

Planned Development. The Lot G project is proposed as an Amendment to the Planned Development. The intent and purpose of the planned development regulations, standards, and criteria is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations. The end result is intended to be a product which fulfills the objectives of the Planned Development and planning policies of the village while allowing flexibility from the standard application of the use and bulk regulations of the zoning regulations. The planned development is intended to permit and encourage flexibility and to accomplish the following:

**STAFF REPORT – PLANNED DEVELOPMENT
HINES – RESTAURANTS FOR LOT G
CASE NO. 2024-15-ZO-PUD**

1. To stimulate creative approaches to commercial, non-single-family residential, and commercial/ mixed-use development of land;
2. To provide more efficient use of land;
3. To preserve natural features and provide open space areas and recreation in excess of those required under standard zoning regulations;
4. To develop and implement new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;
5. To unify building and structures through design; and
6. To promote long term planning pursuant to the village's Comprehensive plan, intended to allow harmonious and compatible land uses or combination of uses with surrounding areas.

Since this proposal includes a change to the Planned Development that results in a change in land use, a departure from standards for change in land-use, number of signs and off-street parking, it was determined that an Amendment to the Planned Development was necessary and appropriate and that a new public hearing was required.

Proposed Departures. Section 13-15-2.E of the Planned Development regulations acknowledges that proposed planned developments need not comply with the density, dimension, area, bulk, use, and other zoning regulations that, but for the provisions of this chapter, would otherwise apply to the property on which the proposed planned development is intended. Modifications and departures from the standard provisions may be provided in accordance with the provisions of this chapter and to the extent that they will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The departures from standard being proposed as part of this Planned Development application are identified in the petitioner's narrative and are as follows:

1. Wall Signs. Section 13-11-10.C.2 to permit and allow more than two (2) wall signs per building and a wall sign on a building façade that is not located on a street frontage. The petitioner is proposing three (3) wall signs for each building.
2. Off-Street Parking. Section 13-12-5 to permit and allow an off-street parking ratio of 0.65 parking spaces per 100 SF of floor area which is less than the code required 1.0 parking spaces per 100 SF of floor area required per the zoning code. This departure results in a parking space reduction from 244 to 186.

STAFF ANALYSIS:

In response to the Planned Development application that has been submitted by TM Real Estate Holdings LLC, for the Commission's review, a staff analysis has been provided below to assist in reviewing the application. The application materials were transmitted for an inter-departmental review with Fire, Police, Public Works and Development Services, all of which contributed to this commentary.

Planned Development Project. From an overall Planned Development perspective, Hines has completed the residential apartment building E, medical office building L, restaurants on Lots B and C, retail on

**STAFF REPORT – PLANNED DEVELOPMENT
HINES – RESTAURANTS FOR LOT G
CASE NO. 2024-15-ZO-PUD**

Lot D, a temporary surface parking lot on Lot H, and a restaurant is under review for Lot F.

The proposed restaurants on Pad G are an Amendment to the previous development approval that was granted for a hotel. The hotel building consisted of 8 stories with 252 rooms, a total area of 200,000 sq. ft. and 252 covered garage parking spaces. The new proposal includes 3 stand-alone restaurants (Buildings A, B and C). Building A (6,300 Sq ft) and C (8,100 Sq ft) will be a single story with an outdoor patio on the south side facing 22nd Street. Building B (10,000 Sq ft) will be a partial two story with a roof-top patio on the mezzanine area and outdoor patio on the south side of the building.

The new restaurant buildings are a deviation from the previously approved Planned Development but are consistent with the intent and purpose of the overall Planned Development. This project is being processed as a Planned Development Amendment rather than a petition with multiple request(s) for variations before the Planning & Zoning Commission. This Planned Development submittal incorporates all of these various elements into a single request that can be reviewed and evaluated as a unified development project.

Section 13-15-2(A) General Provisions of the Planned Development regulations does allow new mixed use development construction within a planned development overlay district. Section 13- 15-2(B) further indicates that each Planned Development shall be presented and reviewed on its own merits. As such, a new land use can be introduced into the Planned Development if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

As such, a Planned Development application has been submitted for modifications to Lot G.

Consistency with the Planned Development Regulations. The applicant has provided a summary letter explaining the request and providing the requisite plans and reports to justify the changes being made to the project.

Planned Development Standards. The applicant has addressed and responded in detail to the Planned Development Standards as required in Section 13-15-3 of the Regulations. The standards and explanations are provided in the application materials.

FAR. The amendment to the Planned Development will revise the proposed FAR. The ORA-2 District permits a floor area ratio (FAR) not to exceed 1.2. The FAR for the approved planned development is 1.56 and is an approved departure from the code.

Stormwater and Floodplain. The overall 17.47-acre property is not located in either the regulatory floodway or floodplain and all development proposals within the Planned Development will comply with the Village's adopted storm water ordinance requirements. There are no changes to the storm water design that was previously approved for this project. The design of Lot G site will actually contribute to decreasing the amount of impervious surface from 13.65-acres to an expected total of 13.58-acres of impervious surface. Environmental and storm water related aspects of the project can be reviewed in the application materials.

Water and Sanitary Utilities. The Preliminary Utility Plan is provided in the engineering plans and the narrative related to utilities is provided. Hines has an existing a 10" water main that on Vista Drive which

**STAFF REPORT – PLANNED DEVELOPMENT
HINES – RESTAURANTS FOR LOT G
CASE NO. 2024-15-ZO-PUD**

was installed by the developer as part of the public improvements. The applicant proposes to provide water service to the individual lots off the existing 10” water line. In Public Work’s review of the application, they have suggested the construction of a looped water main on Vista Drive and McDonald Drive to Commerce Drive. However, Hines declined to construct additional watermain connections. Public Works has indicated that a master meter for the three restaurants would also be acceptable.

Sanitary service is provided by the Flagg Creek Water Reclamation District. They have no comments for this project.

The Police and Fire department has no concerns for the Lot G proposal.

Site Lighting. Photometric plan is required for each restaurant lot as a part of the architectural review.

Landscaping and Open Space. A 0.38-acre park was built in the center of the mixed-use development for residents, retail customers, office workers, hotel guests and other visitors. A final landscape plan will be required as part of the development approval for each restaurant .

Wall Signs. The request is to allow three (3) wall signs on each of the buildings. Fogo, Alter Brewing, and Diamonds Direct also requested and were granted relief to the Zoning Code for signage.

Traffic and Access Considerations. The primary vehicular access to Lot G will be from the signalized intersection at 22nd Street and McDonald Drive. Lot G can be also accessed from Spring Road and Commerce Drive.

Pedestrian Access and Circulation. The pedestrian and circulation plan has not changed with the Amendment proposal for Lot G. The overall Oak Brook Commons plan identifies perimeter sidewalk connections along 22nd Street, Spring Road, Commerce Drive and McDonald’s Drive. Sidewalks exist on both sides of McDonald’s Drive from 22nd Street to Commerce Drive. This is especially important as McDonald’s Drive is the main thoroughfare through the development and it allows for convenient access to the park for residents, office employees, customers and visitors. Stamped concrete intersections are provided at the two (2) interior intersections along McDonald’s Drive adjacent to the park. This defined (and textured) intersection improvement provides a more visible focal point for vehicles which encourages reduced speeds and promotes pedestrian safety in close proximity to the parking and crosswalk areas. Interior sidewalks and sidewalk connections are also identified to and from buildings within the development with connections provided to all perimeter streets. The site plan proposes a crosswalk from Lot G to the temporary surface parking on Lot H.

Parking.

The existing PUD was approved for a boutique Hotel on Lot G with 252 covered garage parking spaces. The total area of Lot F (8,577 Sq ft) and Lot G (24,400 Sq ft without outdoor dining) is 32,977 Sq ft. Per Village code, a total of 330 parking spaces is required (1 parking space per 100 sq ft). There are 255 surface parking spaces available east of McDonald Drive. The medical office building has 281 parking spaces in a covered parking garage. With the development of three (3) restaurants, parking will be short of 75 spaces.

The applicant proposes adding 30 additional parking spaces to the east of the existing surface parking on Lot H at the time of the third building permit review if it is determined by the Development Services

**STAFF REPORT – PLANNED DEVELOPMENT
HINES – RESTAURANTS FOR LOT G
CASE NO. 2024-15-ZO-PUD**

Director that the existing parking spaces are not sufficient. The additional 30 parking spaces would still fall short of the required 45 parking spaces.

Staff agrees that consideration should also be given to shared parking in this mixed-use project environment. Staff understands that the anticipated peak parking demand(s) for individual land uses within the Planned Development will vary and, in some cases, unnecessary surplus parking will result if all required parking for each use is constructed in accordance with the strict interpretation of the code. The counter argument is that not enough parking spaces will be provided and that could be detrimental to the overall “parking” health of the development, and this could adversely impact customer/employee access to their destinations.

Final Plat of Subdivision. Approval of the final plat of subdivision is required for a three (3) lot subdivision. The plat delineates subdivided lots, utility easements for the comprehensive redevelopment plan to better delineate buildable lots.

The applicant proposes to provide the Village, an agreement between the owner of the property and the new subdivided sites on Lot G for water service/ billing and, an agreement with Hines and or adjacent owner for day-to-day operations such as parking, gates, plowing, valet, etc.

RESPONSIBILITIES OF HEARING BODY:

As part of the Planned Development Regulations, the Planning & Zoning Commission shall review the application, the standards and requirements, the report of the Development Services Director, and any oral and written comments and testimony received by the Planned Development Commission before and at the public hearing. The Planned Development Commission shall recommend approval, approval with conditions, or denial of the proposed planned development.

Every recommendation of the Commission upon any application filed pursuant to the Planned Development Regulations shall include such findings of fact and conclusions as the Commission shall deem necessary. The resolutions shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The resolution shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission. Every resolution shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

When appropriate, please include in your consideration, findings with respect to the standards specified in the Planned Development Regulations for approval of the planned development. The materials submitted by the applicant specifically address each of these standards as identified under.

CONCLUSION:

Staff would like the Planning & Zoning Commission’s feedback on the proposed petition and the departures from the standards that are being requested. The proposed land uses changes for Lot G and the associated departures from standards are consistent with the intent and purpose of the Oak Brook Commons Planned Development mixed-use concept.

**STAFF REPORT – PLANNED DEVELOPMENT
HINES – RESTAURANTS FOR LOT G
CASE NO. 2024-15-ZO-PUD**

As such, staff is providing a recommendation with conditions concerning the Amendment to the Planned Development. If the Commission is prepared to make a recommendation, I would ask that you consider the conditions, incorporate any new recommendations and include the planned development findings (as identified in the petitioner’s application materials) in your motion.

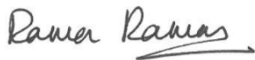
Recommend approval of the proposed land uses changes for Lot G and the associated departures from standards that are consistent with the intent and purpose of the Oak Brook Commons Planned Development mixed-use concept. This recommendation is subject to the planned development findings of fact (as identified in the petitioner’s application) and subject to the following conditions.

1. Compliance with Plans: The development, maintenance, and operation of Lot G (buildings A, B and C) 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. Revision to the plans reflecting changes to the square feet area of each building per the updated narrative sent on December 11, 2024.
3. Final engineering approval shall be required.
4. Architectural review- Each building shall go to the Village Board for architectural review prior to issuance of a Building Permit and shall include a review of a photometric, landscape plan, exterior façade and materials.
5. EFIS: Per approved PUD S-1568, exterior insulation finish system (“EIFS”), stucco, and materials deemed to be comparable by the Development Services Director, shall occupy no more than 25% of any building elevation, and shall comply with all Village Code requirements concerning installation and maintenance.
6. Floor Area Ratio Limitation: The floor area ration (FAR) approved for the Property will apply to all lots within any future subdivision of the Property (total of 17.47 acres) as a whole. The FAR calculation for the entire Property, even after subdivision, may not exceed 1.56 as identified in the approved Planned Development Ordinance S-1568.
7. The Security and site control measures for Lot G shall be discussed and developed in cooperation with the Oak Brook Police Department to utilize public and private resources in establishing a thorough and appropriate building and site security plan;
8. A detailed plan for proposed exterior trash enclosure and circulation is required.
9. Gates: Consider operation and aesthetics of the proposed gates in between buildings A and B, and B and C.

**STAFF REPORT – PLANNED DEVELOPMENT
HINES – RESTAURANTS FOR LOT G
CASE NO. 2024-15-ZO-PUD**

10. A final wall sign exhibit shall be required depicting all wall signs being proposed on their respective building elevations. All sign proposals shall comply with all other applicable sign code regulations of the Oak Brook zoning code and will require a separate permit application.
11. Calculations showing existing parking spaces vs required spaces shall be provided for the proposed restaurants. Parking shall be provided per Village code requirements as development occurs on each subdivided parcel of Lot G. Prior to the construction of the third restaurant a parking analysis shall be completed. At the determination of the Development Services Director the applicant shall be responsible for construction of additional parking spaces.
12. Dormant SSA: As a part of the approved PUD, a dormant special service area (“SSA”) overlaying the Property was established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property’s stormwater management facilities. Any new development within the Oak Brook Commons must be part of the Dormant SSA.
13. All other provisions of Ordinance S-1568 approved for the Subject Property will remain in full force and effect.
14. The application for subdivision and the Planned Development have not been signed by the current owner, Hines, as of the date of this report.

Respectfully Submitted,



Rama Raman
Village Planner

Cathy Chiarelli

From: Rebecca Von Drasek, MPA
Sent: Monday, December 2, 2024 2:59 PM
To: Rama Raman; Cathy Chiarelli
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

FYI

From: Brian Strockis <bstrockis@oak-brook.org>
Sent: Monday, December 2, 2024 2:59 PM
To: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Subject: Re: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

No concerns

Brian Strockis
Chief of Police
Village of Oak Brook Police Department
1200 Oak Brook Rd Oak Brook, IL 60523
Phone: 630.368.8710
Email: bstrockis@oak-brook.org
Web: <http://www.oakbrookpolice.com>

From: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Sent: Monday, November 25, 2024 12:08 PM
To: Greg Summers, ICMA-CM, AICP <gsummers@oak-brook.org>; Joseph Mitchell <JMitchell@oak-brook.org>; James Patterson <jpatterson@oak-brook.org>; Timothy O'Malley, BBA <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>; Brian Strockis <bstrockis@oak-brook.org>; Robert Christopherson <rchristopherson@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>; Ken Kovarik <kkovarik@oak-brook.org>; Mike Pavlovic <mpavlovic@oak-brook.org>; Michael Castaldo III <mcastaldo3@ottosenlaw.com>; Vahid Kacila <vkacila@fcwrd.org>; Mark LaChappell, CBO <mlachappell@oak-brook.org>
Cc: Cathy Chiarelli <cchiarelli@oak-brook.org>; Rama Raman <rraman@oak-brook.org>
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

Good afternoon,

Attached are the revised documents for Pad G at the Oak Brook Commons which will be discussed on December 18th at 6:30 pm with the P&Z Commission.

Please provide an email response to Cathy and I regarding if your department has any additional comments to include in the staff report. If your items from November 13th have been addressed, please email "no concerns" or "no comment" for the case file.

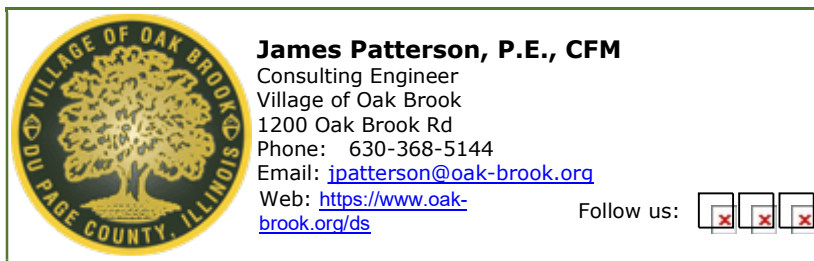
Thank you all!

Cathy Chiarelli

From: James Patterson
Sent: Monday, December 2, 2024 2:05 PM
To: Rebecca Von Drasek, MPA; Cathy Chiarelli
Subject: RE: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

ENGINEERING COMMENTS

- The Final Plat of Subdivision is currently under review under Case No. 2024-21-SR-FP. I will be reviewing the recently submitted (revised) plat soon.
- The proposed water service design is to convert the existing 10" water service stub to a water main with three new 6" diameter water services. The design will need to be approved by the Public Works Department and possibly the IEPA. There may be additional requirements based on final agreements for maintenance, billing responsibilities, etc.
 - For additional information, please see the email sent from James Patterson (VOB) on November 18, 2024. It appears the applicant has elected option #2 or #3. If option #2, IEPA approval is required. If option #3, the landlord (Hines/TM Holdings) approval is required.



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Electronic messages sent to and from the Village of Oak Brook may be subject to discovery under the IL Freedom of Information Act.

Think Green! Please consider our environment before printing this electronic message.

From: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Sent: Monday, November 25, 2024 12:09 PM
To: Greg Summers, ICMA-CM, AICP <gsummers@oak-brook.org>; Joseph Mitchell <JMitchell@oak-brook.org>; James Patterson <jpatterson@oak-brook.org>; Timothy O'Malley, BBA <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>; Brian Strockis <bstockis@oak-brook.org>; Robert Christopherson <rchristopherson@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>; Ken Kovarik <kkovarik@oak-brook.org>; Mike Pavlovic <mpavlovic@oak-brook.org>; Michael Castaldo III <mcastaldo3@ottosenlaw.com>; Vahid Kacila <vkacila@fcwrd.org>; Mark LaChappell, CBO <mlachappell@oak-brook.org>
Cc: Cathy Chiarelli <cchiarelli@oak-brook.org>; Rama Raman <rraman@oak-brook.org>
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

Good afternoon,

Cathy Chiarelli

From: Vahid Kacila <vkacila@fcwrd.org>
Sent: Monday, November 25, 2024 2:02 PM
To: Rebecca Von Drasek, MPA; Cathy Chiarelli
Subject: RE: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

CAUTION: This email message originated from outside of the Village's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Rebecca and Cathy,

FCWRD has no comments.

Thanks,

Vahid Kacila

Engineer
Flagg Creek Water Reclamation District
Office: 630-323-3299, ext. 6106
Fax: 630-323-4230
www.flaggcreekwrd.org

From: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Sent: Monday, November 25, 2024 12:09 PM
To: Greg Summers, ICMA-CM, AICP <gsummers@oak-brook.org>; Joseph Mitchell <JMitchell@oak-brook.org>; James Patterson <jpatterson@oak-brook.org>; Timothy O'Malley, BBA <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>; Brian Strockis <bstrockis@oak-brook.org>; Robert Christopherson <rchristopherson@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>; Ken Kovarik <kkovarik@oak-brook.org>; Mike Pavlovic <mpavlovic@oak-brook.org>; Michael Castaldo III <mcastaldo3@ottosenlaw.com>; Vahid Kacila <vkacila@fcwrd.org>; Mark LaChappell, CBO <mlachappell@oak-brook.org>
Cc: Cathy Chiarelli <cchiarelli@oak-brook.org>; Rama Raman <rraman@oak-brook.org>
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

Good afternoon,

Attached are the revised documents for Pad G at the Oak Brook Commons which will be discussed on December 18th at 6:30 pm with the P&Z Commission.

Please provide an email response to Cathy and I regarding if your department has any additional comments to include in the staff report. If your items from November 13th have been addressed, please email "no concerns" or "no comment" for the case file.

Thank you all!



OAK BROOK
Illinois

ITEM 7.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
December 10, 2024

SUBJECT: Referral of TM Real Estate Holdings LLC - Amendment to a Planned Development and Subdivision for Pad "G" (1050 22nd Street) of Oak Brook Commons

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Background/History:

TM Real Estate Holdings LLC, is proposing a revision to the previous approval at 1050 22nd Street (pad "G"), located south of the Northwestern Medical building and east of the intersection with McDonald Drive. The current approval is for an 8-story (108') boutique hotel. The new request is to construct three stand-alone restaurants.

The planned development ("PD") for this mixed-use project was approved by the Board on May 28, 2019 in accordance with Ordinance S-1568. The original PD site plan approval included four restaurants, on pads "A", "B", "C", and "F" and a hotel on Pad "G".

The Village Board approved a major amendment in September 2020 by Ordinance S-1608, which revised the PD to allow for a medical office building in place of Building "L".

The amendment requested by TM Real Estate Holdings LLC is as follows: Replace the proposed hotel (Building pad "G", 200,000 sq ft) with three restaurants, up to 30,000 square feet.

Staff Comments:

An amendment to the Planned Development is required for this project. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter.

The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

1. The subject property is currently zoned ORA-2 Office, Research and Assembly District. Restaurants are permitted within the ORA-2 District.
2. The Oak Brook Commons approved Planned Development allows mixed-use development, including residential condominiums and apartments, retail, restaurants, office, hotel, parking decks, and a park site.
3. The ORA-2 District permits a floor area ratio (FAR) not to exceed 1.2. The FAR for the approved planned development is 1.56 and is an approved departure from the code. The amendment to the Planned Development will reduce the proposed FAR.
4. The processing of an Amendment to the Planned Development is required based upon Section 13-15-8(A) of the PD regulations because changes are being proposed to the following: 1) land use, 2) change to FAR, and 3) revision to the required parking ratio.
5. The initial plans indicate a proposal of two wall signs per building.
6. The 18-acre property is not located in either the regulatory floodway or floodplain and any development proposal shall comply with the Village's adopted Stormwater ordinance requirements. Ordinance S-1568 requires the creation of a dormant SSA for the Stormwater facilities.
7. A separate neighborhood meeting was not required as part of the outreach for this project. The neighborhood meeting is an optional element of the Planned Development process (13-15-5.B.1d). Please see the project narrative and plans provided by the applicant for additional information and background.
8. Following an interdepartmental staff review, the applicant further refined the application materials, submitted on November 22, 2024. These new materials are attached.
9. The property owner's signature is not on the application. The applicant has advised that they are working to finalize the contract for the property and agreeing on improvements to the shared areas of the Oak Brook Commons development. Staff has permitted the property owner to complete the negotiations with the applicant and advised that the P&Z Commission will be informed if the owner does not sign prior to the public hearing.

Recommendation:

Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Attachments:

1. TMRealEstateHoldings-PadG-Ref12.10.24

PUBLIC HEARING

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, December 18, 2024 at 6:30 p.m. for the purpose of considering the application from the Petitioners, TM Real Estate Holdings LLC, 2811 35th Street, Oak Brook, IL 60523, with permission from Hines, 444 West Lake St. Suite 2400, Chicago, IL 60606 property owner of the property known as 1050 22nd Street, Oak Brook, IL 60523, Lot G of the Oak Brook Commons Subdivision, seeking an amendment to a planned development provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2024-15-ZO-PUD, seeking approval for an amendment of a planned development for a portion of the property on the property located at 1050 22nd Street, Oak Brook, Illinois 60523, known as Lot G of the Oak Brook Commons Subdivision as described below. The application is seeking a major change to an existing planned development as approved in Ordinance 2019-ZO-PUD-S-1568 (S-1568).

Project Description: In 2019, Hines received approval from the Village of Oak Brook for Planned Development approval of Ordinance S-1568 to allow for the development of a mixed used development known as Oak Brook Commons. The Oak Brook Commons development provided for the demolition of the then existing McDonald's headquarters office building, to be replaced by a mixed-use ground-up redevelopment. The Oak Brook Commons development provided for a hotel on Lot G.

The Petitioners have applied to the Village for a major change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons to allow for the construction of three (3) restaurants in place of the previously approved hotel. In accordance with the zoning regulations, as part of the planned development, the Petitioners have requested modifications and departures from the standard zoning provisions.

The subject property may be generally described as 1050 22nd Street, Oak Brook, Illinois 60523, with the PIN as follows:

PIN 06-23-407-019

The petitioner's application including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition 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, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays.

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 at the direction of the Corporate Authorities and the Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald Nov. 27, 2024 (270626)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**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 11/27/2024 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

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 270626 *DUPAGE*



NOTICE OF SPECIAL PUBLIC HEARING

VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION DECEMBER 18, 2024 AT 6:30 P.M.

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 Thursday, December 18, 2024 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, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, TM Real Estate Holdings LLC, 2811 35th Street, Oak Brook, Illinois, 60523, telephone 708-268-4050. They seeking a major amendment of the planned unit development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2024-15-ZO-PUD, seeking approval to a major change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons, located on the property at 1050 22nd Street, Oak Brook, Illinois 60523, as further described below.

Project Description: Petitioner has applied to the Village for an amendment to the existing Planned Development allowing for three (3) free-standing, two-story, approximately 10,000 square-foot buildings, for restaurant use. In accordance with the zoning regulations, as part of the Planned Development, the Petitioner has requested modifications and departures from the standard zoning provisions. The subject property may generally be described as Lot G, 1050 22nd Street, Oak Brook, Illinois 60523, with the PIN as follows: PARCEL NUMBER: 06-23-407-019.

The Petitioner's application including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition 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, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays. 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.

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	12/03/2024

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City, State, ZIP+4® Chicago, IL 60606

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.73	
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees	\$9.68	12/03/2024

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Total Postage and Fees	\$9.68	12/03/2024

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City, State, ZIP+4® Chicago, IL 60606

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Lombard, IL 60148

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	12/03/2024

Sent To Dan Management Corp

Street and Apt. No., P.O. Box, or Mailing Unit 10 E 22nd St, No 116

City, State, ZIP+4® Lombard, IL 60148

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\$4.10
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

0521

14

Postmark
Here

12/03/2024

Sent To Oak Brook Commerce Center

Street and Apt. No., Box or PO Box

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Austin, TX 78746

OFFICIAL USE

Certified Mail Fee \$4.85
\$4.10
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

0521

14

Postmark
Here

12/03/2024

Sent To Oak Brook Gateway LLC

Street and Apt. No., Box or PO Box

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Libertyville, IL 60048

OFFICIAL USE

Certified Mail Fee \$4.85
\$4.10
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

0521

14

Postmark
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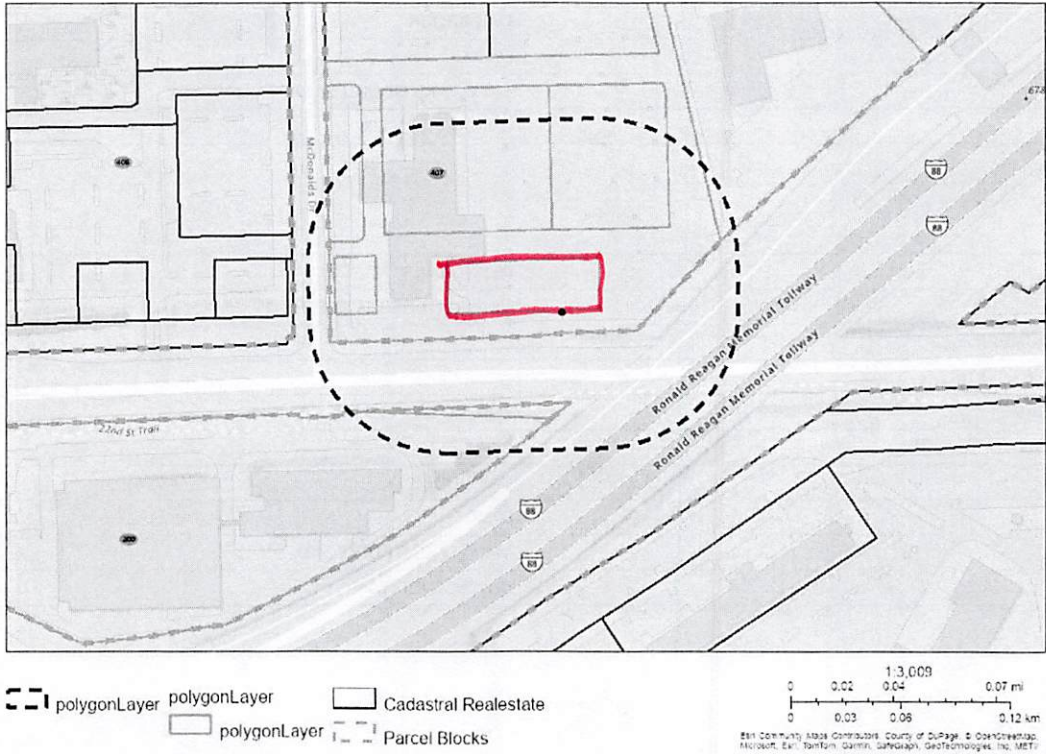
12/03/2024

Sent To Wildberry Pancakes & Café

Street and Apt. No., Box or PO Box

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



PIN: 0623407017

PIN	0623407017
OWNER	HINES INTEREST LTD PRTR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2153 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407015

PIN	0623407015
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407016

PIN	0623407016
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2151 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407018

PIN	0623407018
OWNER	WILDBERRY PANCAKES & CAFE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1100 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	1783 N MILWAUKEE AVENUE
BILLADDR2	LIBERTYVILLE IL 60048

PIN: 0626200009

PIN	0626200009
OWNER	OAK BROOK GATEWAY LLC
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1111 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	248 ADDIE ROY RD NO A-204
BILLADDR2	AUSTIN TX 78746

PIN: 0623407019

PIN	0623407019
OWNER	HINES INTEREST LTD PRNTR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1050 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0626200003

PIN	0626200003
OWNER	DAN MANAGEMENT CORP
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	10 E 22ND ST NO 116
BILLADDR2	LOMBARD IL 60148

PIN: 0623407014

PIN	0623407014
OWNER	HINES INTEREST LTD PRNTR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407002

PIN	0623407002
OWNER	OAK BROOK COMMERCE CENTER
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	903 COMMERCE DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	P O BOX 06494
BILLADDRL2	CHICAGO IL 60606-6494

Map Report DuPage County GIS



OAK BROOK
Illinois

ITEM 3.A.

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
October 8, 2024

SUBJECT: Preliminary Plan Review Presentation - Pad "G" of the Oak Brook Commons

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Provide comments, suggestions, and recommendations concerning a proposed revision to the Oak Brook Commons project replacing the Pad "G" (hotel pad) with three stand-alone restaurants.

Background/History:

The preliminary Board review is outlined in the Planned Development regulations and is an important step in providing an applicant with early feedback on a project proposal (see Section 13-15-5).

Project Overview:

TM Real Estate Holdings LLC, with the consent of the property owner, is proposing a revision to the previous approval at 1050 22nd Street (pad "G"), located south of the Northwestern Medical building and east of the intersection with McDonald Drive. The current approval is for an 8-story (108') boutique hotel. The new request is to construct three stand-alone restaurants.

The planned development ("PD") for this mixed-use project was approved by the Board on May 28, 2019 in accordance with Ordinance S-1568. The original PD site plan approval included four restaurants, on pads "A", "B", "C", and "F".

The Village Board approved a major amendment in September 2020 by Ordinance S-1608, which revised the PD to allow for a medical office building in place of Building "L".

The amendment requested by TM Real Estate Holdings LLC is as follows: Replace the proposed hotel (Building pad "G", 200,000 sq ft) with three restaurants, up to 30,000 square feet.

Staff Comments:

1. An amendment to the Planned Development is required for this project. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.
2. The subject property is currently zoned ORA-2 Office, Research and Assembly District. Restaurants are permitted within the ORA-2 District.
3. The Oak Brook Commons approved Planned Development allows mixed-use development, including residential condominiums and apartments, retail, restaurants, office, hotel, parking decks, and a park site.
4. The ORA-2 District permits a floor area ratio (FAR) not to exceed 1.2. The FAR for the approved planned development is 1.56 and is an approved departure from the code. The amendment to the Planned Development will revise the proposed FAR.
5. The processing of an Amendment to the Planned Development is required based upon Section 13-15-8(A) of the PD regulations because changes are being proposed to the following: 1) land use, 2) change to FAR, and 3) revision to the required parking ratio.
6. The initial plans indicate a proposal of two wall signs per building.
7. The 18-acre property is not located in either the regulatory floodway or floodplain and any development proposal shall comply with the Village's adopted Stormwater ordinance requirements. Ordinance S-1568 requires the creation of a dormant SSA for the stormwater facilities.
8. A separate neighborhood meeting will not be required as part of the outreach for this project. The neighborhood meeting is an optional element of the Planned Development process (13-15-5.B.1d). Please see the project narrative and plans provided by the applicant for additional information and background.

Recommendation:

Provide comments, suggestions, and recommendations to the applicant concerning the proposed amendments to the Oak Brook Commons Planned Development.

If the applicant decides to move forward with the project, the next step in the process is a Prefiling Review and Transmittal of Application in accordance with Section 13-15-5(B) of the Planned Development regulations.

Attachments:

1. Full Intro Proposal

**Hines – Oak Brook Commons
Pad G
Planned Development Amendment
Preliminary Board Review
September 10, 2024**

On behalf of TM Real Estate Holdings LLC, we are pleased to submit the attached materials for Preliminary Board Review at the Village Board's September 10, 2024 regular meeting. Pursuant to the Ordinance, the attached materials include a preliminary concept plan of the development of Pad G at Oak Brook Commons, along with a brief narrative describing in greater detail the proposed development of Pad G and history of Pad G.

Attached to this document are proposed design documents by Aria Group, dated August 30, 2024, for the Pad G development detailing exterior conceptual design renderings. TM Real Estate Holdings LLC is confident the new proposal will continue to expand the Hines - Oak Brook Commons developmental success, while providing full-service restaurants and dining experiences to serve the surrounding area's residents, consumers, and nearby employees, in a manner that continues the Village's promotion of vibrant and attractive dining accommodations.

Previously, the Oak Brook Board of Trustees approved Pad G for the development of an 8-story, 108' building height, and 200,000 square foot hotel (see attached Exhibit A of prior approval, renderings, and floor plans). TM Real Estate Holdings LLC, is requesting an amendment to the prior, approved development of Pad G. While many Planned Development Amendments request an increase of height, square footage, or density, we are in a unique position of seeking approval for a reduction of overall height and density. The proposed amendment would allow for a reduction of the overall development to accommodate three stand-alone buildings, accommodating three independent full-service restaurants ("Building A", "Building B", and "Building C"). The combined building development will not exceed 30,000 square feet, with each building limited to no more than 10,000 square feet per building, and no building shall exceed two stories in height.

Building A will be a one-story, approximately 6,500 square feet, with an outdoor patio on the ground level at the south-side of the building. Building B will be a partial, two-story (with a planned mezzanine level), approximately 6,000 square feet, with an outdoor patio on the ground level at the south-side of the building, and a rooftop patio on the unused mezzanine area of the building. Building C will be a one-story, approximately 8,500 square feet, with an outdoor patio on the ground level at the south-side of the building. The total square footage reduction occurring on Pad G, or 170,000 square feet, shall be reserved for, and revert to, the overall Plan Development of Hines – Oak Brook Commons.

The roadways are being designed in a manner to accommodate two lanes of traffic. Valet service will be offered at all three locations allowing for predictable traffic patterns and avoiding congestion. The proposal will include (3) attached signage affixed to all three buildings.

Please let us know if you have any questions or need any additional information prior to the Village Board meeting on September 10, 2024. TM Real Estate Holdings LLC is ready to proceed upon receiving the Village's approval on development of the next phase for the Hines – Oak Brook Commons of the master development plan.

TM Real Estate Holdings LLC

Oak Brook, IL

Rezoning

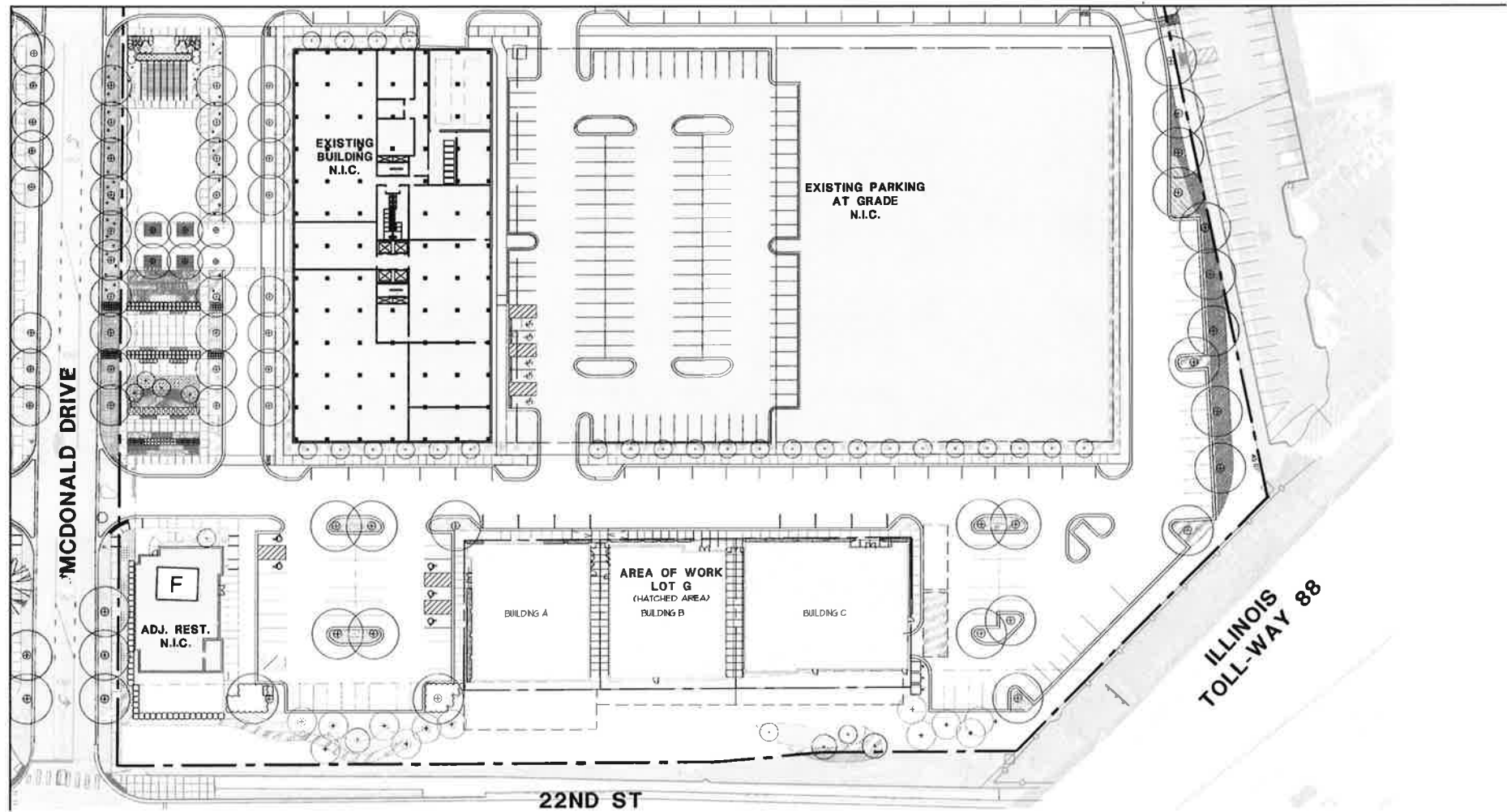
September 23, 2024

Oak Brook Commons, LLC

Greg Allen

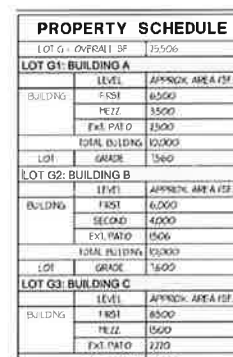
9/30/2024

aria
GROUP

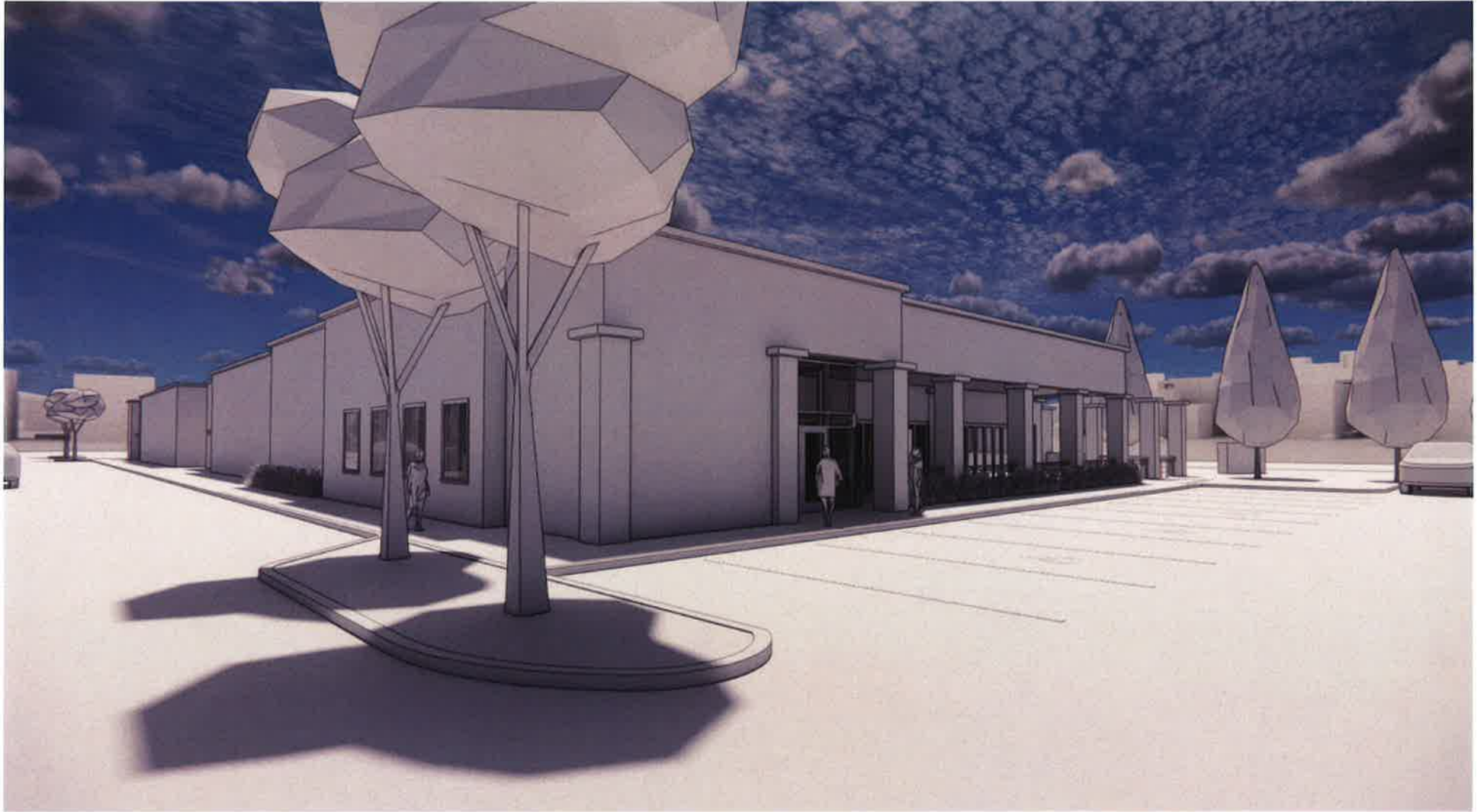


Site Plan - Scale: 1" = 30'-0"

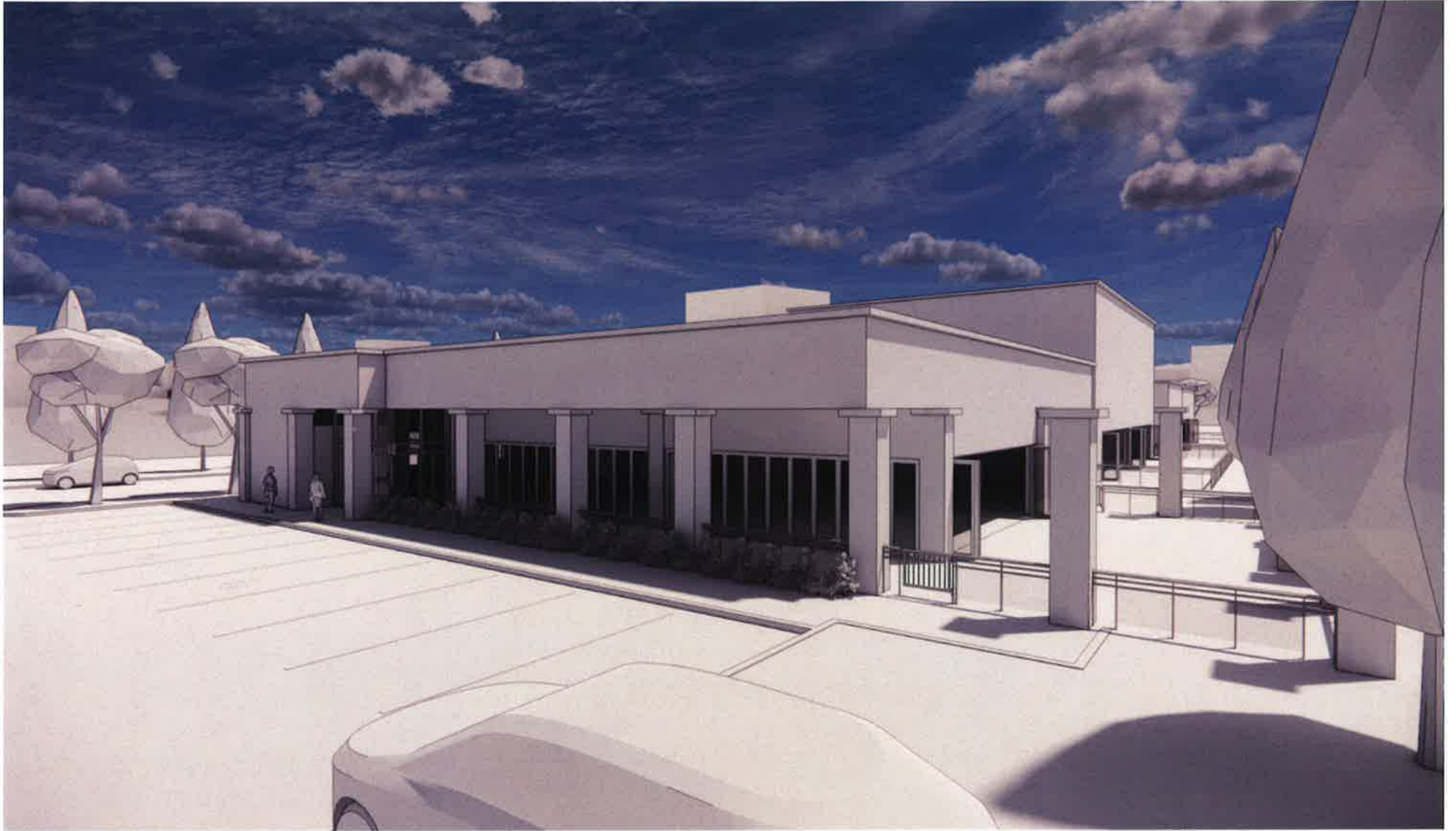




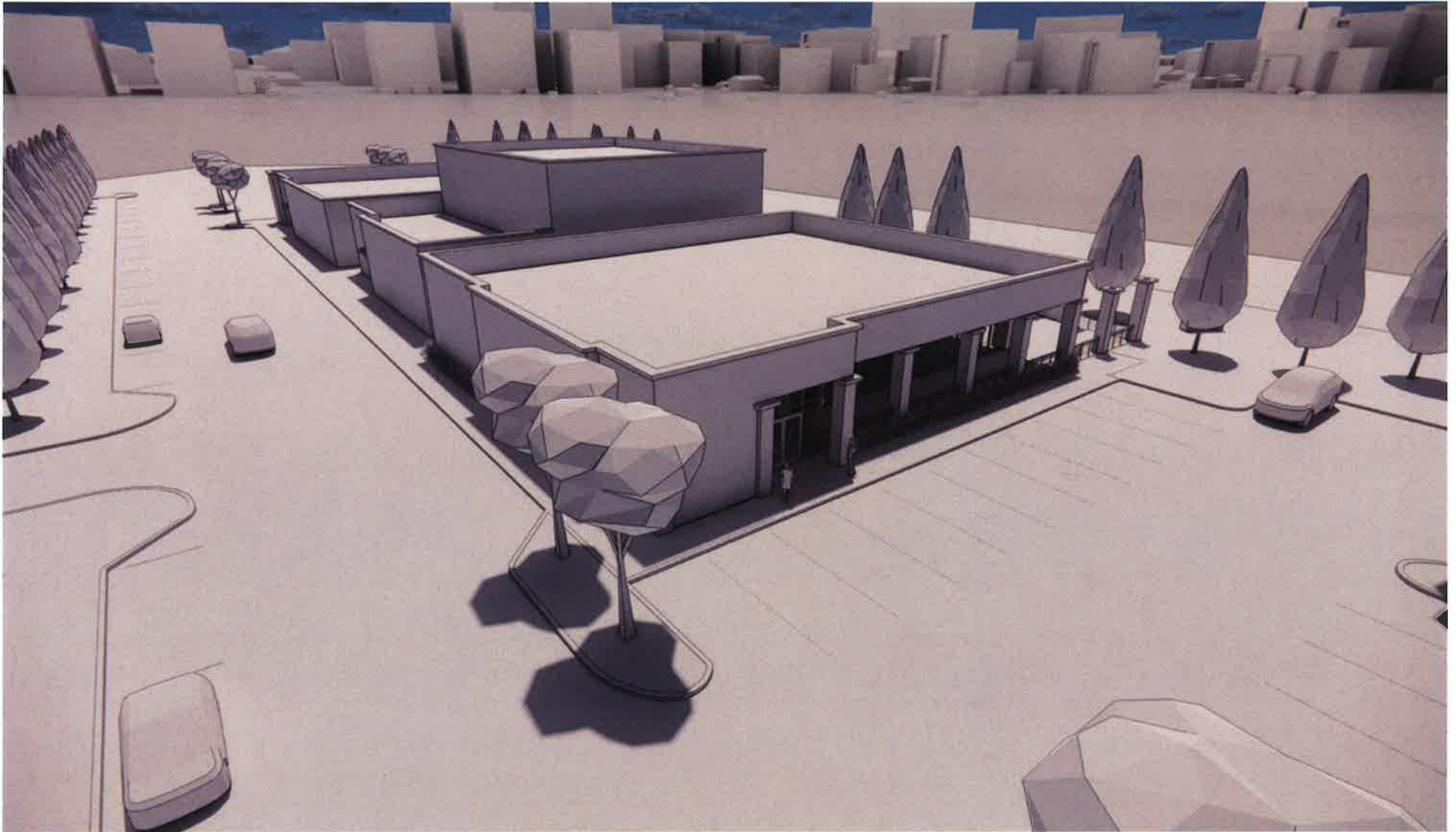
aria
GROUP



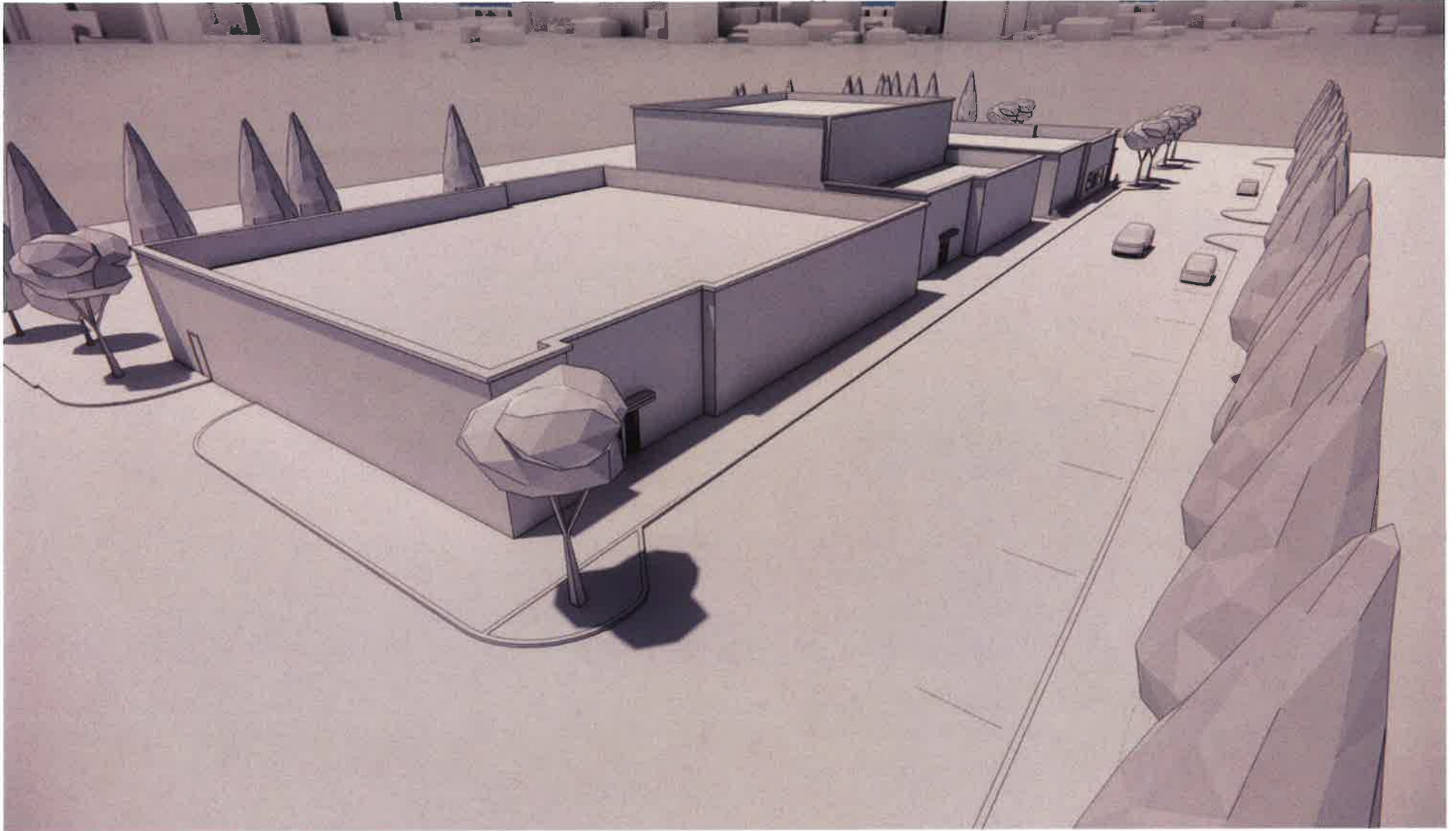
View 1



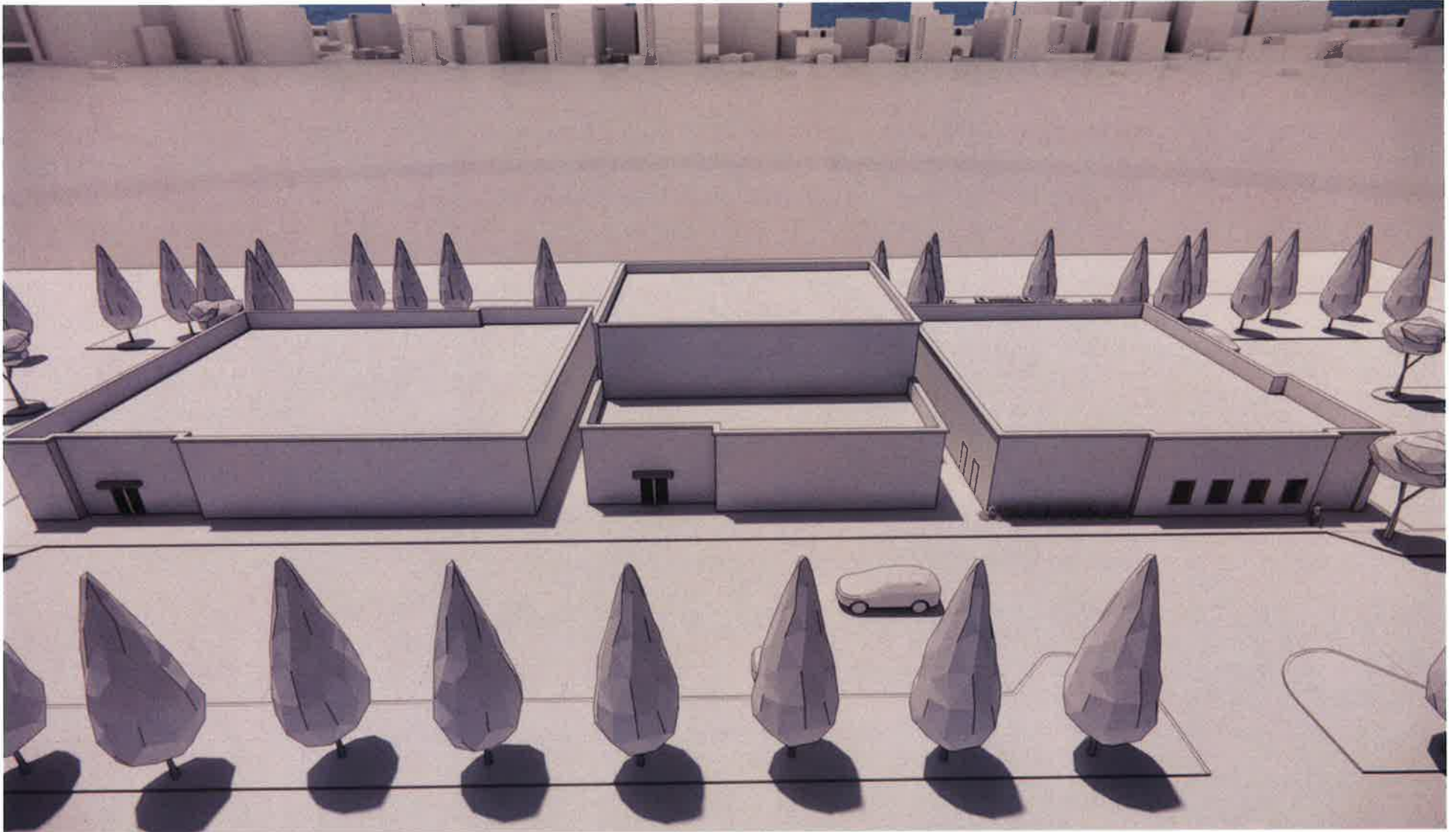
View 2



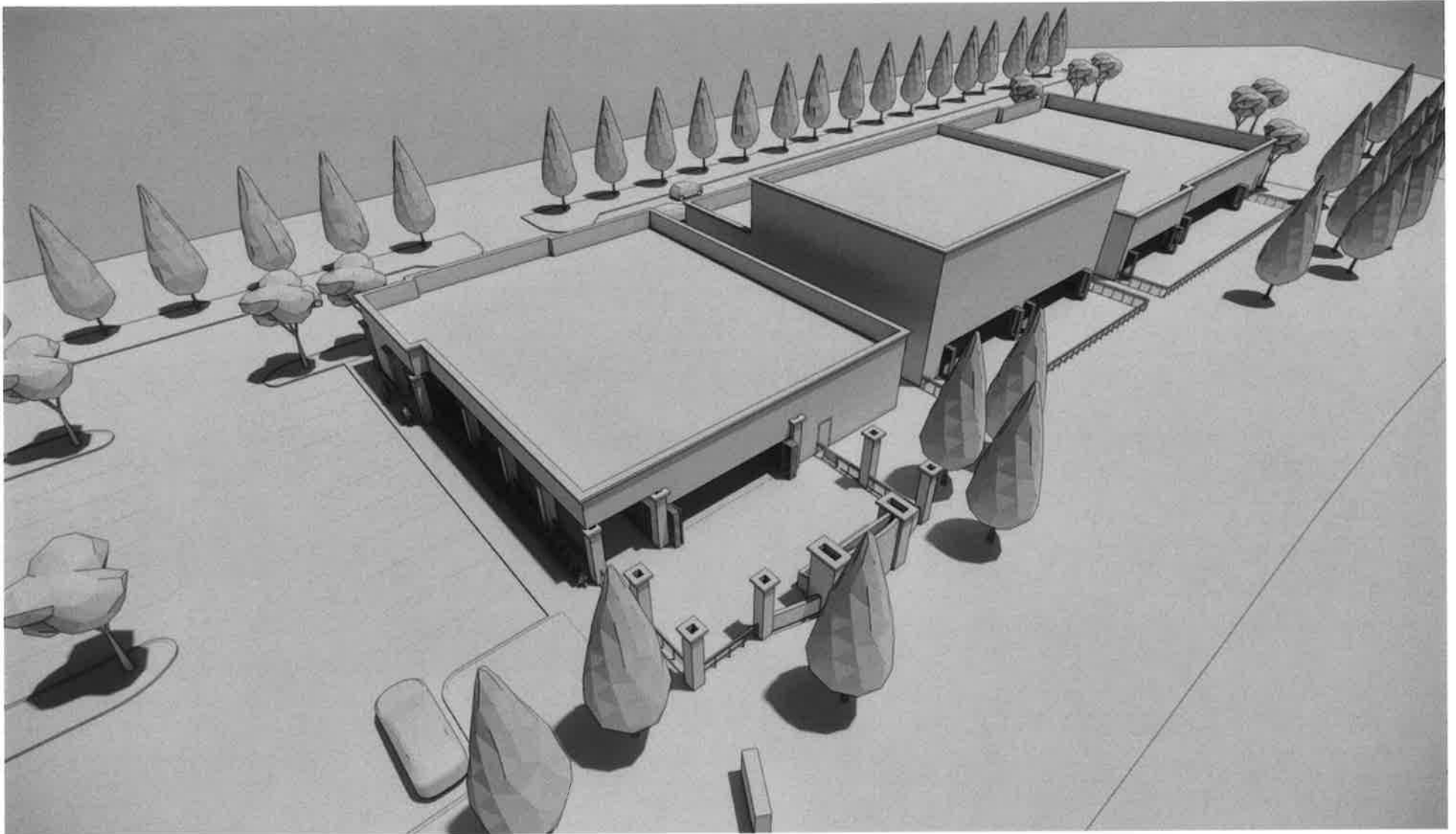
View 3



View 4



View 5



View 6

EXHIBIT A



OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

Hines Developers Antunovich Associates Architects, Planners, Interior Designers ° Wolff Landscape Architecture, Inc. Landscape Architects V3 Companies Civil Engineers

HOTEL - BUILDING G

Oak Brook, Illinois | May 14, 2019

4.1



2 ELEVATION - WEST
SCALE: 1/16"=1'-0"
0 8' 16' 32'



1 ELEVATION - SOUTH
SCALE: 1/16"=1'-0"
0 8' 16' 32'

EXTERIOR MATERIAL LEGEND

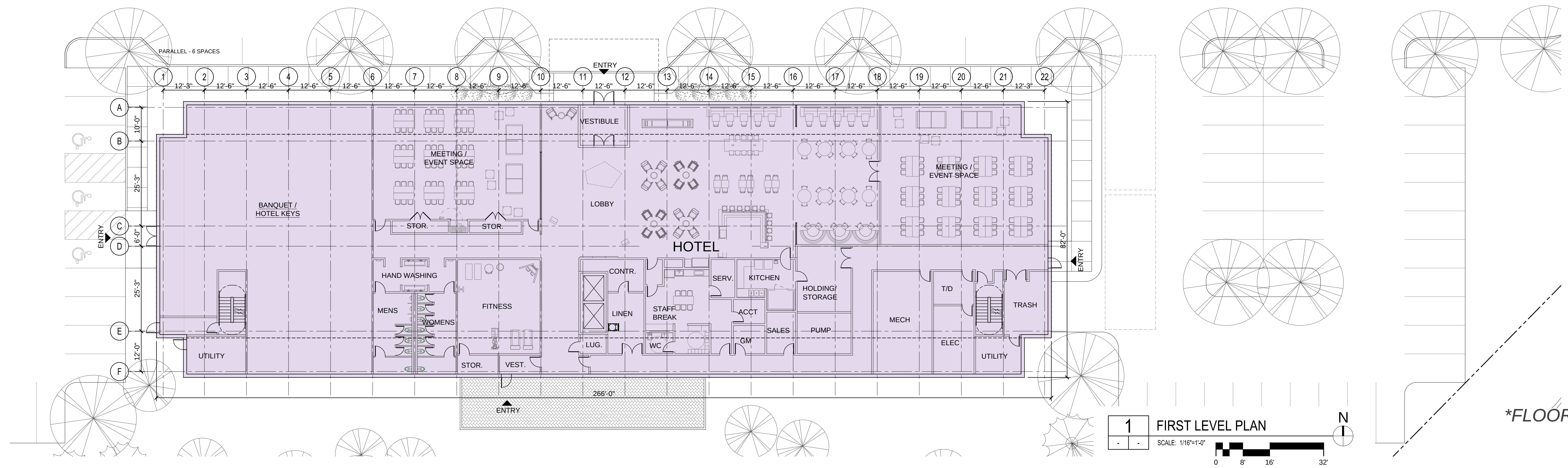
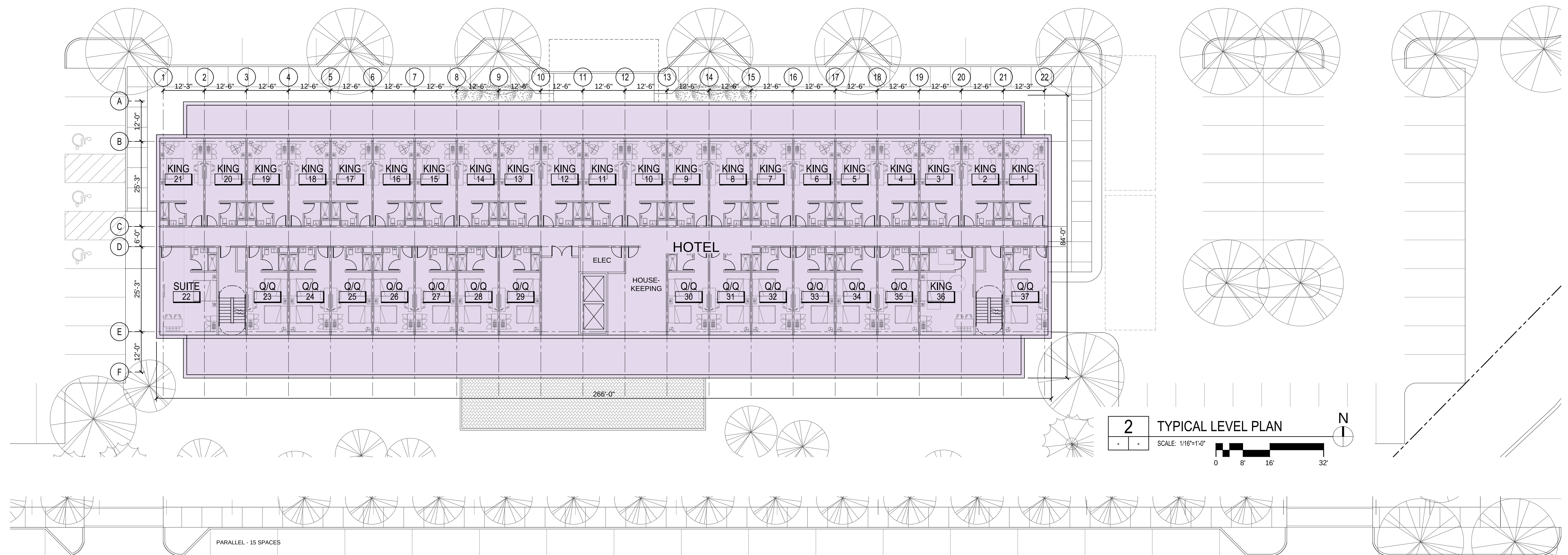
1. ALUM. WINDOW WALL GLAZING SYSTEM, TYP

2. PRE-FINISHED METAL PANELS (FIRE RATED CORE), TYP

3. METAL PANEL CLAD COLUMN
4. ENTRY CANOPY - SILVER FINISH

5. FORMED ALUMINUM SLAB EDGE COVER

6. METAL SCREEN



*FLOOR PLANS & UNIT MIX
ARE ILLUSTRATIVE

*REVISED AS OF MAY 28TH TO REFLECT MODIFIED BLDG E FOOTPRINT

OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

HOTEL BUILDING G - FLOOR PLANS

13.1



8 0 0 9 7 0 5 7
Tx:40052378

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
07/18/2019 11:44 AM

DOCUMENT # R2019-059477

(Above Space For Recorder's Office Only)

VILLAGE OF OAK BROOK
1200 Oak Brook Road
Oak Brook, IL 60523-2255

RECORDED DOCUMENT TITLE PAGE

Title of Document: ORDINANCE 2019-ZO-PUD-EX-S-1568 AN ORDINANCE APPROVING A
PLANNED DEVELOPMENT FOR THE PROPERTIES AT 1120 22nd STREET AND 2111 MCDONALD'S
DRIVE IN THE VILLAGE OF OAK BROOK, ILLINOIS

Property Address/es 1120 22nd Street and 2111 McDonald's Drive, Oak Brook, Illinois 60523
If vacant land, so state and list nearest cross streets)

PIN No(s). 06-23-407-006, 06-23-407-007, 06-23-406-015, 06-23-406-017

Name and Address of Applicant:	<u>Hines</u>	and	<u>Holland & Knight LLP</u>
	<u>44 W Lake Street Ste 2400</u>		<u>150 N Riverside Plaza Ste 2700</u>
	<u>Chicago, IL 60606</u>		<u>Chicago, IL 60606</u>

Name and Address of Responsible: Peter Friedman
Party to Receive Copy of _____
Recorded Document and Billing Holland & Knight, LLP
150 North Riverside Plaza Suite 2700
Chicago, IL 60606

G/L Account to be charged: 10-2306 – Escrow Account for Hines – McDonald's PUD

Prepared By and Return to: (Village of Oak Brook)
1200 Oak Brook Road
Oak Brook, Illinois 60523-2255

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

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK AND DUPAGE)

I, Charlotte K. Pruss, 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 May 28th, 2019, the corporate authorities of the above municipality passed and approved:

ORDINANCE 2019-ZO-PUD-EX-S-1568

AN ORDINANCE

APPROVING A PLANNED DEVELOPMENT

(OAK BROOK COMMONS – 1120 22ND STREET AND 2111 MCDONALD'S DRIVE)

(PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007)

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 8th day of July, 2019.



Charlotte Pruss

Charlotte K. Pruss
Village Clerk
Village of Oak Brook
DuPage and Cook Counties, Illinois

ORDINANCE 2019-ZO-PUD-EX-S-1568

AN ORDINANCE

APPROVING A PLANNED DEVELOPMENT

(OAK BROOK COMMONS – 1120 22ND STREET AND 2111 MCDONALD'S DRIVE)

(PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007)

WHEREAS, Hines Interests Limited Partnership ("**Hines**") is the contract purchaser of certain real property located at 1120 22nd Street and 2111 McDonald's Drive, Oak Brook, Illinois, within the Village's ORA-2 Office, Research, and Assembly Zoning District, which property is legally described in Exhibit A ("**Property**"); and

WHEREAS, the Property is owned by McDonald's Corporation ("**McDonald's**") (Hines and McDonald's are collectively referred to as the "**Applicant**"); and

WHEREAS, pursuant to Chapter 15 of the Zoning Ordinance of the Village of Oak Brook, Illinois of 1966, as amended ("**Zoning Ordinance**"), Applicant filed an application with the Village seeking approval of a Planned Development to construct and operate a mixed use development containing no more than (i) 250 residential rental units, (ii) 104 residential condominium units, (iii) 320,000 square feet of office space, (iv) 50,000 square feet of restaurant and retail space, (v) a hotel with up to 252 rooms, and, (vi) upon completion of the vertical elements of the mixed use development as shown in Group Exhibit D, at least 2,180 parking spaces on the Property ("**Development**"), all as detailed in the application attached hereto, and hereby made a part of this Ordinance as Exhibit B ("**Application**"); and

WHEREAS, among other things, the Applicant proposes to provide for the construction of the following buildings in the Development: Building A (Restaurant); Building B (Restaurant); Building C (Retail or Restaurant); Building D (Retail); Building E (Luxury Apartment Building); Building F (Retail or Restaurant); Building G (Hotel); Building H (Timber Office Building); Building J (Office); Building K (Residential Condominiums); and Building L (Residential Condominiums); and

WHEREAS, the President and Board of Trustees conducted a preliminary, pre-application review of the proposed Development at their January 8, 2019 meeting, at which time the President and Board of Trustees directed the Village's Development Services Director to prepare a report on the Application for the Village's Planned Development Commission ("**PDC**"), and referred the Application to the PDC for the purpose of conducting a public hearing; and

WHEREAS, pursuant to notice duly published in accordance with state law and Section 13-15-5C.2 of the Zoning Ordinance, the PDC conducted a public hearing on February 28, 2019 and March 28, 2019 for the purpose of hearing and considering testimony on the Applicant's request for approval of the Development; and

WHEREAS, following the conclusion of the public hearing, the PDC adopted findings of fact and recommended that the Village Board approve the Development pursuant to the recommendation letter attached hereto as Exhibit C; and

WHEREAS, the President and Board of Trustees have considered the PDC's recommendation and determined that the Application satisfies the standards set forth in Section 13-15-3 of the Zoning Ordinance; and

WHEREAS, the President and Board of Trustees have further determined that it is in the best interests of the Village and its residents to approve the Development pursuant to Section 13-15-5D of the Zoning Ordinance, subject to the terms and conditions of this 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: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section.

Section 2: Planned Development Approval. Pursuant to Section 13-15-5D of the Village's Zoning Ordinance and subject to the conditions set forth in Sections 4 and 5 of this Ordinance, the Planned Development application shall be, and is hereby, approved to permit the construction and operation of the Development on the Property.

Section 3: Zoning Map Notation. Pursuant to Section 13-15-7B of the Village's Zoning Ordinance, the Village Manager or his designee is hereby authorized and directed to administratively note on the Village's official zoning map the existence and boundaries of the Planned Development approved by to this Ordinance.

Section 4: Site Development and Use Departures. Pursuant to Section 13-15-4 of the Zoning Ordinance, and subject to the conditions and restrictions set forth in this Ordinance, the President and Board of Trustees hereby approve the following site development and use departures for the Property:

- A. A departure from Zoning Ordinance Section 13-10B-3A to permit and allow multi-family apartments and condominiums on the Property.
- B. A departure from Zoning Ordinance Section 13-10B-3A to increase the maximum permitted floor area ratio ("**FAR**") for the Property, which for the purposes of this Section 4.B shall include the area of the McDonald's Drive right of way, from 1.2 to 1.56.
- C. A departure from Zoning Ordinance Section 13-10B-3B to increase the maximum permitted building height on the Property from 12 stories or 174 feet, whichever is less, as follows:
 - 1) Building E, Luxury Apartments and Parking Deck: No taller than 182 feet; and
 - 2) Buildings K and L, Luxury Condominiums: No taller than 182 feet.
- D. A departure from Zoning Ordinance Section 13-10B-3C to reduce the required yards as follows:
 - 1) 22nd Street: Reduce the required yard as measured from the northern edge of the 22nd Street right of way from 100 feet to approximately 50 feet, in the manner depicted in Group Exhibit D;
 - 2) Spring Road: Reduce the required yard as measured from the eastern edge of the Spring Road right of way from 50 feet to 30 feet;
 - 3) Commerce Drive: Reduce the required yard as measured from the southern edge of the Commerce Drive right of way from 50 feet to 15 feet;
 - 4) McDonald's Drive: Reduce the required yard as measured from the (i) eastern edge of the McDonald's Drive right of way from 50 feet to 10 feet for that portion of the right of way abutting Building F; (ii) eastern edge of the McDonald's Drive right of way from

50 feet to 5 feet for that portion of the right of way abutting Building K; and (ii) western edge of the McDonald's Drive right of way from 50 feet to 10 feet for that portion of the right of way abutting Building E.

E. A departure from Zoning Ordinance Section 13-12-3C to reduce the required parking stall dimensions as follows:

- 1) West Surface Parking Lot: Reduce the required parking stall width from 9 feet to 8 feet, 9 inches for the surface parking lot located west of McDonald's Drive;
- 2) East Surface Parking Lot: Reduce the required parking stall width from 9 feet to 8 feet, 6 inches for the surface parking lot located between Building F (Retail or Restaurant) and Building G (Hotel); and
- 3) Building E Parking Deck: Reduce the required parking stall width from 9 feet to 8 feet, 6 inches for parking spaces located in the Building E (Luxury Apartment Building) parking deck.

F. A departure from Zoning Ordinance Section 13-15-8 to allow the Applicant to modify the square footage and height of Buildings E, G, H, J, K, and L from the square footage and height depicted on the Group Exhibit D, subject to the following:

- 1) Any modification to the height of Building E shall not increase Building E's height beyond 182 feet as shown in Group Exhibit D, and any modification of the height of Building K or L shall not increase Building K or L's height beyond 182 feet;
- 2) Any modification to the height of Building G, H, or J shall not exceed the maximum building height allowed in the ORA-2 Zoning District;
- 3) Any modification to the heights and/or square footages of Building E, G, H, J, K or L shall not collectively cause the Development's FAR to exceed 1.56;
- 4) Any building height or square footage modifications made in accordance with this Section shall produce a design that substantially conforms with the building elevations attached hereto as Group Exhibit D and, as it relates to Buildings G, K, and L, Ordinance Section 5.B; and
- 5) Any modification to the square footages of Building E, G, H, J, K, or L shall comply with the Zoning Ordinance's off-street parking requirements, including, without limitation, providing the required number of parking spaces for the individual uses that comprise the Development.

G. A departure from Zoning Ordinance Sections 13-15-7C-G to adopt the phasing plan for Development construction attached hereto as Exhibit E.

Section 5: Conditions of Approval. The approvals granted in Sections 2, 3, and 4 of this Ordinance shall be, and they are each hereby, subject to, conditioned upon, and limited by the following conditions, the material violation of any of which shall, in the reasonable discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted herein in accordance with the procedures set forth in Ordinance Section 8, and with respect to any portion of the Development that has not received a certificate of occupancy from the Village or is not subject to a valid, active building permit issued by the Village:

- A. Compliance With Plans. The Development and Property will be developed, maintained, and operated in substantial compliance with the following documents and plans attached as Group Exhibit D and, by this reference, made a part of this Ordinance, except for minor changes approved by the Development Services Director and Village Manager in accordance with Zoning Ordinance Section 13-15-8:
1. Exterior Elevations for Building E (Luxury Apartment Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 2. Exterior Elevations for Building H (Timber Office Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 3. Exterior Elevations for Building J (Office Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 4. Exterior Elevations for Building G (Hotel) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 5. Exterior Elevations for Condominium Buildings K & L prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 6. Overall Plan – Ground Level prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
 7. Parking & Paved Street Dimension Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
 8. McDonald's Dr/ Commerce Dr Setback Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 9. Phasing Diagram Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
 10. Retail – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint (for illustrative purposes only; final floor plan may vary).
 11. Luxury Apartment Building E Floor Plans prepared by Antunovich Associates, consisting of 3 sheets, with a latest revision date of May 28, 2019 (for illustrative purposes only; final floor plan may vary).
 12. Luxury Apartment Building E Building Section prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 13. Hotel Building G – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).

14. Office Building H – Floor Plans prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
 15. Office Building H & J – Building Section prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 16. Office Building J – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
 17. Condominium Buildings K & L – Floor Plans prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
 18. Sign Plan prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 19. Preliminary Landscape Plans prepared by Wolff Landscape Architects, Inc., consisting of 16 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 20. Preliminary Lighting Plans prepared by Wolf Landscape Architects, Inc., consisting of 4 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 21. Preliminary Engineering Plans prepared by V3 Companies, consisting of 8 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 22. Temporary Parking Lot Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 23. Future Reserve Parking Deck, prepared by Antunovich Associates, consisting of 1 sheet, with latest revision date of May 14, 2019.
 24. Project Area Summary prepared by Hines, consisting of 1 sheet, with a latest revision date of May 14, 2019.
- B. Condominium Buildings and Hotel. The design, quality, and appearance of Building G (Hotel) and Buildings K and L (Residential Condominiums) will substantially comply with Group Exhibit D. The Corporate Authorities will review the Applicant's final plans for Buildings G, K, and L and determine whether they substantially comply with this Ordinance. If the Corporate Authorities determine that final plans for Building G, Building K, or Building L do not substantially comply with this Ordinance, the Applicant may submit an application for a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- C. Restaurant / Retail Buildings. The quality of design, including, without limitation, the color of Buildings A, B, C, D, and F (collectively, "**Restaurant / Retail Buildings**") will be in substantial compliance with Group Exhibit D and the terms of Ordinance Section 5.C.1-2 below:

1. The Restaurant / Retail Buildings will provide 4-sided design, façade articulation, and architectural quality and integration consistent with the Development's other buildings. The Restaurant / Retail Buildings shall be comprised primarily of masonry materials or materials of comparable quality and durability, as determined by the Development Services Director. The use of split face concrete block and comparable materials, as determined by the Development Services Director, is prohibited. Exterior insulation finish system ("EIFS"), stucco, and materials deemed to be comparable by the Development Services Director, shall occupy no more than 25% of any building elevation, and shall comply with all Village Code requirements concerning installation and maintenance. The quality of materials, building color palette, and quality of design of the Restaurant / Retail Buildings shall be consistent with the design prototypes attached hereto and incorporated herein as Exhibit F.
 2. The Corporate Authorities will review the Applicant's final plans for the Restaurant / Retail Buildings and determine whether they substantially comply with this Ordinance. If the Corporate Authorities determine that a Restaurant / Retail Building does not substantially comply with this Ordinance, the Applicant may submit an application for a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- D. Outdoor Dining. Outdoor dining areas for the Restaurant / Retail Buildings that substantially conform to Group Exhibit D shall not require approval of a separate special use permit to allow outdoor dining. Outdoor dining areas that fail to substantially conform to Group Exhibit D shall require Village approval of a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- E. Restaurant / Retail Building Square Footage.
1. Except as provided in Section 5.E.2 below, each Restaurant / Retail Building shall include no more ground floor square footage than is shown on Group Exhibit D, and no Restaurant / Retail Building shall be taller than 2 stories in height. No Restaurant / Retail Building shall have a second story containing more than 2,500 square feet in height, and the second story of any Restaurant Building shall only be used for restrooms and back-of-house operations.
 2. The aggregate ground floor square footage of Buildings A, B, and C shall not exceed 30,000 square feet. However, the ground floor square footages of Buildings A, B, and C may exceed the ground floor square footages for those buildings as identified on Group Exhibit D by up to 1,000 square feet, provided that: a) the aggregate ground floor square footage for Buildings A, B, and C does not exceed 30,000 square feet;^a and b) the modified building square footages do not reduce the number of parking spaces contained in the surface parking lot located west of McDonald's Drive.
- F. Final Subdivision Plat Approval. Applicant shall receive the Village's approval of a final subdivision plat establishing all lots within the Development before the Village issues a

^a For example, Building A's ground floor area may increase to 11,000 square feet (up from 10,000 square feet shown on Group Exhibit D) if Building B's ground floor area decreases to 10,000 square feet (down from 11,000 square feet shown on Group Exhibit D) and Building C's ground floor square footage does not exceed 9,000 square feet (as shown on Group Exhibit D).

Phase 1B Permit, as that term is defined on Exhibit E. The final plat of subdivision shall include all utility, stormwater, cross-access, shared parking and sidewalk easements within the Development, and otherwise comply with the Village's Subdivision Regulations.

- G. Parking and Access. As part of the Village's approval of the final plat of subdivision, the Applicant shall provide all applicable cross access and shared parking agreements or easements that the Village deems necessary to serve the Development, taking into account the phasing of the Development and the timing of the construction of the different vertical elements of the Development, all in a form approved by the Village Attorney. The following conditions hereby apply to the Development, and the access and parking agreements will include, without limitation, the following provisions:

1. The ground floor of the parking structure located between Building H and Building J shall be available for public parking for the Restaurant / Retail Buildings, including, without limitation, employees, customers, and valet parking attendants serving the Development.
2. Residents and guests of residents of Buildings E, K, and L shall be prohibited from occupying the Development's surface parking lot spaces.
3. The Development's surface parking lots shall, during any restaurant's hours of operation, maintain at least 50% of the parking spaces for unrestricted use by the general public.
4. Except as provided in Section 5(H), employees and individuals working in the Development shall not park in the Development's surface parking lots.

- H. Temporary Parking Lot. Applicant shall maintain and operate in compliance with all applicable Village Codes, rules, and regulations, and in a location approved by the Development Services Director, as shown on Group Exhibit D, a temporary surface parking lot located east of McDonald's Drive for the use of the employees, valet service providers, and customers of the Retail / Restaurant Buildings. The Applicant shall obtain the Village's inspection and approval of the temporary surface parking lot as part of the Phase 1B Permit, as defined in Exhibit E, and shall maintain and operate the parking lot until such time as the Village issues a full certificate of occupancy for the parking deck located between Building H and Building J. Applicant shall be responsible for providing sufficient employee, customer, and valet parking during the Development's construction and operation and in such a manner that does not conflict with customer and patron use of the Development's surface parking lots.

- I. McDonald's Drive and Commerce Drive Intersection Improvements. Upon the Village's issuance of a certificate of occupancy for Building H, or by May 15, 2023, whichever occurs first, the Applicant shall conduct an analysis of the Development's impact on traffic patterns and volume at the intersection of McDonald's Drive and Commerce Drive. The traffic analysis will be conducted by a licensed professional engineer selected by the Applicant and approved by the Village, will include regular traffic counts and other variables identified by the Development Services Director, will be paid for by the Applicant, and will be submitted to the Village for review and approval. After the Applicant completes the first traffic analysis, the Applicant shall, upon receiving a written request from the Development Services Director, conduct subsequent traffic analyses in accordance with this Section. In no event shall the Applicant be required to conduct more than 1 traffic analysis during any calendar year. If the traffic analysis concludes

that a traffic control device, including, without limitation, a traffic control signal, is warranted as a result of the Development, the Applicant shall: 1) promptly confer with the Village on the most appropriate device to implement; and 2) prepare and submit plans, at the Applicant's sole cost, to the Village detailing the warranted traffic control device. In addition, the Applicant shall pay the Village an amount equaling the cost of designing and installing the traffic control device. The Village will issue no further permit for the Development until the Applicant has submitted to the Village all traffic device costs owed pursuant to this Section 5.I. The Applicant's obligations under this Section 5.I shall expire 5 years after the Development, in its entirety, is complete and the Village has issued all certificates of occupancy for the same.

- J. Covenants. Covenants in a form approved by the village attorney must be recorded against the Property in connection with the Development before the Village approves the final plat of subdivision. The Covenants must address the Development's maintenance and operation, including, without limitation, stormwater management, property maintenance, central park operations and maintenance, and residential short term rental prohibition for Building E. Covenants concerning the Development's operation and maintenance may not be modified, removed, or released without the Corporate Authorities' consent. The Village and any owners of the Property, or any part thereof, will be authorized to enforce the covenants.
- K. Condominium Declarations. A condominium declaration must be recorded against the Property in connection with the Development before the Village issues a certificate of occupancy for Buildings K or L. The declaration must be in a form approved by the village attorney and address maintenance and operation obligations concerning Buildings K and L, including, without limitation, stormwater management, property maintenance, parking, access, and prohibit short term rental of residential dwelling units. Declarations concerning maintenance and operation of Buildings K or L may not be modified, removed, or released without the Corporate Authorities' consent. The Village and any owners of the Buildings K or L, or any part thereof, will be authorized to enforce the declarations.
- L. Future Condominium Conversion. Applicant intends to convert Building E's luxury apartment dwelling units into condominiums upon realization of favorable market conditions. Applicant shall monitor and study the real estate market, financing availability, and associated industry indicators to evaluate when condominium conversion is financially reasonable. Not less than once every 24 months, the Applicant shall if requested, provide a written or oral report to the Corporate Authorities during a regular or special village board meeting providing its analysis of the applicable market conditions and providing an estimated timeline to complete the condominium conversion. Upon the Applicant's determining that condominium conversion is financially reasonable, the Applicant shall promptly: 1) notify the Village in writing; 2) submit a condominium declaration to the Village in a form approved by the village attorney; 3) record the condominium declaration against the Property; and 4) satisfy all other legal requirements to convert Building E to condominium ownership. The declaration must address maintenance and operation obligations concerning Building E, including, without limitation, stormwater management, property maintenance, parking, access, and prohibit short term rental of residential dwelling units. Declarations concerning maintenance and operation of Building E may not be modified, removed, or released with the Corporate Authorities' consent. The Village and any owners of the Building E, or any part thereof, will be authorized to enforce the declarations.

- M. Dwelling Unit Size. Building E will be comprised of a mix of residential dwelling units, including 1, 2, and 3 bedroom units. The average dwelling unit size in Building E will be approximately 1,000 square feet, which may vary by up to 6%. The minimum size of the units other than the 2- and 3-bedroom units will be approximately 700 square feet. There will be a maximum of 25 units between 700 square feet and 725 square feet.
- N. Short-Term Rentals. Rental, leasing, or subleasing of any residential dwelling unit located in the Development for a period of time less than 3 months is prohibited.
- O. Final Engineering Plan. The Applicant must obtain approval from all necessary Village, local, county, state, and federal agencies before the Village will issue the Phase 1B Permit, as that term is defined in Exhibit E.
- P. McDonald's Drive Watermain. As part of the Applicant's Phase 1B Permit work, as defined in Exhibit E, the Applicant shall, at the Applicant's sole cost, construct and install a new watermain in the McDonald's Drive right of way in conformance with the specifications approved on the Development's final engineering plan, and dedicate the same to the Village in accordance with the Subdivision Regulations.
- Q. Final Landscape Plan. The Applicant must obtain approval from the Development Services Director of a final landscape plan before the Village will issue the Phase 1B Permit, as that term is defined in Exhibit E. The final landscape plan will substantially comply with Group Exhibit D. By no later than 1 year after the Village issues the Phase 1B Permit, the Applicant shall: 1) install all vegetation around the Property's perimeter (i.e., both Phase 1 and Phase 2) as depicted on Group Exhibit D; and 2) obtain the Village's inspection and approval of the same.
- R. Floor Area Ratio. The FAR departure approved in Ordinance Section 4 shall apply to the Property as a whole, including any future subdivision of the Property. The FAR for the Property, which, for the purposes of this Section 5.R, shall include the area of the McDonald's Drive right of way, may not exceed 1.56.
- S. Fire Access. The Applicant will comply with all applicable Village of Oak Brook Codes, rules, and regulations concerning fire department access and safety, including, without limitation, providing fire department utility rooms in Buildings E, K, and L.
- T. Trash Enclosures. Trash repositories for Buildings E, H, J, G, K, and L shall only be allowed inside Buildings E, H, J, G, K, and L; outdoor trash repositories serving these buildings are prohibited. Trash repositories for Buildings A, B, C, D, and F shall be enclosed by architecturally integrated walls comprised of the same building material primarily used on the structure the trash repository serves, and in the locations noted on Group Exhibit D.
- U. Signage. Any and all signage on the Property must comply with all applicable provisions of the Zoning Ordinance.
- V. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Development Services Director, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all

permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.

W. Compliance with Laws. Except as provided in Section 4 of this Ordinance, all applicable ordinances and regulations of the Village shall apply to the Property. Further, the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction over the Property.

X. Fees and Costs.

1. Applicant shall be responsible for paying all applicable fees relating to the approval of this Ordinance.
2. Applicant shall pay all fees applicable to Applicant's Planned Development and use of the Property after the Approval of this Ordinance.
3. Applicant shall reimburse the Village for all of the Village's reasonable costs (including, without limitation, engineering, planning, and legal expenses) incurred in connection with the review, consideration, and approval of this Ordinance.
4. Applicant shall reimburse the Village for all of the Village's reasonable costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the implementation or enforcement of this Ordinance by the Village following the approval hereof.
5. Any amount owed by Applicant under this Section 5.X that is not paid within 60 days after delivery of a demand in writing for such payment along with a reasonably detailed invoice for such costs, shall, along with interest and the costs of collection, become a lien upon the Property (or that portion of the Property to which the unpaid amount relates), and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.

Y. Prior Heliport Approval. The Corporate Authorities, with McDonald's consent, previously approved Ordinance No. 97-ZO-SU-EX2-S-880 revoking and terminating a prior Village approval allowing a heliport to operate on the Property. Such revocation and termination is hereby reaffirmed by this Ordinance's passage.

Z. Establishment of Dormant Special Service Area. A dormant special service area ("SSA") overlaying the Property must be established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property's stormwater management facilities. The Village will levy an SSA tax if the Village Engineer, in his or her sole discretion, determines that the Property's stormwater management facilities are not being properly maintained, cared for, or operated in accordance with all federal, state, and local ordinances, rules, or regulations, as amended, and after no less than 60 days advance notice to the Applicant and a reasonable opportunity for the Applicant to provide for the proper maintenance, care, and operation of the stormwater management facilities. The Applicant will cooperate and participate in the establishment of the SSA.

Section 6: Binding Effect; Transferees. The privileges, obligations, and provisions of each and every section of this Ordinance are for the benefit of, and will be binding on, the Applicant and the

Applicant's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Property. Prior to transferring ownership or title of all or any portion of the Property, or any legal or equitable interest in the Property to any person or entity other than the Applicant or an entity controlled and managed by the Applicant, the Applicant and transferee shall: a) provide the Village with reasonable, written assurances that the transferee has the financial ability to meet this Ordinance's obligations; and b) execute and deliver to the Village the transferee assumption agreement attached to this Ordinance as Exhibit G. The failure of the Applicant and transferee to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the Applicant remaining fully liable for all of its obligations under this Ordinance, but shall not relieve the transferee of its liability for all such obligations as a successor to the Applicant. The Applicant and successor's compliance with this Section 6 shall release the Applicant from its obligations under this Ordinance to the extent of the successor's assumption of such obligations.

Section 7: Amendments. Unless otherwise expressly stated in this Ordinance, any minor or non-minor amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for the granting of such Planned Development amendments.

Section 8: Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the material conditions, restrictions, or provisions of this Ordinance, the approvals granted pursuant to this Ordinance with respect to any portion of the Development that has not received a certificate of occupancy from the Village or is not subject to a valid, active building permit issued by the Village will, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted after written notice has been provided to the Applicant at least 15 days before the ordinance is adopted, be revoked and become null and void. In the event of a conflict between the language of this Ordinance and the Exhibits attached hereto, the language of this Ordinance will control.

Section 9: 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 10. Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The filing by the Applicant with the Development Services Director of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of Exhibit H, attached to and, by this reference, made a part of this Ordinance; and
4. The recordation of this Ordinance in the Office of the DuPage County Recorder. The Applicant will bear the full cost of this recordation. This Ordinance will be recorded against all lots comprising the Property, including PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 10.A.3 of this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[Signature page follows]

APPROVED THIS 28th Day of May, 2019



Gopal G. Lalimalani
Village President

PASSED THIS 28th Day of May, 2019

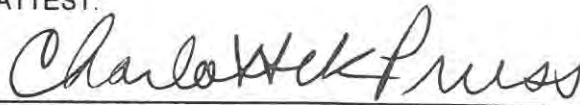
Ayes: Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: None

Absent: None



ATTEST:



Charlotte K. Pruss
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT 1 (EXCEPT THAT PORTION FALLING WITHIN LOT 3 OF BUTLER COMPANY-M-1, INC. ASSESSMENT PLAT NO. 1, RECORDED JULY 8, 1964 AS DOCUMENT R64-24068), BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2009 AS DOCUMENT R2009-111381, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE PROPOSED LAND DESCRIBED AS FOLLOWS;

LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3 (EXCEPT THE NORTH 170.00 FEET AS MEASURED ALONG THE EASTERLY LINE THEREOF), BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2009 AS DOCUMENT NUMBER R2009-111381, IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

TO BE KNOWN AS:

PROPOSED LOT 2 IN THE FINAL SUBDIVISION PLAT OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2018 AS DOCUMENT NUMBER _____ IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

Common Address: 1120 22nd Street, Oak Brook, Illinois 60523
2111 McDonald's Drive, Oak Brook, Illinois 60523

PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007



VILLAGE OF
OAK BROOK
Illinois

APPLICATION FOR PLANNED DEVELOPMENT

NOTE: ALL COMPLETED APPLICATIONS ARE TO BE DELIVERED to the DEVELOPMENT SERVICES DEPARTMENT. Call 630-368-5106

☐ **NEW PLANNED DEVELOPMENT (\$1,500) ***

___ ENTER NUMBER OF WAIVERS and/or VARIATIONS REQUESTED (\$500 ea.) **

☒ **MAJOR CHANGE TO AN EXISTING PLANNED DEVELOPMENT (\$1,500) ***

☐ **MINOR CHANGE TO AN APPROVED/EXISTING PLANNED DEVELOPMENT (\$750) ***

___ ENTER NUMBER OF WAIVERS and/or VARIATIONS REQUESTED (\$500 ea.) **

☐ **INITIAL ESCROW DEPOSIT (\$500)** Submit Separate Check – Additional Funds may be required - Recoverable expenses will be drawn from the account and No interest shall be paid on account.

PUBLIC HEARING SIGNS (each lot frontage) ___ Enter Number of Street Frontages/Per Parcel/ Address

(NOTE: Attached additional sheet/s with information if more room is needed below)

**LOCATION OF
SUBJECT PROPERTY** _____

PERMANENT PARCEL NO/s. 06-23-407-019

LEGAL ADDRESS/S _____ ZONING DISTRICT ORA-2

PROPERTY INTEREST OF APPLICANT: OWNER ☐ CONTRACT PURCHASER¹ ☒ AGENT¹ ☐

OWNER(S) OF RECORD Oak Brook Commons LLC PHONE 312-419-4900

ADDRESS 444 W. Lake Street, Suite 2400 CITY Chicago STATE IL ZIP 60606

Owner Contact E-mail Address/s david.bach@hines.com

NAME OF APPLICANT¹ (and Billing Information) TM Real Estate Holdings LLC

PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

Applicant Contact E-mail Address/s _____

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 signs 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 all recoverable costs within 30 days of billing

Signature of Owner _____

Date _____

Signature of Applicant¹ _____

Date 11/10/24

Print Name and Email _____

Print Name and Email Michael Manzo

¹ If the applicant/Agent is not the owner of record, a written statement authorizing approval of the proposed planned development application is required from the property owner in addition to their signature above and supporting documents.

* Note: Plus all applicable third party costs and recoverable expenses.

** List each waiver or variation on a separate sheet with applicable fees calculated.

DO NOT WRITE IN THE SPACE BELOW – FOR OFFICE USE ONLY

Date Application Filed 11/4/24 Fee Paid \$ _____ Escrow Paid \$ 500.00 Receipt No. 754510 - Application Received By CC

Preliminary Board of Trustees Review 10/8/24 Prefiling Review Conference with Staff 11/12/24 Resident Meeting Required/Date N/A

Application Distributed to Depts: 11/21/24 Notice Published 11/27/24 Newspaper Daily Herald Adj. Property Owners Notified 12/3/24

Planning & Zoning Commission 12/18/24

Board of Trustees 11/14/25

Board of Trustees 11/28/25
(Approval of Ordinance)

**Hines – Oak Brook Commons
Pad G
Planned Development Amendment
Preliminary Board Review
December 18, 2024**

On behalf of TM Real Estate Holdings LLC, we are pleased to submit the attached materials for the special meeting of the Planning & Zoning Committee's December 18, 2024. Pursuant to the Ordinance, the attached materials include a preliminary concept plan of the development of Pad G at Oak Brook Commons, along with a brief narrative describing in greater detail the proposed development of Pad G and history of Pad G.

Attached to this document are proposed design documents by Aria Group, dated November 22, 2024, for the Pad G development detailing exterior conceptual design renderings. TM Real Estate Holdings LLC is confident the new proposal will continue to expand the Hines - Oak Brook Commons developmental success, while providing full-service restaurants and dining experiences to serve the surrounding area's residents, consumers, and nearby employees, in a manner that continues the Village's promotion of vibrant and attractive dining accommodations.

Previously, the Oak Brook Board of Trustees approved Pad G for the development of an 8-story, 108' building height, and 200,000 square foot hotel (see attached Exhibit A of prior approval, renderings, and floor plans). TM Real Estate Holdings LLC, is requesting an amendment to the prior, approved development of Pad G. While many Planned Development Amendments request an increase of height, square footage, or density, we are in a unique position of seeking approval for a reduction of overall height and density. The proposed amendment would allow for a reduction of the overall development to accommodate three stand-alone buildings, accommodating three independent full-service restaurants ("Building A", "Building B", and "Building C"). The combined building development will not exceed 25,000 square feet, with each building limited to no more than 10,000 square feet per building, and no building shall exceed two stories in height.

Building A will be a one-story, approximately 6,300 square feet, with an outdoor patio on the ground level at the south-side of the building. Building B will be a partial, two-story (with a planned mezzanine level), approximately 10,000 square feet, with an outdoor patio on the ground level at the south-side of the building, and a rooftop patio on the unused mezzanine area of the building. Building C will be a one-story, approximately 8,100 square feet, with an outdoor patio on the ground level at the south-side of the building. The total square footage reduction occurring on Pad G, approximately 175,000 square feet, shall be reserved for, and revert to, the overall Plan Development of Hines – Oak Brook Commons.

The proposal will include two exceptions: First, an exception/variance to allow for signage on three sides of each building, consistent with the surrounding establishments immediately west of the proposed development. Second, an exception/variance to the parking ratio to be reduced from 1.0 parking stalls/per 100 square feet to 0.65 parking stalls/per 100 square feet, consistent with the overall Plan Development of Hines – Oak Brook Commons, which includes the surrounding restaurant establishments immediately west of the proposed development.



VILLAGE of OAK BROOK

PLANNED DEVELOPMENT STANDARDS:

Section: 13-15-3

- A. **Planned Developments Are Not Permitted As Of Right:** Planned developments shall be approved by the village only in direct response to the accrual of tangible public benefits from the planned development to the village and its residents, along with the neighborhood and area in which the planned development is proposed. These benefits shall include, without limitation, exceptional amenities, landscape features, architectural or site design, or the conservation of special manmade or natural features of the site, all as more specifically set forth in the standards set forth in subsection B of this section.
- B. **General Design Standards:** No application for a planned development shall be approved by the corporate authorities unless the proposed planned development satisfies the standards set forth in this subsection B and subsection C of this section. All of these standards shall not be regarded as inflexible, but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal.
1. **Commercial Areas Revitalization Master Plan:** The planned development shall not be inconsistent with the planning policies, goals, objectives, and provisions of the village's commercial areas revitalization master plan. A planned development must also not be inconsistent with the intent and spirit of the village of Oak Brook comprehensive plan.

RESPONSE: SEE ATTACHED EXHIBIT

2. **Public Welfare:** The Planned Development shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

RESPONSE: SEE ATTACHED EXHIBIT

3. **Impact on Other Property:** The Planned Development shall not be unnecessarily injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

The uses permitted in a Planned Development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The Planned Development must also address compliance with the Village's noise, lighting, and other performance standards.

RESPONSE: SEE ATTACHED EXHIBIT

4. **Impact on Public Facilities and Resources:** The Planned Development shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the development. The Planned Development shall include such impact donations as may be reasonably determined by the Corporate Authorities. The required impact donations, including, without limitation, obligations under the Village's subdivision regulations, shall be calculated in reasonable proportion to the impact of the Planned Development on public facilities and infrastructure to the extent permitted by law.

RESPONSE: SEE ATTACHED EXHIBIT

5. **Archaeological, Historical or Cultural Impact:** The Planned Development shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.

RESPONSE: SEE ATTACHED EXHIBIT

6. **Parking and Traffic:** The Planned Development shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles.

RESPONSE: SEE ATTACHED EXHIBIT

7. **Adequate Buffering:** The Planned Development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

RESPONSE: SEE ATTACHED EXHIBIT

8. **Signage:** Signage on the site of the Planned Development shall generally be in conformity with the Village's Sign Regulations (Chapter 11 of the Zoning Regulations), except as may otherwise be specifically provided in the ordinance approving a Planned Development.

RESPONSE: SEE ATTACHED EXHIBIT

9. **Ownership/Control Area:** The site of the Planned Development must be under ownership and/or unified control of the applicant.

RESPONSE: SEE ATTACHED EXHIBIT

B. Application Standards

1. Commercial Areas Revitalization Master Plan. 1990 Comprehensive Plan. The 1990 Plan places the Oak Brook Commons Property in Planning District 1, including the Oakbrook Center and most of the business and commercial activities in the Village. Throughout the Plan, the Village emphasizes the need to maintain and enhance the restaurant and commercial vitality for its residents and non-resident daytime population. The Plan encourages office developments, local services and facilities for the Village's daytime employee population, and appropriately landscaped parking areas. Additionally, the Plan encourages the use of attractive parking and landscaping features that enhance the visual appearance of the Village.

As determined by the approval of the Planned Development, the mixed-use community created at Oak Brook Commons supports the 1990 Comprehensive Plan through its activation of an underutilized segment of the Village's commercial planning area, creating opportunities for new office space, retail, and restaurant offerings. The proposed amendment and Pad G development support the value and success of commercial offerings by incorporating a modernized, three free-standing retail buildings for restaurant use. Pad G will be an integral element in continuing to activate the Hines development.

The May 2019 Plan designates the Property as a "hotel" site, with a key guiding development principle that ensures high-quality architecture and design development that encourages quality retail, office, and mixed-use spaces to attract quality residents. The Plan also recommends that the commercial areas, including the Property, promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment, and multi-family uses along the commercial corridor.

The proposed amendment and Pad G development are entirely consistent with the 2019 Commercial Areas Revitalization Plan. The amendment materially decreases Oak Brook Commons' overall parking requirement by 66 necessary parking spaces. Further, this proposed development amendment of Pad G will continue to be materially less dense than the prior approved concepts presented by the 2019 Plan. Accordingly, the proposed Pad G amendment is consistent with the planning policies, goals, objectives, and provisions of the May 28, 2019 Commercial Areas Revitalization Plan and reflects the intent and spirit of the Village's 1990 Comprehensive Plan.

The project parking plan includes utilizing parking to the north of Pad G, which was initially dedicated for the use of a 250-room hotel. This amendment not only will decrease the height and overall square footage of the proposed development on Pad G, but will substantially reduce the necessary parking requirement from the original plan of a hotel to its present proposal as three, free-standing restaurants.

The major necessary infrastructure improvements have already occurred at Commerce Drive and McDonald Drive intersection, which will allow for the development of Pad G, without interference to Oak Brook Commons residents and other Village residents and non-resident daytime visitors.

2. Public Welfare. TM Real Estate Holdings LLC specifically considered adequate access to natural light and clean air circulation when it was planned and designed, and intends to maintain the same priorities for the site's development, operation, and maintenance. As a result, the uses and buildings on the site are oriented to harmonize with the surrounding properties and structures. Pad G is located toward the southeastern portion of the Hines Property, immediately southeast of the existing Oak Brook Commons luxury residential building. The proposed amendment and Pad G are consistent with these concepts and

the critical use patterns and locations established by the prior, approved Oak Brook Commons Master Planned Development.

The proposed Pad G development will not cause an increased risk of dangerous fire conditions or otherwise endanger public health, safety, and welfare, and all applicable building and fire codes will be followed. TM Real Estate Holdings LLC will ensure that the construction, development, and operation of Pad G and its elements are designed to allow users and visitors to safely use the building and surrounding areas without sacrificing building quality or experience. Further, the parking and traffic layout at Pad G ensure safe and efficient ingress and egress for pedestrians and vehicles.

3. Impact on Other Property. The development of Pad G will not interfere with neighboring property owners' use and enjoyment of other property in the neighborhood pursuant to their designated zoned purposes. The proposed amendment will not interfere with the normal and orderly development and improvement of surrounding properties, and is consistent with and will not alter the community or essential character of the neighborhood. Furthermore, the proposed amendment does not substantially diminish or impair property values within the area or cause incompatibility with other property in the immediate vicinity. The Pad G development will comply with all applicable noise, lighting, and other performance standards to ensure that it will not adversely impact any surrounding properties.

Additionally, neither the noise nor lighting for Pad G anticipates any adverse environmental impacts relative to its existing conditions. Noise associated with the proposed development will primarily consist of pedestrian and automobile traffic. The lighting will serve the pedestrians and vehicles upon and adjacent to Pad G, drastically reducing any possible impact on the site's overall light intensity.

4. Impact on Public Facilities and Resources. The proposed amendment and Pad G are planned and designed to supply the development with adequate utilities, road access, drainage, and other necessary facilities. Drainage patterns, stormwater detention, and restricted discharge from the site will be maintained in accordance with the current stormwater management requirements of the Village and DuPage County. Pad G is not located in a special flood hazard zone, and no regulatory wetlands are located on-site. Further, the proposed amended development of Pad G will not require any material increase in Village services. We anticipate the elimination of overnight parking, which was necessary for hotel use but not restaurant use, will reduce the impact on public resources. Therefore, the proposed development will have no adverse impact or strain on Village services and is fundamentally beneficial to the community.

5. Archaeological, Historical or Cultural Impact. No known archaeological, historical, or cultural resources are located on or off the Property impacted by the proposed planned development amendment.

6. Parking and Traffic. Pad G is served with ingress and egress points that minimize traffic congestion in the public streets. A signalized intersection at McDonald Drive and 22nd Street serves Pad G. Pad G will produce materially less traffic volume during peak hours than the current use approved for at Pad G. Furthermore, overnight parking will effectively be eliminated as a result of the modified use. Pad G is designed efficiently to satisfy the required parking and circulation dynamics. As previously indicated, Pad G will include a three, free standing restaurant buildings and will receive dedicated parking immediately north, east, and west of Pad G.

7. Adequate Buffering. Pad G will have substantial landscaping to protect uses within the development and surrounding properties. Pad G does not interfere with or detract from residents and visitors, and the new proposed use will only amplify its vitality and vibrancy. This area is thoughtfully planned to include extensive, functional landscaping and buffering features, allowing various public outdoor configurations

to exist easily and serve the larger Oak Brook Community. Finally, adequate and safe sight lines for vehicles and pedestrians will be at Pad G. See attached landscape plan.

8. Signage. All signage for the development of Pad G will conform to the Village's sign regulations in Chapter 11 of the Village Zoning Ordinance unless otherwise provided by the approved Planned Development Ordinance. The Plan sheets and elevations show the general scope and location of the minimal Pad G signage, scaled appropriately for the building and consistent with the Village's sign standards and other sign uses within the Village's commercial corridor.

9. Ownership/Control Area. The Property is presently under the ownership of Hines, who is under contract with TM Real Estate Holdings LLC, the Applicant. Upon approval of this amendment, the Property will transfer ownership and be under the Applicant's ownership, TM Real Estate Holdings LLC.

10. Need. There is a clear consensus that there is a cognizable need to develop this key gateway Village property. The 2019 Commercial Revitalization Plan emphasizes the desire for new mixed-use redevelopment in the Village, specifically identifying the vacant McDonald's Plaza as a potential mixed-use concept. The proposed amendment facilitates the scale necessary to make it feasible for TM Real Estate Holdings LLC to develop the property with the highest possible unit and amenity standards befitting of the Village of Oak Brook while generating a new, net-benefit revenue stream for the Village, increasing sales and utility tax-generating potential, license and permit fees, and further diversifying restaurant options in Oak Brook. Pad G is an integral element of the Oak Brook Commons planned development.

11. Compliance with Subdivisions Regulations and Plat Act. The amendment to the Planned Development modifies a previously approved one building hotel into three stand-alone buildings, each intended to have their own respective Permanent Index Number (PIN), while remaining in compliance with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act.

12. Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development, may not be modified, removed, or released without the express consent of the Village of Oak Brook and may be enforced by future landowners (including the Applicant) within the proposed development.

13. Security and Site Control. Each building will have smoke and fire alarms on-site, in addition to security systems in place for the safety of employees, customers, and neighbors. Furthermore, the elimination of overnight parking will allow for greater control measures within the Planned Development as the properties are not utilized for a majority of the 24-hour period.

The roadways are being designed in a manner to accommodate two lanes of traffic. Valet service will be offered at all three locations allowing for predictable traffic patterns and avoiding congestion.

The Applicant intends to provide water service/billing through a master agreement by the Owner of the property, which will be governed by a master agreement between the three proposed developments/sites. Additionally, the Applicant anticipates and expects to enter into an agreement(s) with the adjacent owner as it relates to ancillary matters for proposed site development and day-to-day operation (including but not limited to parking, gates, plowing, valet, etc.), which said agreements shall be transmitted to the Development Services Director and/or Public Works, for their review and satisfaction.

Prior to the final parcel receiving a building permit from the Village, the Village's Development Services Director shall evaluate the then-existing parking that services the proposed third building. If the Development Services Director makes a determination sufficient parking does not exist within the Hines – Oak Brook Commons master development plan, then the Applicant shall pay for the expansion of the existing parking lot to its immediate north, and expand eastward allowing for no more than 30 paved parking spots. An agreement shall be made between the Owner of the Hines – Oak Brook Commons master development plan and the Applicant, which shall be transmitted to the Development Services Director for review and approval.

Please let us know if you have any questions or need any additional information prior to the meeting on December 18, 2024. TM Real Estate Holdings LLC is ready to proceed upon receiving the Planning & Zoning Commission's and Board of Trustee's approval of the amendment to the development of the Hines – Oak Brook Commons master development plan.

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 **at least 500 feet in all directions**. The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 500-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 (Township Assessor's Office) within 30 days of the filing of this application. Also provide a mailing label for each Property Owner listed.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
SEE ATTACHED EXHIBIT			

(Attach additional sheets if necessary)

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 23 407 019
2. Common Address: 1050 22nd Street, Oak Brook, IL 60523
3. Type the Complete Legal Description below or attach a separate page with the legal

Note: Legal Description is to be emailed in Word format to: cchiarelli@oak-brook.org

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

DuPage County Records/Research Room: (630-407-5401)

Contact Person

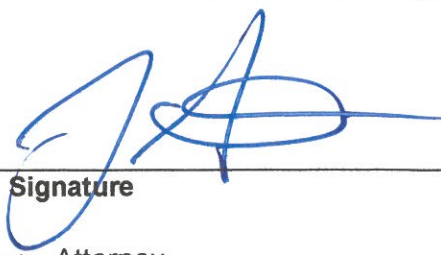
First Name Only: Jackie

Date called: 11/01/2024

I verify that the information provided above is accurate.

John Simpson

Printed Name


Signature

Date: 11/01/2024

Relationship to Applicant: Attorney

LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 IN DUPAGE COUNTY, ILLINOIS

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 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office of this County. The property owners as listed have been obtained from the Township Assessors office 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 all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

Printed Name of Owner	<u>TM Real Estate Holdings LLC</u> Printed Name of Applicant
Signature of Owner	 Signature of Applicant
Date	<u>11/1/24</u> Date

BILL TO INFORMATION:

<u>Escrow Acct</u> Print Name/Company	Contact Person	Contact Phone
Address To be Billed	Email Address	

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-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 500-foot requirement have been sent proper notification.

WAIVERS and VARIATIONS
(Site Development Departures)

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
		\$ 500.00

(To continue copy or retype form and Attach additional sheets if necessary)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section _____ Relief Sought _____

RESPONSE: _____

Code Section _____ Relief Sought _____

RESPONSE: _____

(To continue, Copy or retype form and attach additional sheets if necessary)

13-15-5: PROCEDURES:

The following procedures are required to assure the orderly review of every planned development application in a timely and equitable manner:

A. Preliminary Board Review:

1. A prospective applicant, prior to meeting with village staff for a formal prefilling review, shall appear before the corporate authorities for a preliminary board review. At a minimum, the applicant shall provide the following materials to the corporate authorities for its preliminary review: a) a preliminary concept plan of the development, and b) a brief narrative describing the overall character, intensity, uses, and nature of the proposed planned development. Prior to submission to the corporate authorities, the development services director will review the materials to confirm that the materials provide sufficient information to adequately inform the corporate authorities of the nature and scope of the proposed planned development. If sufficient information is provided, the applicant shall coordinate with the village manager to be placed on a corporate authorities agenda and scheduled for the earliest appropriate corporate authorities meeting.
2. The purpose of the preliminary board review shall be to broadly acquaint the corporate authorities with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the corporate authorities may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.
3. At the meeting at which the preliminary board review is conducted, any member of the corporate authorities may make any comments, suggestions or recommendations regarding the preliminary development concept plan deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the corporate authorities' review of any preliminary development concept plan shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the corporate authorities, or any member of it, to approve or deny any formal application following full consideration as required by this chapter.

COMPLETED DATE: 10/8/24

B. Prefiling Review And Transmittal Of Application:

1. Conference:
 - a. Following the preliminary board review, a prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefilling review conference with the village manager, the development services director, and any other village official or employee designated by the village manager. The purpose of the conference is to assist the applicant in understanding the commercial areas revitalization master plan, the requirements of this chapter, the zoning regulations,

the site development allowances, the standards by which the application will be evaluated, and the application requirements.

- b. After reviewing the planned development process, the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed planned development. The justification for a waiver must be that the application requirement should not apply because it does not relate and is not necessary given the nature and scope of the proposed planned development. All requests for application waivers shall be made in writing to the community development director prior to the submission of the formal application documents.
 - c. All requests for waiver shall be reviewed by the development services director, who will make a final determination regarding the waiver within fifteen (15) working days of receipt of the request.
 - d. If deemed appropriate by the development services director, the applicant, prior to submitting a formal application for a planned development, will schedule a public meeting to discuss the proposed planned development and the nature and extent of impact, if any, on area residents. If a meeting is required, the applicant shall send a written notice of the meeting via certified mail to all taxpayers of record and residents for all property within five hundred feet (500') of the proposed planned development. The notice shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the development services director. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.
2. Filing Of Application: Following the completion of the prefilng review conference, the applicant shall file an application for a planned development in accordance with this chapter. The development services director shall deliver copies of the application to other appropriate village departments for review and comment.
3. Deficiencies: The development services director shall determine whether the application is complete. If the development services director determines that the application is not complete, then the development services director shall notify the applicant in writing of the deficiencies and shall take no further steps to process the application until the deficiencies are remedied.
4. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed planned development with the requirements and standards of this chapter shall be delivered to the planned development commission prior to the public hearing required by subsection C of this section.
5. Determination Not Binding: Neither the development services director's determination that an application is complete nor any comment made by the development services director or village staff at a prefilng review conference or as part of the review process shall be intended or construed as a formal or informal recommendation for or against the approval of a proposed planned development, or any component part thereof, nor shall they be intended or construed as a binding decision of the village, the planned development commission, or village staff.

COMPLETED DATE: 11/13/24

C. Review And Action By The Planning & Zoning Commission:

1. Upon receiving the report from the development services director, the planning & Zoning commission shall hold a public hearing on the proposed planned development.
2. Notice of the required public hearing shall be published by the village, at the applicant's expense, not more than thirty (30) nor less than fifteen (15) days before the scheduled hearing in a newspaper of general circulation in the village and shall contain the following information:
 - a. The identification number designation of the application;
 - b. The date and time of the public hearing;
 - c. The location of the public hearing; and
 - d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed planned development and purpose of the public hearing.
3. Notice of the required public hearing shall also be provided by the village, at the applicant's expense, by posting a sign or signs on the property not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing. The sign shall be weatherproof and contain the information as is required in subsection C2 of this section. Failure to post the sign(s) and/or the inadvertent removal or knocking down (by the village or others) of the sign after posting but before the public hearing shall not invalidate, impair, or otherwise affect any planned development subsequently granted following the public hearing, nor shall it require a postponement of the public hearing.
4. Notice of the required public hearing shall also be provided by the applicant by certified U.S. mail, return receipt requested, to the taxpayers of record and owners of record of the property which is the subject of the application (if different than the applicant), and the taxpayers of record and residents of all property within five hundred feet (500') of the subject property. The notice shall contain the information as is required in subsection C2 of this section and shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the public hearing. The notice shall also include the name and address and phone number of the applicant for the planned development.
5. The transcript of testimony, if any, the commission's minutes, all applications, requests, exhibits, and papers filed in the proceeding before the commission, and the decision and report, or reports, of the commission shall constitute the record for that particular application.
6. The planning & Zoning commission shall review the application, the standards and requirements established by this chapter, the report of the community development director, and any oral and written comments and testimony received by the planning & Zoning commission before and at the public hearing. The planning & Zoning commission shall recommend approval, approval with conditions, or disapproval of the proposed planned development.
7. Every recommendation of the commission upon any application filed pursuant to this chapter shall be by a written resolution and shall include such findings of fact and conclusions as the commission shall deem necessary. The resolutions shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The resolution shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission. Every

resolution shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

D. Review And Action By The Corporate Authorities:

1. Within sixty (60) days of receipt of the report and recommendation of the planning & Zoning commission, and without further public hearing, the corporate authorities shall, at a minimum, commence consideration of the proposed planned development. The corporate authorities will attempt to conclude its consideration and render a final decision as soon as possible within that sixty (60) day time period, but may extend its consideration as necessary to allow a full and complete review and consideration of the proposed planned development. Following its consideration, the corporate authorities shall: a) deny the application; b) refer the application back to the planned development commission for further review and, if necessary, additional public hearings; c) postpone further consideration pending the submittal of additional information, including any application requirement previously waived but deemed necessary by the village for its consideration; or d) adopt an ordinance approving the planned development.
2. Any action taken by the corporate authorities pursuant to subsection D1 of this section shall require the concurrence of a majority of the corporate authorities; provided, however, that any proposed planned development that does not receive a recommendation of approval (with or without conditions) from the planned development commission shall not be approved by the corporate authorities except by the affirmative vote of two-thirds ($\frac{2}{3}$) of the corporate authorities.
3. In approving a planned development, the corporate authorities may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the standards set forth in this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. The conditions may include, but are not limited to: impact donations and other related fees or property or monetary contributions; limitations on size, bulk, location, and setbacks; requirements for landscaping, signage, and outdoor lighting; provisions for adequate ingress and egress; hours of operation; and such other conditions as the corporate authorities may deem necessary in furtherance of the objectives of this chapter.

- E. Exemptions: At the election of the applicant, the planned development provisions of this chapter shall not apply to an existing development or a proposed development project that satisfies all of the underlying zoning regulations applicable to the property. In such case, the proposed development will be subject to the processes of the village that are applicable to any new construction project. (Ord. G-890, 7-14-2009; Ord. G-904, 11-10-2009)

Please Deposit Check(s) in: Zoning Account 10-4302

For:

VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523

MISCELLANEOUS PAYMENT RECPT#: 754510
DATE: 11/05/24 TIME: 12:06:04
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: PAD G 1050 22ND ST -

REVENUE:
1 10 43020 1500.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 1500.00
CASH -PLD

AMOUNT PAID: 1500.00

PAID BY: MIDHAEL A MANZO/ANNA
PAYMENT METH: CHECK
9699

REFERENCE: MIDHAEL A MA

AMT TENDERED: 1500.00
AMT APPLIED: 1500.00
CHANGE: .00

VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523

MISCELLANEOUS PAYMENT RECPT#: 754511
DATE: 11/05/24 TIME: 12:10:10
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: PAD G SUB & ESCROW

REVENUE:
1 10 43020 1250.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 1250.00
CASH -PLD

AMOUNT PAID: 1250.00

PAID BY: MICHAEL A MANZO/ANNA
PAYMENT METH: CHECK
9700

REFERENCE: MICHAEL A MA

AMT TENDERED: 1250.00
AMT APPLIED: 1250.00
CHANGE: .00

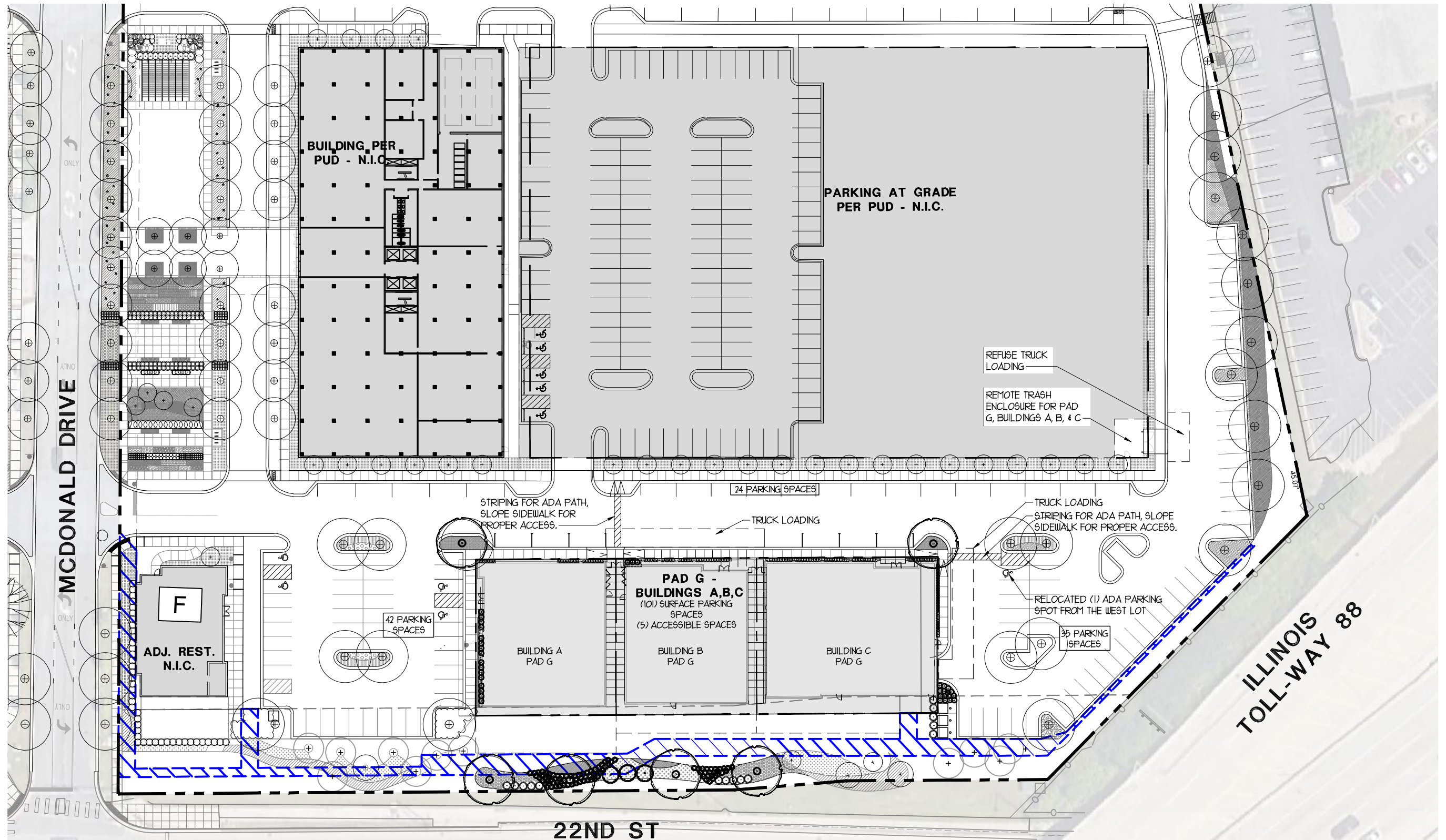
TM Real Estate Holdings LLC & Hines Development
Pad G

Oak Brook, IL

Planned Development Amendment

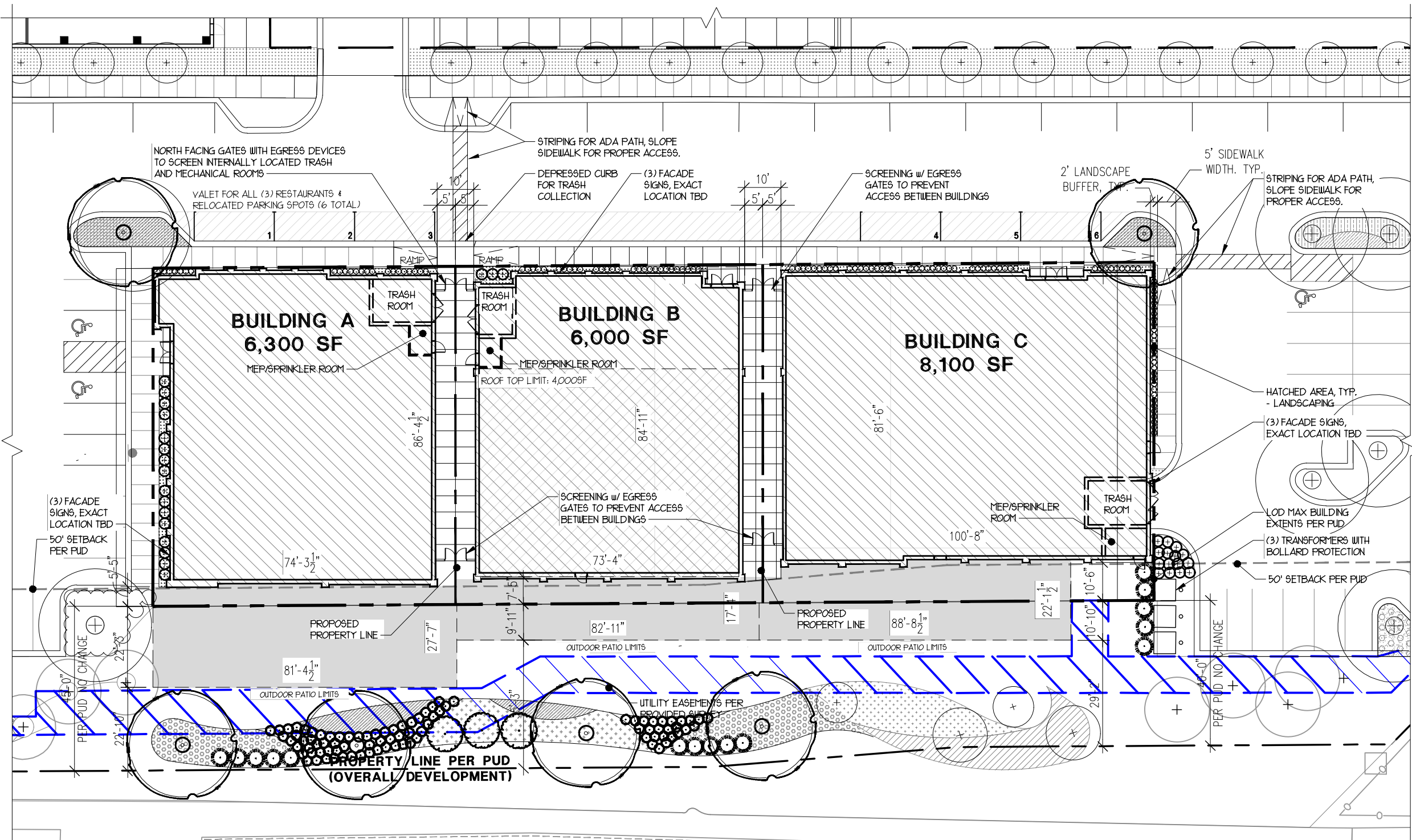
SHEET INDEX		
ARCHITECTURAL SHEETS	CIVIL ENGINEERING SHEETS	LANDSCAPE ARCHITECTURE SHEETS
SHEET 1.1 - OVERALL DEVELOPMENT SITE PLAN	SHEET C1 - EXISTING DRAINAGE AND STORMWATER MANAGEMENT PLAN	SHEET L1 - OVERALL DEVELOPMENT PLANTING PLAN
SHEET 1.2 - PAD G ENLARGED SITE PLAN	SHEET C4 - PRELIMINARY UTILITY PLAN	
SHEET 1.3 - RESTAURANT 1ST FL. INTERIOR FLOOR PLANS	SHEET C6 - PRELIMINARY PROPOSED PREVIOUS AREA PLAN	
SHEET 1.4 - RESTAURANT 2ND FL. INTERIOR FLOOR PLANS	SHEET C2 - PROPOSED DRAINAGE AND SWM PLAN	SUPPORTING DOCUMENTS
SHEET 1.5 - EXTERIOR ELEVATIONS	SHEET C3 - PRELIMINARY GRADING PLAN	FINAL PLAT OF RESUBDIVISION
SHEET 1.6 - MOOD BOARD	SHEET C7-2 - PRELIMINARY FIRE TRUCK CIRCULATION MANEUVERABILITY PLAN	PREVIOUSLY APPROVED PUD PHOTOMETRIC EXHIBIT (FOR REFERENCE ONLY)
SHEET 1.7-1.12 - PERSPECTIVE RENDERINGS		
SHEET 1.13 - SCHEDULES		

November 22, 2024

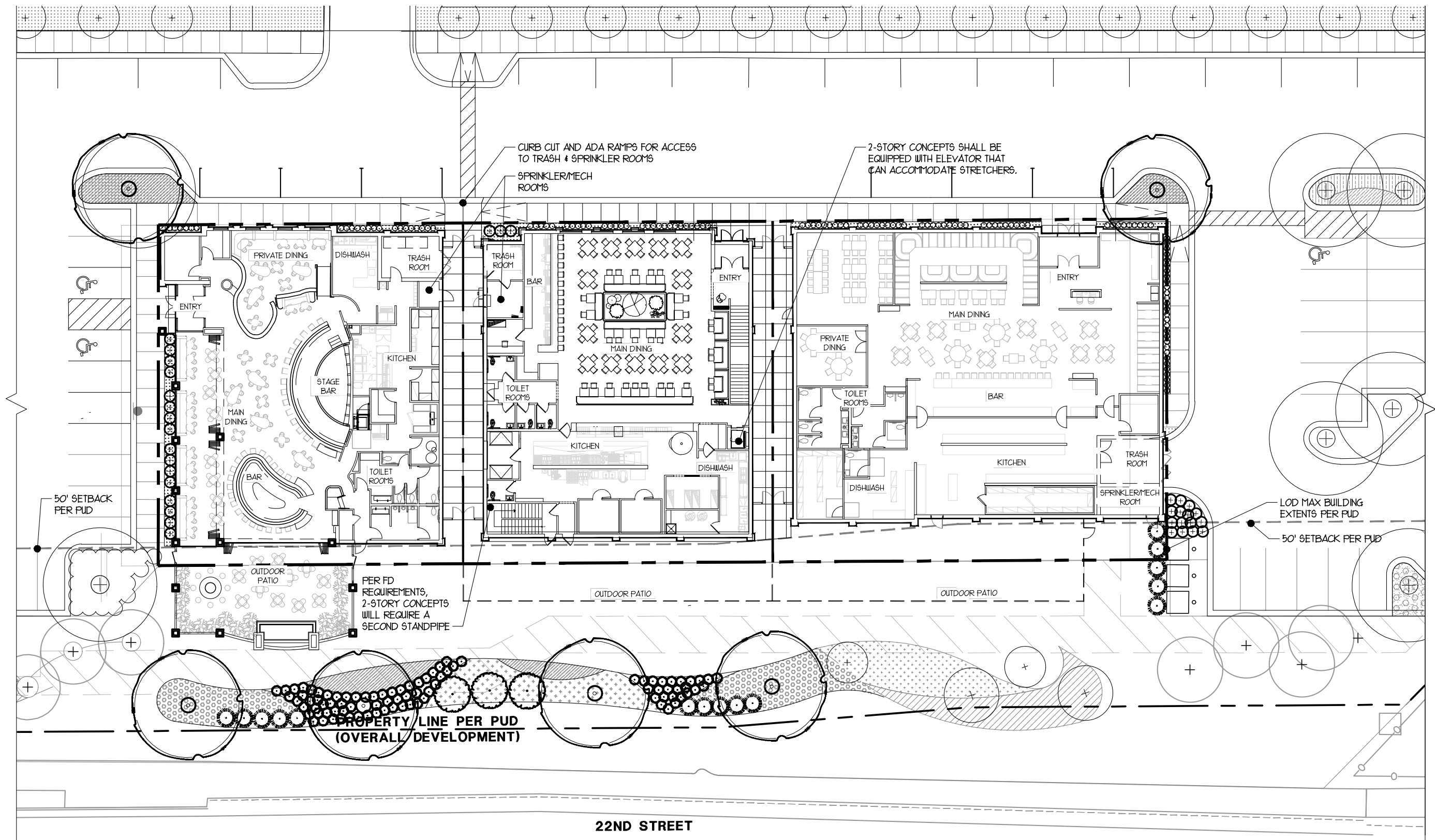


OVERALL DEVELOPMENT SITE PLAN - Scale: 1" = 60'-0"

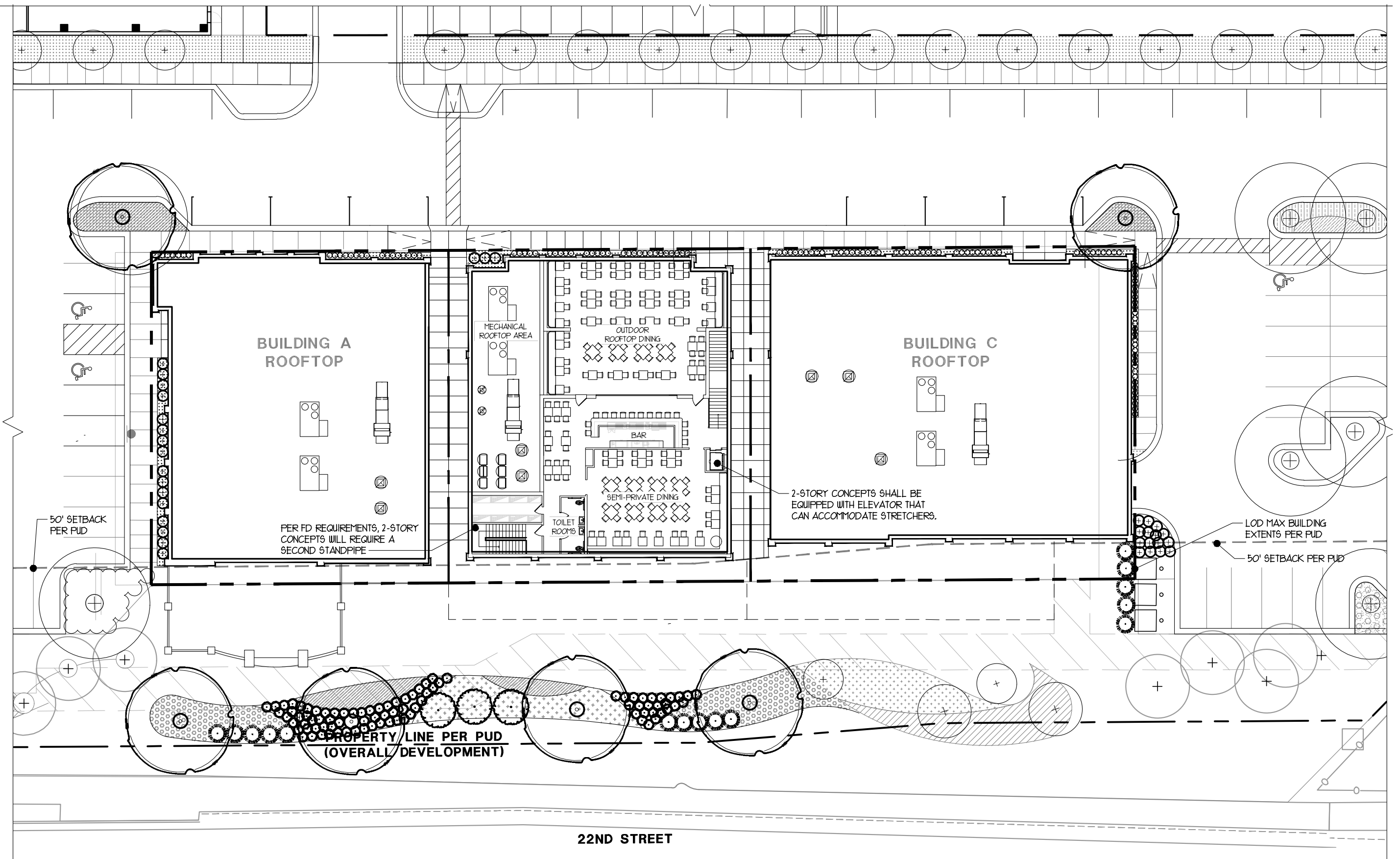




PAD G ENLARGED SITE PLAN - Scale: 1" = 30'-0"

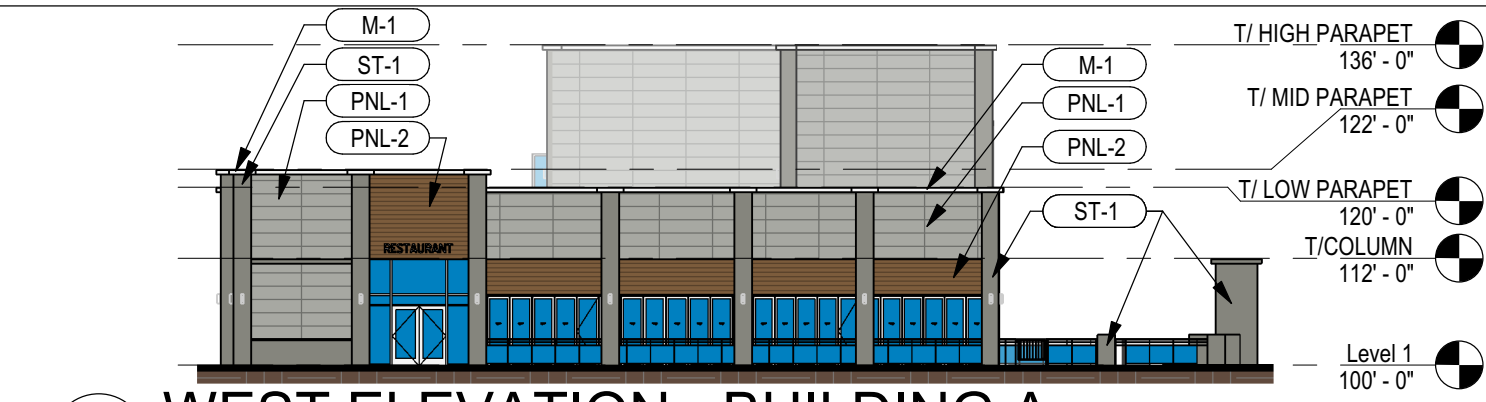


RESTAURANT 1ST FL. INTERIOR FLOOR PLANS- Scale: 1"= 30'-0"

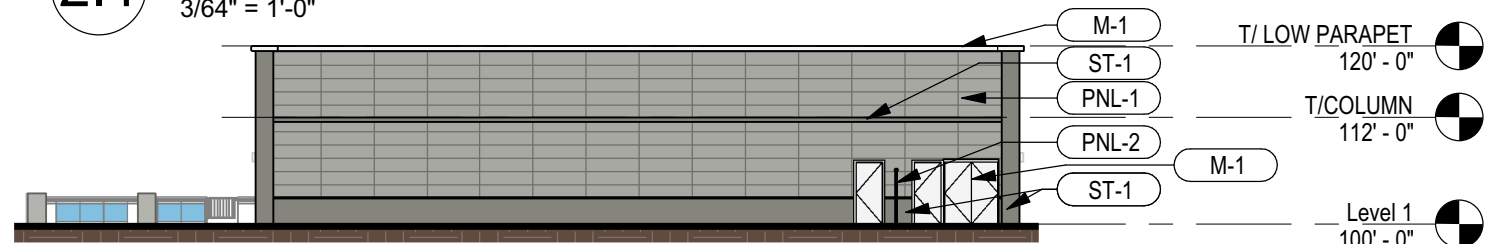


RESTAURANT 2ND FL. INTERIOR FLOOR PLANS- Scale: 1" = 30'-0"

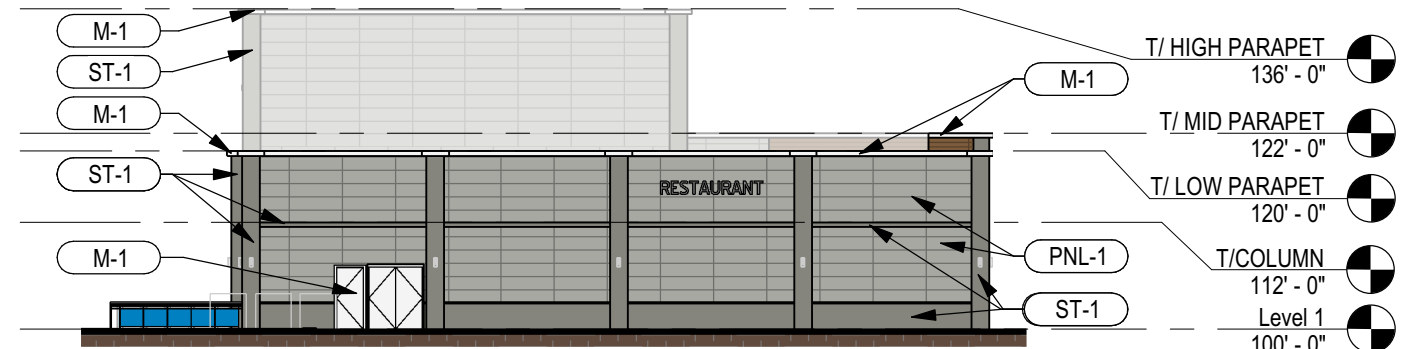




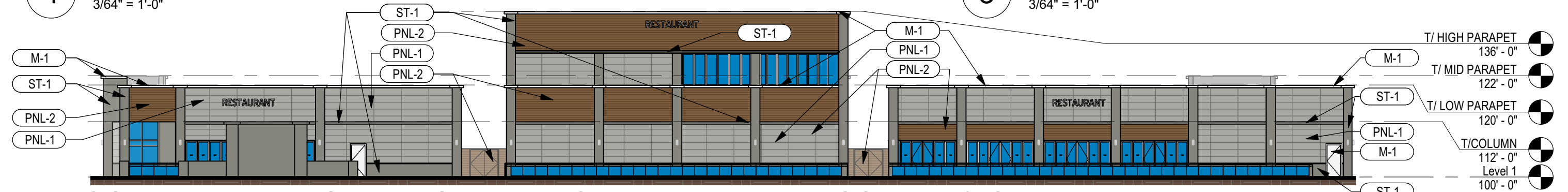
2.1 WEST ELEVATION - BUILDING A
3/64" = 1'-0"



4 EAST ELEVATION - SERVICE ALLEY - BUILDING A
3/64" = 1'-0"



3 EAST ELEVATION - BUILDING C
3/64" = 1'-0"



2 SOUTH ELEVATION - FROM 22ND STREET - BUILDINGS A, B, & C
3/64" = 1'-0"

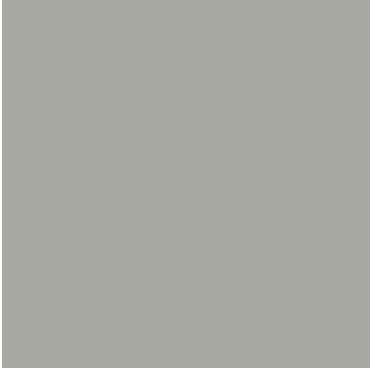


1 NORTH ELEVATION - PRIVATE DRIVE - BUILDINGS A, B, & C
3/64" = 1'-0"

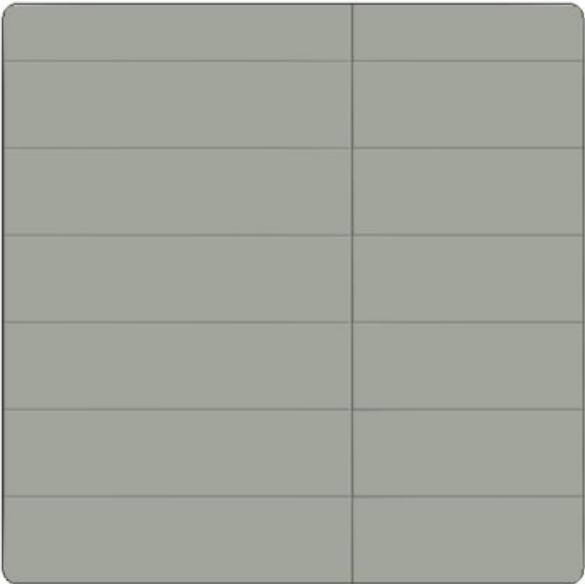
EXTERIOR ELEVATIONS



NICHIHA FIBER CEMENT CLADDING -
WOODGRAIN VINTAGEWOOD CEDAR PNL-2



GRAY MATTERS
SW 7066 P-1



NICHIHA FIBER
CEMENT CLADDING -
ILLUMINATION 1818 -
GRAY MATTERS SW
7066 PNL-1



CULTURED STONE - SCULPTED
ASHLAR - SILVER SHORE ST-1



Looking Southeast from Northwest corner of Pad G



Looking Northeast from Southwest corner of Pad G



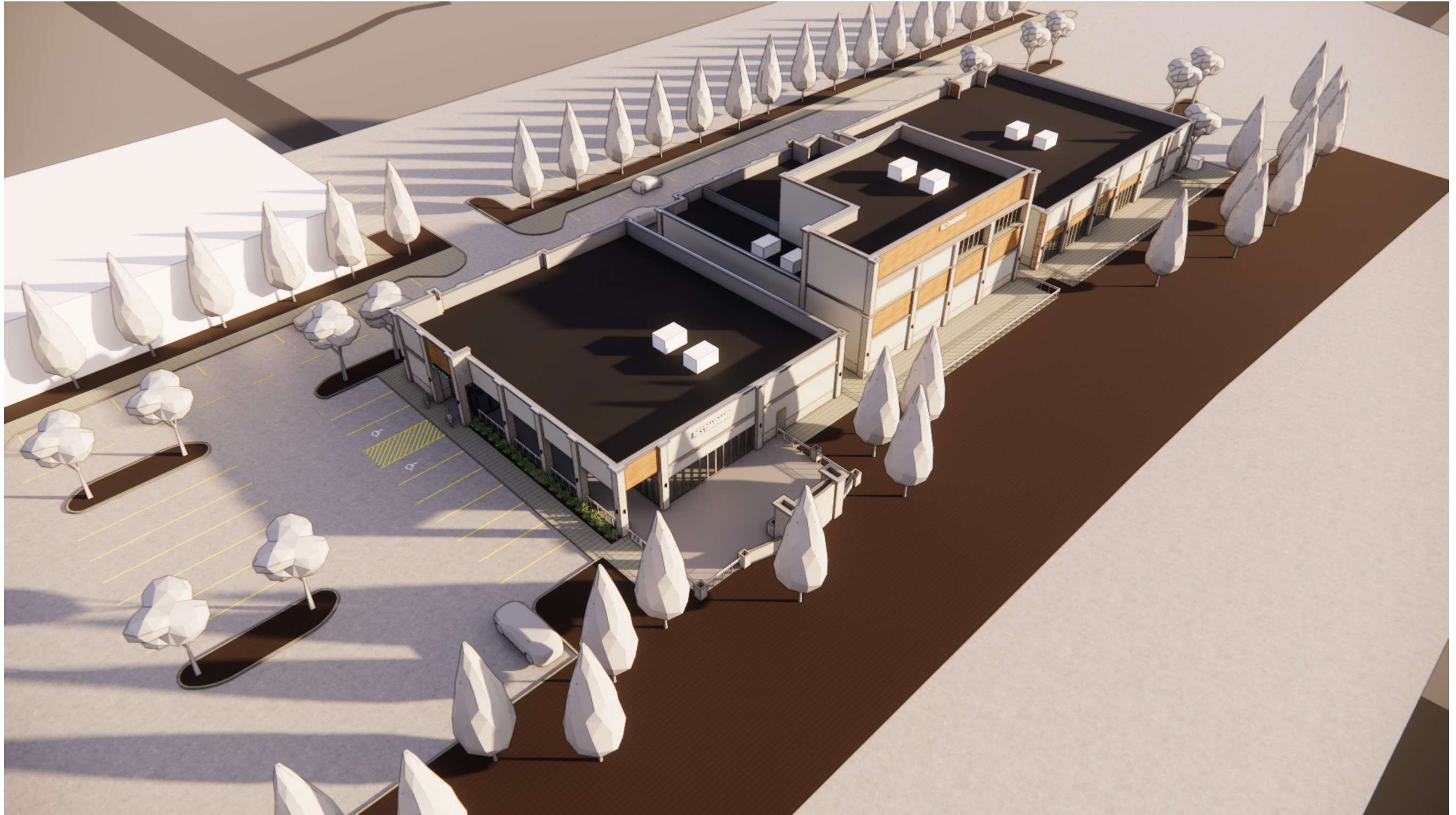
Elevated view - Looking Southeast from Northwest corner of Pad G



Elevated view - Looking Southwest from Northeast corner of Pad G



Elevated view - Looking South from North end of Pad G



Elevated view - Looking Northeast from Southwest corner of Pad G

PROPERTY SCHEDULE		
LOT G - OVERALL SF		25,506
LOT G1: BUILDING A		
	LEVEL	APPROX. AREA (SF.)
BUILDING	FIRST	6,300
	MEZZ.	3,100
	EXT. PATIO	2,500
TOTAL BUILDING		10,000
LOT	GRADE	1,560
LOT G2: BUILDING B		
	LEVEL	APPROX. AREA (SF.)
BUILDING	FIRST	6,000
	SECOND	4,000
	EXT. PATIO	1,506
TOTAL BUILDING		10,000
LOT	GRADE	1,600
LOT G3: BUILDING C		
	LEVEL	APPROX. AREA (SF.)
BUILDING	FIRST	8,100
	MEZZ.	1,900
	EXT. PATIO	2,220
TOTAL BUILDING		10,000
LOT	GRADE	10,350sf

PARKING ANALYSIS						
EXISTING PER PUD - HOTEL						
NOTE: 1 SPACE / ROOM (SOURCE: PUD PROJECT AREA SUMMARY PG.-24.1)						
HEIGHT	STORIES	ROOMS / FLOOR	TOTAL ROOMS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING REQ'D
108'-0"	8	31	252	25,000	200,000	252
PROPOSED - (3) RESTAURANTS						
NOTE: 1 SPACE / 162sf (BASED ON RETAIL ALLOWANCES ON PUD)						
HEIGHT	STORIES	AREA / FLOOR (SF)			TOTAL AREA (SF)	PARKING REQ'D
35'-0" MAX	1	(REFER TO PROPERTY SCHEDULE)			30,000	185.2
				TOTAL PARKING	186	
				DIFFERENCE (+/-)	- 66	

BASED ON PARKING REQUIREMENTS LISTED IN THE PD FOR 50,000 SQ. FT. OF RETAIL LOCATED ON LOTS A THROUGH F, 310 PARKING SPOTS HAVE BEEN ALLOCATED, WHICH EQUATES TO 162 SQ. FT. OF RETAIL SPACE PER REQUIRED PARKING SPOT.

IN ADDITION TO THE REDUCTION OF PARKING SPACES REQUIRED FROM REVISING LOT G FROM A HOTEL TO A RETAIL/RESTAURANT USE, PLEASE NOTE THIS CHANGE OF USE WILL ALSO REMOVE THE OVERNIGHT PARKING THAT WOULD BE REQUIRED FROM A HOTEL USE. WHILE THIS EFFECT IS NOT REPRESENTED IN GROSS NUMBERS, THIS IS AN IMPORTANT RESULT THAT IS DIFFICULT TO QUANTIFY IN NUMBERS.

FAR ANALYSIS		
RESIDENTIAL CONDOS	(NO CHANGE)	29,000
RESIDENTIAL APARTMENTS	(NO CHANGE)	330,000
OFFICE	(NO CHANGE)	320,000
RETAIL	(NO CHANGE)	50,000
LOT G -- HOTEL--	(EXISTING PUD)	200,000
LOT G - RETAIL	PROPOSED	30,000
PROPOSED TOTAL BUILDING		1,020,000 (1.34 FAR)
TOTAL PER EXISTING PUD		1,190,000 (1.56 FAR)
TOTAL DIFFERENCE (+/-)		- 170,000

NOTE: THE REMAINING UNUSED TOTAL BUILDING SQUARE FOOTAGE (170,000 SQ. FT.) WILL BE RETAINED BY THE EXISTING DEVELOPMENT MANAGED BY HINES DEVELOPMENT.

AREA SCHEDULE				
LOT G1: BUILDING A				
USE	APPROX. OCCUPIABLE AREA (SF.)		OCC. COEFF. (SF/OCC.)	MAX OCC.
DINING/BAR	1,800		15	120
BACK-BAR/BOH	1,950		200	10
STORAGE/MECH	750		300	3
TOILET	500		0	0
CIRCULATION	100		0	0
EXT. PATIO	2,000		15	90
TOTAL				223
LOT G2: BUILDING B				
USE	APPROX. OCCUPIABLE AREA (SF.)		OCC. COEFF. (SF/OCC.)	MAX OCC.
	1st FL.	2nd FL.		
DINING/BAR	2,000	1,600	15	180
BACK-BAR/BOH	1,160	500	200	12
STORAGE/MECH	800	400	300	4
TOILET	300	100	0	0
CIRCULATION	440	215	0	0
EXT. PATIO	1,506	1,350	15	120
TOTAL				316
LOT G3: BUILDING C				
USE	APPROX. OCCUPIABLE AREA (SF.)		OCC. COEFF. (SF/OCC.)	MAX OCC.
DINING/BAR	3,600		15	180
BACK-BAR/BOH	2,000		200	10
STORAGE/MECH	1,000		300	4
TOILET	800		0	0
CIRCULATION	200		0	0
EXT. PATIO	1,600		15	75
TOTAL				269

SCHEDULES



January 28, 2019
Revised November 1, 2024

OAK BROOK COMMONS

ENVIRONMENTAL IMPACT ANALYSIS

The Oak Brook Commons project is a mixed use-development that was constructed in 2019-2020. The 17.47-acre site previously contained the old McDonald's office building, a McDonald's restaurant, and large surface parking lots. The subject site is located at the northeast corner of 22nd Street and Spring Road. The Oak Brook Commons project was originally approved to have a 200,000 square foot hotel with 252 rooms on Lot G. The currently proposed revision to the PD will result in a change in use of Lot G to retail, with the current plan showing 3 restaurants with a total of 30,000 square feet of building area.

The existing site was largely broken up into 7 separate drainage areas. A portion of the site had a restricted discharge into existing storm sewer in Commerce Drive and 22nd Street. The rest of the site drained to existing detention basins on the south side of the site and also to an underground vault located on the Gibsons parcel. The Oak Brook Commons project included the construction of new native detention basins on the south side of the site and maintaining all of the existing drainage patterns. The proposed changes to Lot G will result in no change to the stormwater design that has already been approved.

The proposed development is expected to have a positive environmental impact. The existing site contained approximately 13.65 acres of impervious surface. The originally approved Oak Brook Commons plan slightly decreased the amount of impervious surface to 13.64 acres. The previously approved revision to Lot L, and the newly proposed revision to Lot G will further reduce the amount of impervious surface, for an expected total of 13.58 acres. This is still below the existing site impervious surface coverage, which contained 13.65 acres of impervious area. This additional greenspace when compared to existing conditions, the native detention basins, the permeable pavers added on the west side of the site, and the permeable pavers added elsewhere on the site provide a positive environmental impact by increasing stormwater infiltration, water quality and landscaping on the site. The proposed revisions to the PD for Lot G will result in no impact to the environmental benefits noted above.

The water quality of the direct runoff from the existing, large surface parking lots is substantially worse (oil, gas, grease, metals) than the water quality of runoff from the new development, which will include more overall greenspace as well as additional rooftop greenspace. In addition, the majority of the new parking will be within parking structures, with the runoff flowing through triple basins/oil-water separators before being discharged into the storm sewer system. This will result in a significant improvement in the water quality of the stormwater runoff.

Existing drainage patterns, stormwater detention and restricted discharge from the site will be maintained in accordance with the current stormwater management requirements of the Village of Oak Brook and DuPage County.

The project is not located in a special flood hazard zone and no regulatory wetlands are located on site. Therefore, the proposed development will have no negative impact to Special Management Areas.

Neither the noise nor lighting for the project is anticipated to have any negative environmental impacts compared to existing conditions. Any noise associated with the mixed-use development will primarily be pedestrian and automobile in nature. The existing site had larger surface parking lots with significant parking lot lighting. A majority of the new parking will be contained in parking structures, so the impact of parking lot lighting will be reduced.

Based on the information presented above, the proposed revision to the PD for Lot G will have no negative effects on the environmental aspects of the development.



November 1, 2024

OAK BROOK COMMONS

STORMWATER UPDATE

Introduction

The Oak Brook Commons project is a mixed use-development that was constructed in 2019-2020. The 17.47-acre site previously contained the old McDonald's office building, a McDonald's restaurant, and large surface parking lots. The subject site is located at the northeast corner of 22nd Street and Spring Road. The Oak Brook Commons project was originally approved to have a 200,000 square foot hotel with 252 rooms on Lot G. The currently proposed revision to the PD will result in a change in use of Lot G to retail, with the current plan showing 3 restaurants with a total of 30,000 square feet of building area.

Stormwater Management Summary

The existing site contained two existing buildings, a large amount of surface parking, and two detention ponds. There is also an existing underground stormwater vault on the Gibsons parcel that a portion of the site is tributary to. The existing site was largely broken up into 7 separate drainage areas that were described in the previously approved Preliminary Stormwater Report prepared by V3 Companies, last revised February 22, 2019. The existing site also contained approximately 13.65 acres of impervious surface.

The previously approved PD included the construction of two native planted detention basins, permeable pavers, and bioswales. The proposed design also maintained the existing drainage areas to the greatest extent possible. The previously approved PD was slightly decreasing the amount of impervious surface to 13.64 acres. The previously approved revision to Lot L and the newly proposed revision to Lot G will further reduce the amount of impervious surface, for an expected total of 13.58 acres. The proposed revision will also have no effect on the drainage areas that were maintained in the previously approved PD.

Conclusion

Based on the information presented above, the proposed revision to Lot G will result in no change to the stormwater design that has already been approved. The proposed PD revisions will be in compliance with the previously approved Final Stormwater Management report dated September 24, 2019.



Projected Water Demand And Wastewater Flow
Oak Brook Commons, Oak Brook

V3 Project Number: **18203**
Date: Original: 01/28/2019
Revised: 11/01/2024

Preliminary Overall Development

SITE	BUILDING USE	BUILDING AREA (SF)	TOTAL # OF UNITS	UNIT TYPE	UNIT %	# UNITS	WATER USAGE RATE	UNITS	AVG. DAILY WATER DEMAND/WASTE WATER FLOW (GPD)	WASTE WATER FLOW (P.E.)	LENGTH OF "DAY" (HR)	AVERAGE DAILY WATER DEMAND (GPM)	FIRE FLOW DEMAND (GPM)	PEAK DEMAND (ADD+FIRE FLOW) (GPM)
A	Restaurant	10,000					1.0	GPD/ SF	10,000	100.0	12	14	1750	1764
B	Restaurant	10,713					1.0	GPD/ SF	10,713	107.1	12	15	2000	2015
C	Restaurant	8,295					1.0	GPD/ SF	8,295	83.0	12	12	1750	1762
D	Retail	6,052					0.1	GPD/ SF	605	6.1	12	1	1750	1751
E	Residential (Apt.)	325,902	246	1B	58%	142	150	GPD/ UNIT	21,300	213.0	24	36	3000	3036
				2B	31%	76	300	GPD/ UNIT	22,800	228.0				
				3B	11%	28	300	GPD/ UNIT	8,400	84.0				
F	Retail	6,500					0.1	GPD/ SF	650	6.5	12	1	1500	1501
G	Lot 1 - Restaurant	10,000					1.0	GPD/SF	10,000	100.0	12	14	1750	1764
G	Lot 2 - Restaurant	10,000					1.0	GPD/SF	10,000	100.0	12	14	1750	1764
G	Lot 3 - Restaurant	10,000					1.0	GPD/SF	10,000	100.0	12	14	1750	1764
H	Office	210,000					0.1	GPD/ SF	21,000	210.0	12	29	8000	8029
K	Residential (Condo)	145,000	52	3B	100%	52	300	GPD/ UNIT	15,600	156.0	24	11	1750	1761
L	Office (MOB)	67,474					0.1	GPD/ SF	6,747	67.5	12	9	3000	3009
TOTALS									156,111	1,561				

Notes

- The following table has been prepared to determine the anticipated water demand/sewer load. The estimated flows are based on building gross area and associated IEPA unit sewage flows.
- Building area and unit counts are based on the Master Site Plan and Project Area Summary dated 01/23/24. Buildings already constructed are based on actual permitted amounts.
- Lot G Restaurants will be Type V.
- Fire flow values taken from table B105.1 of the 2009 International Fire Code.
- Building areas are taken from the three largest successive floors for Type IA and IB construction.
- Retail (A, B, C, D, F) will be Type V.
- Multi-Family (E) will be Type IA.
- Office (H) will be Type IV (Heavy Timber).
- Multi-Family (K) will be Type IA.
- Office (L) will be Type IA or IB.

Calculations for Design Max. Flow - Full Buildout

Peaking Factor =

$$\frac{18 + (PE/1000)^{0.5}}{4 + (PE/1000)^{0.5}}$$

Max PE Flow =

1,561

Peaking Factor =

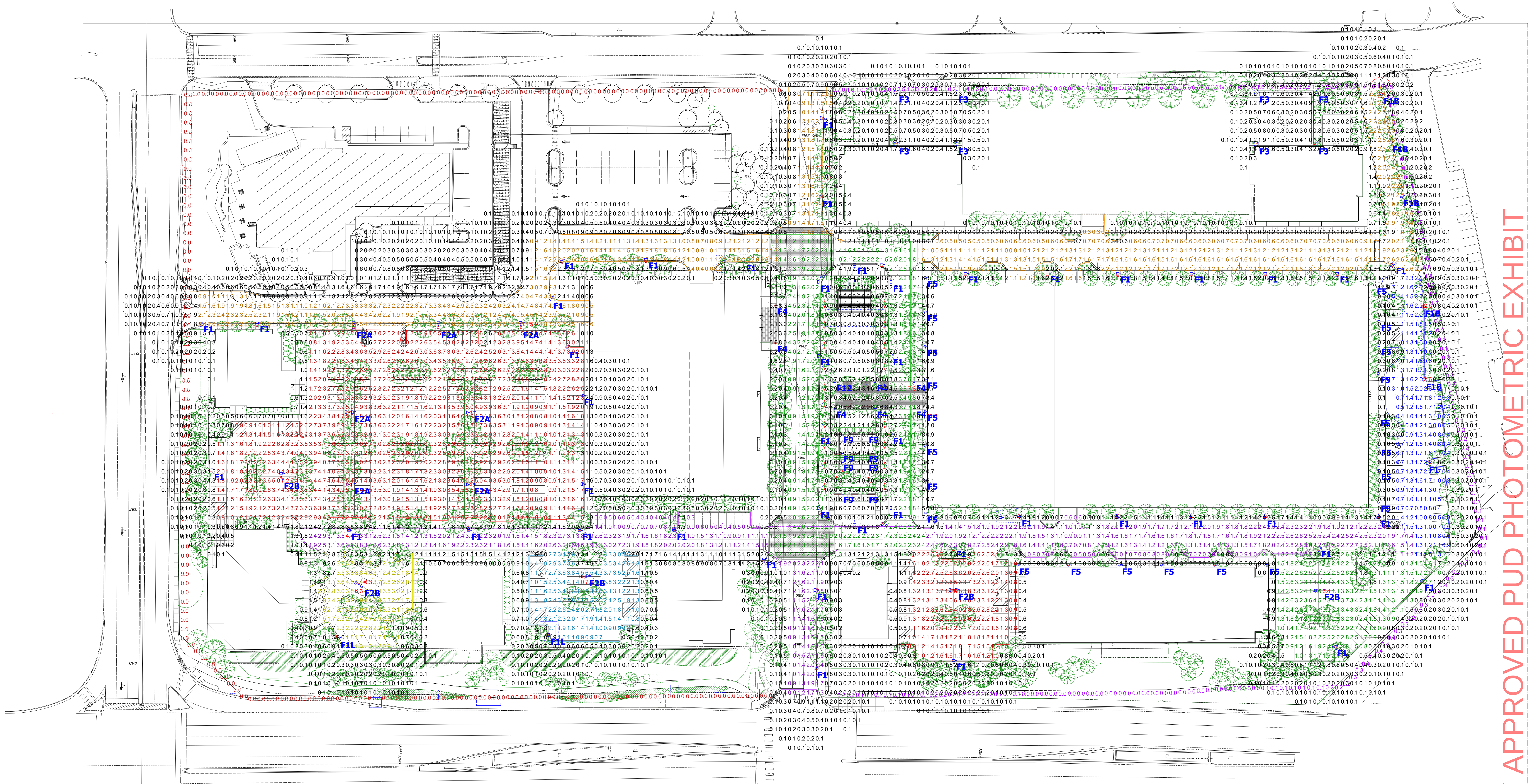
3.67

Design Max. Flow =

572,450 GPD

(FOR REFERENCE ONLY)

PREVIOUSLY APPROVED PUD PHOTOMETRIC EXHIBIT

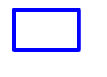
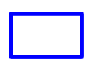
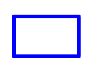
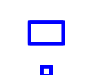
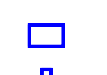
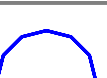
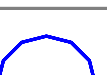
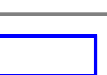


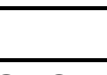
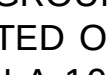
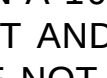
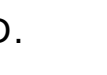
Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp
	F1	47	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	7616
	F1B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with housesside shield	LED	1	6172
	F1L	2	Lithonia Lighting	DSX0 LED P10 30K T4M MVOLT L90	DSX0 LED P10 30K T4M MVOLT with optics rotated 90 degrees left	LED	1	6677
	F2A	7	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841
	F2B	5	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841
	F3	8	BEGA		84 121 K3	LED 23,6W	1	2297
	F4	7	BEGA		88065	LED 47,7W	1	5750
	F5	22	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538
	F9	8	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538
	F12	1	BEGA		84122K4	LED 46,8W	1	6430

Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
East Lot Property Line Calc.		0.4 fc	2.5 fc	0.0 fc	N/A	N/A
Full Area Calc.		0.7 fc	22.8 fc	0.0 fc	N/A	N/A
Main Parking Lot Calc.		2.6 fc	7.2 fc	0.7 fc	10.3:1	3.7:1
McDonald's Drive Calc.		2.0 fc	7.3 fc	0.8 fc	9.1:1	2.5:1
MOB Parking Calc.		1.2 fc	2.6 fc	0.2 fc	13.0:1	6.0:1
Roadway #1 Calc.		1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1
Roadway #2 Calc.		1.8 fc	5.9 fc	0.1 fc	59.0:1	18.0:1
Small Parking #1 Calc.		2.6 fc	6.3 fc	0.8 fc	7.9:1	3.3:1
Small Parking #2 Calc.		2.4 fc	7.0 fc	0.5 fc	14.0:1	4.8:1
Small Parking #3 Calc.		2.1 fc	6.8 fc	0.7 fc	9.7:1	3.0:1
Small Parking #4 Calc.		2.2 fc	6.4 fc	0.7 fc	9.1:1	3.1:1
West Lot Property Line Calc.		0.0 fc	1.9 fc	0.0 fc	N/A	N/A

- NOTES:
1. CALCULATION POINTS ARE AT GROUND LEVEL.
 2. ALL FIXTURE HEIGHTS ARE NOTED ON ARCHITECTURAL PLANS.
 3. CALCULATIONS POINTS ARE ON A 10' x 10' SPACING.
 4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
- **FIELD VERIFICATION REQUIRED.

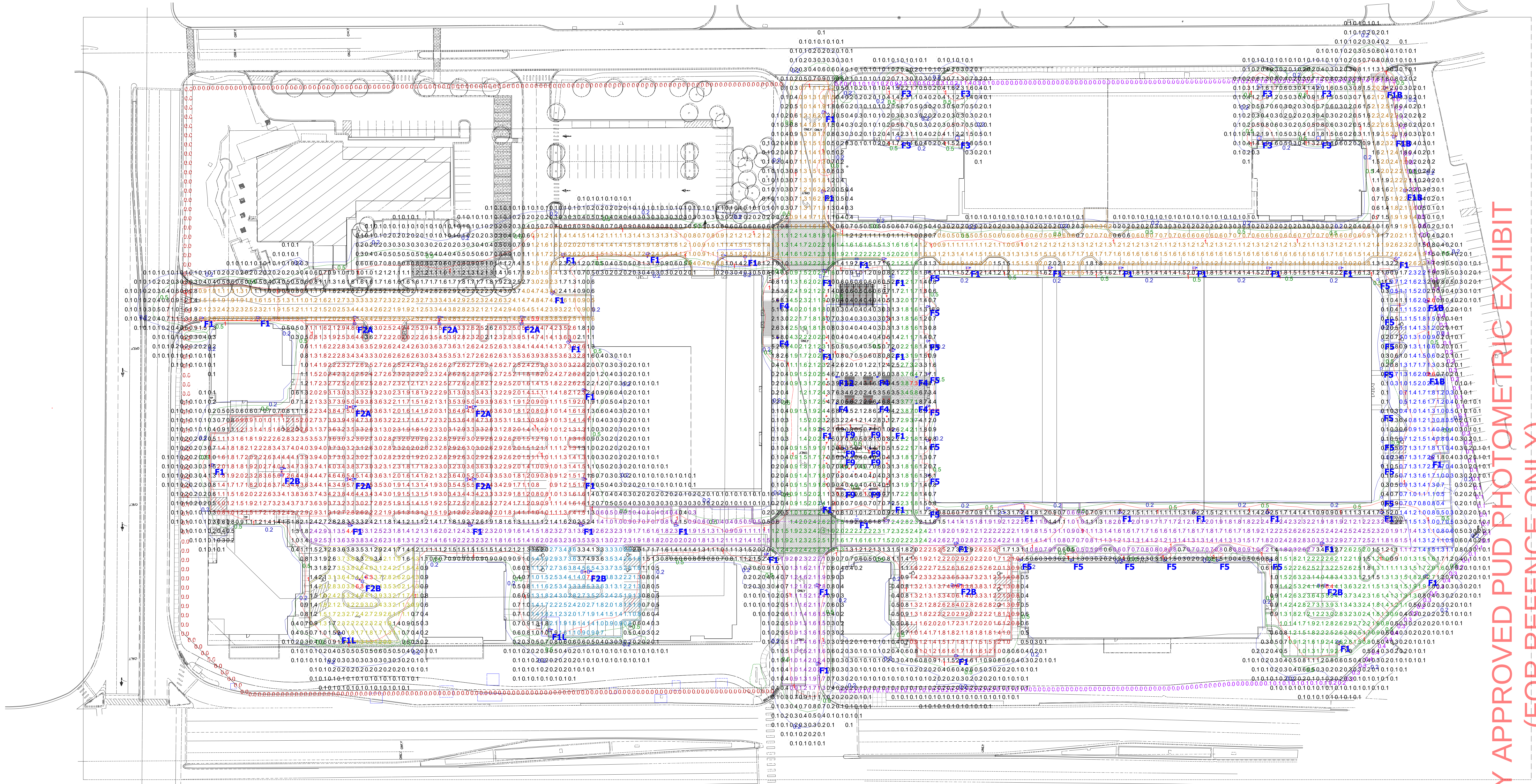
**THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF KSA LIGHTING & CONTROLS. THIS DOCUMENT MAY ONLY BE USED BY OR FOR THE BENEFIT OF KSA LIGHTING & CONTROLS REPRESENTATIVES AND CUSTOMERS. FOR LIGHTING DESIGNS THIS LIGHTING DESIGN IS NOT A PROFESSIONAL ENGINEERING DRAWING AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. KSA LIGHTING & CONTROLS IS NOT RESPONSIBLE FOR SPECIFYING THE LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING CODE REQUIREMENTS. IT IS THE OBLIGATION OF THE END-USER TO CONSULT WITH A PROFESSIONAL ENGINEERING ADVISOR TO DETERMINE WHETHER THIS LIGHTING DESIGN MEETS THE APPLICABLE PROJECT REQUIREMENTS FOR LIGHTING SYSTEM PERFORMANCE, SAFETY, SUITABILITY AND EFFECTIVENESS FOR USE IN A PARTICULAR APPLICATION. FIELD VERIFICATION IS RECOMMENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL FIELD PERFORMANCE TO DIFFER FROM THE CALCULATED PHOTOMETRIC PERFORMANCE REPRESENTED IN THIS LIGHTING DESIGN. IN NO EVENT WILL KSA LIGHTING & CONTROLS BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS LIGHTING DESIGN.

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp
	F1	47	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	7616
	F1B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with houseside shield	LED	1	6172
	F1L	2	Lithonia Lighting	DSX0 LED P10 30K T4M MVOLT L90	DSX0 LED P10 30K T4M MVOLT with optics rotated 90 degrees left	LED	1	6677
	F2A	7	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841
	F2B	5	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841
	F3	8	BEGA	84 121 K3		LED 23.6W	2	2297
	F4	7	BEGA	88065		LED 47.7W	1	5750
	F5	22	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538
	F9	8	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538
	F12	1	BEGA	84122K4		LED 46.8W	1	6430

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Lot Property Line Calc.		0.4 fc	2.5 fc	0.0 fc	N/A	N/A
Full Area Calc.		0.7 fc	22.8 fc	0.0 fc	N/A	N/A
Main Parking Lot Calc.		2.6 fc	7.2 fc	0.7 fc	10.3:1	3.7:1
McDonald's Drive Calc.		2.0 fc	7.3 fc	0.8 fc	9.1:1	2.5:1
MOB Parking Calc.		1.2 fc	2.6 fc	0.2 fc	13.0:1	6.0:1
Roadway #1 Calc.		1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1
Roadway #2 Calc.		1.8 fc	5.9 fc	0.1 fc	59.0:1	18.0:1
Small Parking #1 Calc.		2.6 fc	6.3 fc	0.8 fc	7.9:1	3.3:1
Small Parking #2 Calc.		2.4 fc	7.0 fc	0.5 fc	14.0:1	4.8:1
Small Parking #3 Calc.		2.1 fc	6.8 fc	0.7 fc	9.7:1	3.0:1
Small Parking #4 Calc.		2.2 fc	6.4 fc	0.7 fc	9.1:1	3.1:1
West Lot Property Line Calc.		0.0 fc	1.9 fc	0.0 fc	N/A	N/A

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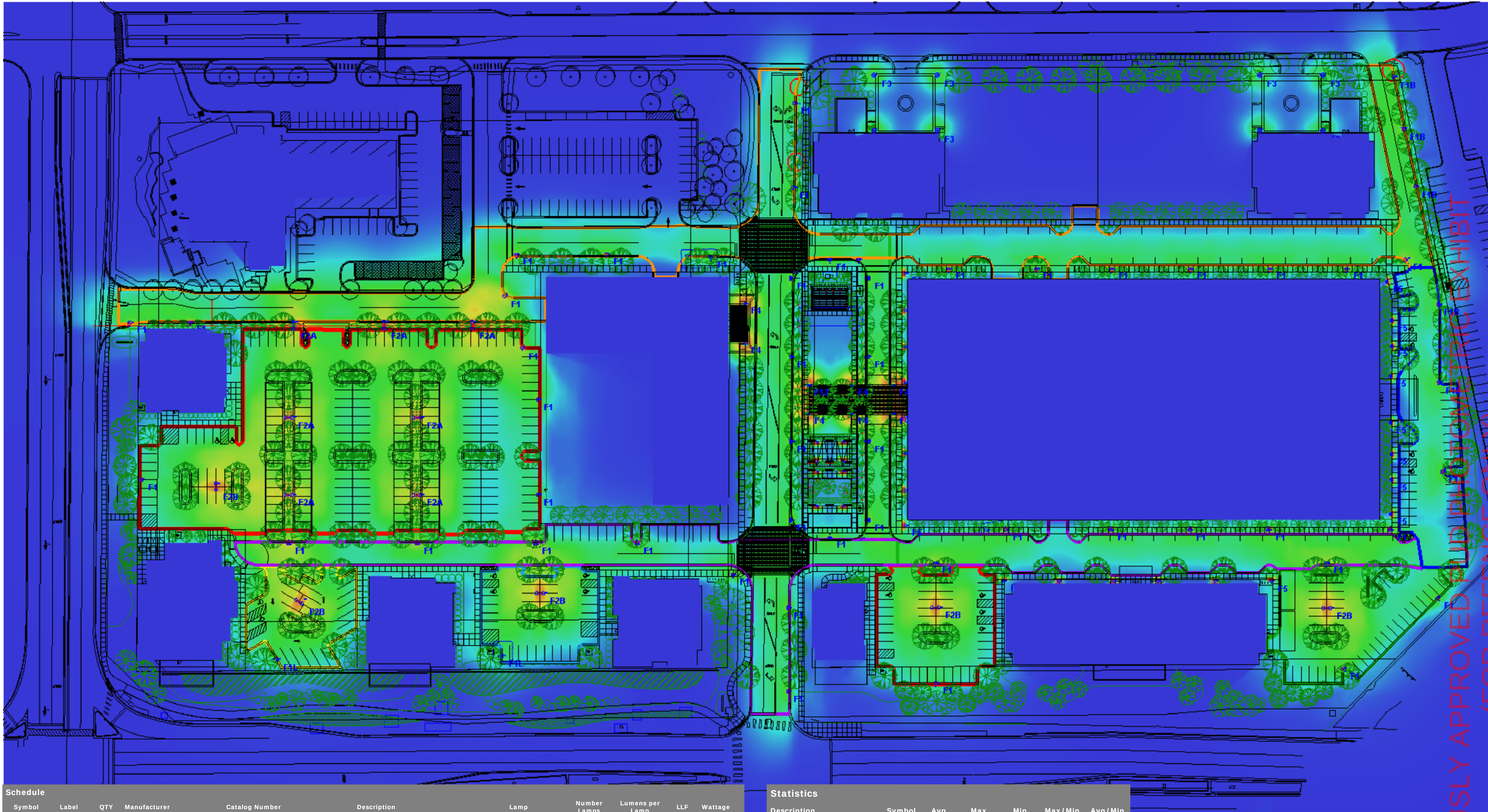
PREVIOUSLY APPROVED PUD PHOTOMETRIC EXHIBIT (FOR REFERENCE ONLY)

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp
	F1	47	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	7616
	F1B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with houseside shield	LED	1	6172
	F1L	2	Lithonia Lighting	DSX0 LED P10 30K T4M MVOLT L90	DSX0 LED P10 30K T4M MVOLT with optics rotated 90 degrees left	LED	1	6677
	F2A	7	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841
	F2B	5	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841
	F3	8	BEGA	84 121 K3		LED 23.6W	1	2297
	F4	7	BEGA	88065		LED 47.7W	1	5750
	F5	22	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538
	F9	8	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538
	F12	1	BEGA	84122K4		LED 46.8W	1	6430

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MOB Parking Calc.		1.2 fc	2.6 fc	0.2 fc	13.0:1	6.0:1
Roadway #1 Calc.		1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1
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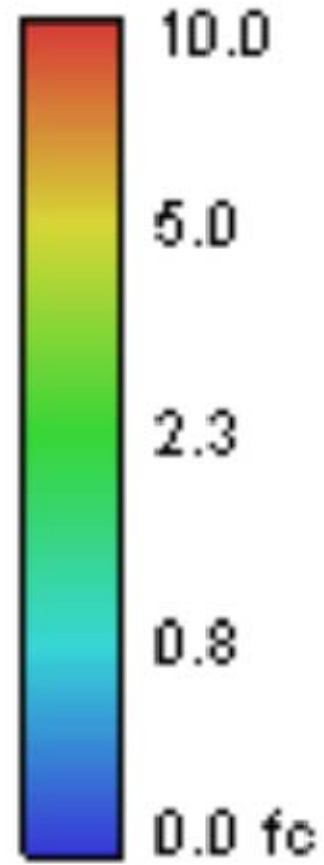


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	F1L	2	Lithonia Lighting	DSX0 LED P10 30K T4M MVOLT L90	DSX0 LED P10 30K T4M MVOLT with optics rotated 90 degrees left	LED	1	6677	0.93	53
	F2A	7	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841	0.93	142
	F2B	5	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841	0.93	142
	F3	8	BEGA		84 121 K3	LED 23,6W	1	2297	0.93	28
	F4	7	BEGA		88065	LED 47,7W	1	5750	0.93	59
	F5	22	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538	0.93	14
	F9	8	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538	0.93	14
	F12	1	BEGA		84122K4	LED 46,8W	1	6430	0.93	52

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PREVIOUSLY APPROVED AND PHOTO-METRIC EXHIBIT
(FOR REFERENCE ONLY)

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: December 13, 2024

CASE NO: 2024-21-SR-FP

DESCRIPTION: Final Plat – Plat of Re-subdivision of R-1825 to subdivide one lot into three (3) individual lots

PETITIONER: TM Real Estate Holdings LLC
2811 35th St
Oak brook, IL 60523

ADDRESS: 1050 22nd Street on Lot G of Oak Brook Commons Subdivision

EXISTING ZONING: ORA-2 Office Research and Assembly district with a Planned Development approved in accordance with Ordinance 2019-ZO-PUD- EX-S-1568. The site is improved with the construction of several building Lots, a 17-story residential building, a 7 story medical office building, restaurants and retail, parking lots, and landscaping. The site is also bisected by the reconstructed McDonald Drive, a publicly dedicated street right-of-way owned by the Village of Oak Brook.

ZONING/USE OF SURROUNDING PROPERTY:

North: **ORA-2** Office-Research-Assembly District and improved with surface parking lot and 7 story medical office building with parking garage.

South: **ORA-2** Office-Research-Assembly District and improved with the Oak Brook Gateway office building which includes Lewis University and a parking deck.

East: Tollway and **ORA-1** Office-Research-Assembly District and improved with an office building.

West: **ORA-2** Office-Research-Assembly District, with vacant Lot F for a restaurant, West of McDonald Drive improved with a retail store and two restaurants, and **B-2** Regional Shopping Center District, improved with the Oakbrook Center shopping mall.

**STAFF REPORT – HINES- LOT G
FINAL PLAT – RESUBDIVISION
CASE NO. 2024-21-SR-FP**

DISCUSSION:

TM Real Estate Holdings LLC has submitted an application requesting approval of an Amendment to a Planned Development and a Subdivision to subdivide Lot G into 3 individual parcels. Lot G is a vacant lot approved as a part of Planned Development for an 8-story boutique Hotel.

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in May, 1958.
- A Subdivision R-1825 was approved for the Oak Brook Commons subdivision in February of 2020 (two corrections of scrivener's errors also recorded).
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as ORA-2, Office-Research Assembly District.
- The proposal to subdivide the existing lot creates 3 lots of 7,707 sq. ft., 7,737 sq. ft., and 10,062 sq. ft.
- Lot G is part of The Oak Brook Commons, approved Planned Development (S-1568) that allows mixed-use development, including residential condominiums and apartments, retail, restaurants, office, hotel, parking decks, and a park site.
- The north, south and west side property line abuts ORA-2, Office-Research-Assembly District.
- The proposed re-subdivided lots will have separate individual addresses.
- No right-of-way (ROW) improvements are required.
- The applicant proposes to provide the Village, an agreement between the owner of the property and the new subdivided sites on Lot G for water service/ billing and, an agreement with Hines and or adjacent owner for day-to-day operations such as parking, gates, plowing, valet, etc.
- The Village Engineer has reviewed the proposal and review correspondence has been included in the case file.
- The application for subdivision has not been signed by the current lot owner as of the date of this report.

Additional application materials have been submitted by the petitioner to further discuss and explain the proposal. 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 subdivision and determine if it is in compliance with the Village's comprehensive plan, zoning ordinance and other applicable ordinances.

**STAFF REPORT – HINES- LOT G
FINAL PLAT – RESUBDIVISION
CASE NO. 2024-21-SR-FP**

CONCLUSION:

Staff has reviewed the Lot G Plat of re-subdivision and recommends approval of the plat 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 subdivision 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 Subdivision subject to the following:

- 1) Ownership approval of the application for subdivision.**
- 2) Approval of the amendment to the Planned Development Amendment for the three proposed restaurant buildings.**
- 3) Final engineering review and approval.**
- 4) Recording of the document by Village Staff.**

Please contact me if you have any questions or need additional information.

Respectfully Submitted,



Rama Raman
Village Planner



ITEM 7.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
December 10, 2024

SUBJECT: Referral of TM Real Estate Holdings LLC - Amendment to a Planned Development and Subdivision for Pad "G" (1050 22nd Street) of Oak Brook Commons

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Background/History:

TM Real Estate Holdings LLC, is proposing a revision to the previous approval at 1050 22nd Street (pad "G"), located south of the Northwestern Medical building and east of the intersection with McDonald Drive. The current approval is for an 8-story (108') boutique hotel. The new request is to construct three stand-alone restaurants.

The planned development ("PD") for this mixed-use project was approved by the Board on May 28, 2019 in accordance with Ordinance S-1568. The original PD site plan approval included four restaurants, on pads "A", "B", "C", and "F" and a hotel on Pad "G".

The Village Board approved a major amendment in September 2020 by Ordinance S-1608, which revised the PD to allow for a medical office building in place of Building "L".

The amendment requested by TM Real Estate Holdings LLC is as follows: Replace the proposed hotel (Building pad "G", 200,000 sq ft) with three restaurants, up to 30,000 square feet.

Staff Comments:

An amendment to the Planned Development is required for this project. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter.

The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

1. The subject property is currently zoned ORA-2 Office, Research and Assembly District. Restaurants are permitted within the ORA-2 District.
2. The Oak Brook Commons approved Planned Development allows mixed-use development, including residential condominiums and apartments, retail, restaurants, office, hotel, parking decks, and a park site.
3. The ORA-2 District permits a floor area ratio (FAR) not to exceed 1.2. The FAR for the approved planned development is 1.56 and is an approved departure from the code. The amendment to the Planned Development will reduce the proposed FAR.
4. The processing of an Amendment to the Planned Development is required based upon Section 13-15-8(A) of the PD regulations because changes are being proposed to the following: 1) land use, 2) change to FAR, and 3) revision to the required parking ratio.
5. The initial plans indicate a proposal of two wall signs per building.
6. The 18-acre property is not located in either the regulatory floodway or floodplain and any development proposal shall comply with the Village's adopted Stormwater ordinance requirements. Ordinance S-1568 requires the creation of a dormant SSA for the Stormwater facilities.
7. A separate neighborhood meeting was not required as part of the outreach for this project. The neighborhood meeting is an optional element of the Planned Development process (13-15-5.B.1d). Please see the project narrative and plans provided by the applicant for additional information and background.
8. Following an interdepartmental staff review, the applicant further refined the application materials, submitted on November 22, 2024. These new materials are attached.
9. The property owner's signature is not on the application. The applicant has advised that they are working to finalize the contract for the property and agreeing on improvements to the shared areas of the Oak Brook Commons development. Staff has permitted the property owner to complete the negotiations with the applicant and advised that the P&Z Commission will be informed if the owner does not sign prior to the public hearing.

Recommendation:

Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Attachments:

1. TMRealEstateHoldings-PadG-Ref12.10.24



December 2, 2024

Ms. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Project	Case No.	Review No.	Status
1050 22 nd Street Lot G in Oak Brook Commons	2024 21 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on November 22, 2024:

Document	Prepared By	Sheets	Date
Final Plat of Resubdivision of Lot G in Oak Brook Commons	V3 Companies	2	11-19-24
Preliminary Engineering Plans	V3 Companies	7	11-21-24
Comment Response Letter	V3 Companies	3	11-21-24

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. Title 14-3-3.C – The concept of converting the existing 10" water service to a water main serving each of the three buildings is acceptable. The ordinance will require that a responsible party is named for water billing purposes. Please work with Village staff to finalize ordinance language.
2. Title 14-3-3.C.8 – Move the proposed water meter pit closer to McDonald Drive. It should be as close to the existing valve as is feasible.
3. Title 14-3-3.C.8 – Revise the water service tap note to indicate the taps will be made via dry connection, not pressure connection.
4. Title 14-4-2.B.2 – Please add the full legal description under the title of the plat on sheet 1. The current legal description provided in this location does not provide the desired information.
5. Title 14-4-4.A – Provide a Subdivision Improvement Agreement (SIA) for the construction of the storm sewer, sanitary service, and water service improvements as shown on the approved plans.
6. Title 14-4-4-B – Please note a Subdivision Security will be required for the construction of any land improvements. The security shall be executed and provided to the Village prior to recording of the plat.

If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC

A handwritten signature in blue ink, appearing to read "JP" followed by a stylized "P" and a flourish.

James Patterson, P.E.

14-3-1: PLATS REQUIRED:

A. Plats Prerequisite To Subdividing Lands: Before subdividing any tract or parcel of land in the village and the unincorporated areas within one and one-half (1½) miles of the village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the village authorities in accordance with the following requirements. Prior to preparation of preliminary plat drawings, it is suggested that the subdivider consult with the plan commission and other village officials to determine conformity to the official plan, zoning ordinance and compliance with this and other applicable village ordinances.

B. Subdivisions Of Not More Than Five Lots:

1. When an application for approval of a subdivision plat containing not more than five (5) lots and located within the village limits is submitted, and is accompanied by an affidavit that such plat comprises the entire contiguous undeveloped land area in which the applicant has any interest, the village clerk shall refer such plat to the village board and if, upon its consideration thereof and after receiving a report from the plan commission which includes a finding that the plat contains the entire contiguous undeveloped land in which the applicant has any interest, it finds that the intent and purpose of this title is not violated, the village board may approve such plat without further procedure.

2. The plat of such a subdivision submitted by the subdivider for approval shall meet all requirements for a final plat as required by these regulations. (Ord. G-708, 12-10-2002)

14-4-2: FINAL PLAT REQUIREMENTS:

A. General: The final plat shall be drawn with black waterproof drawing ink on transparent linen tracing cloth, or equal, in a manner that clear and legible transparent or contact prints can be made.

B. Identification And Description:

1. Proposed name of subdivision.

2. A full and detailed description of the land embraced in the plat, showing the township and range in which such land is situated, and the sections and parts of sections platted, and in the case of replatting or resubdividing, a description of the part of, and the name of, the original plat which is replatted or resubdivided, containing the name of the town, city, village or addition platted, the name of the proprietor required to sign the plat and the surveyor making it. If there is any excepted parcel within the plat boundary it must be accurately described by metes, bounds and courses.

3. Scale of plat, one inch equals one hundred feet (1" = 100') or other scale approved by the village engineer.

4. North point (indicating true north).

5. Date of preparation.

C. Delineation Of Final Plat:

1. Boundary of the plat based on an accurate traverse, with all angular and linear dimensions shown.

2. All blocks, lots, streets, alleys, crosswalks, easements and setback lines within or adjacent to the plat, all of which shall have all angular and linear dimensions given and all radii, internal angles, bearings, points of curvature, tangents and lengths of all curves so that no dimensions or data are missing which are required for the future relocation of any of the corners or boundaries of blocks, lots, streets, etc., as listed above. All dimensions shall be given to the nearest hundredth of a foot.

3. True angles and distances to the nearest established official monuments, not less than three (3) of which shall be accurately described on the plat.

4. Municipal, township or section lines accurately tied to the lines of the subdivision by distances and angles.

5. Block and lot numbers of all blocks and lots. Names of all existing streets and all streets in the subdivision.

6. Accurate outlines, legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.

7. Location of all iron stakes and all permanent monuments required by this chapter.

8. Any protective covenants.

9. Statements covering easement provisions.

10. All other information required by state statutes.

In addition to all other requirements herein contained, there shall be submitted with the final plat a document over the signature of the engineer or surveyor, who prepared such plat, indicating the total square footage of each lot shown on the plat.

SUBDIVISION APPLICATION



**1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106 or 630-368-5146**

- ☐ PRELIMINARY PLAT OF SUBDIVISION
☐ FINAL PLAT OF SUBDIVISION
☐ FINAL PLAT OF CONSOLIDATION
AND/OR PLAT OF VACATION
☐ ASSESSMENT PLAT SUBDIVISION
☒ SUBDIVISION AMENDMENT
AND/OR VARIATION

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE LOT 6 in Oak Brook Commons DATE FILED _____

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED _____

ARE YOU SEEKING ANY VARIATION (RELIEF) TO THE SUBDIVISION REGULATIONS? YES ☐ NO ☒

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

PERMANENT PARCEL NO. 06-23-407-019

NAME OF APPLICANT (and Email Address) TM Real Estate Holdings LLC PHONE _____

ADDRESS 2811 35TH STREET CITY Oak Brook STATE IL ZIP 60523

RELATIONSHIP of APPLICANT TO PROPERTY Contract Purchaser

OWNER OF RECORD Oak Brook Commons LLC PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

BENEFICIARY (IES) OF TRUST _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

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.

Signature of Owner _____

Date _____

Signature of Applicant [Signature]

Date 11/12/24

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.

Signature of Owner _____

11/04/2024

Date _____

IDENTIFY STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY (Use additional paper if needed)

-sizing BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS					
NUMBER of ACRES					
NUMBER of SQUARE FEET					

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. **Provide a mailing label for each Property Owner listed.** 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 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 within 30 days of the filing of this application. (Attach additional sheets if necessary)

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER

NOTICE TO APPLICANT **REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS**

DO NOT SUBMIT ANY proposed plat of subdivision until you are directed to do so. ALL Subdivision application forms, Subdivision plats and engineering plans (if required), and other documents are to be emailed to Cathy at: cchiarelli@oak-brook.org for a preliminary review along with the contact person information who will be making any plat revisions.

After comments and revisions have been completed by the Village Engineer at least 10 days before the Plan Commission meeting, you will be directed to submit, the following: The original Applications must be completed, signed and ***accompanied with the following:*** Proper fee (payable to the Village of Oak Brook), Two (2) folded copies of the proposed subdivision (**pursuant to the Plat Act maximum sheet size permitted is 30" x 36"**), 2 copies of Plat of Survey with Legal Description, Common Address and P.I.N. noted. Include a PDF of all plats and plans of each, which is to be emailed to cchiarelli@oak-brook.org) Completed Subject Property Verification, Surrounding Property Owners form. If the applicant is NOT the property owner, a Letter of Standing is required with the written consent / authorization from the property owner. **See Submittal Guideline for a complete list of requirements.**

Fees and documents must be received prior to the 2nd to the last Friday of the second preceding month for Planning & Zoning Commission review on the first Wednesday of the each month. An incomplete submittal will NOT be accepted and may be returned to the applicant. Please check all items applicable::

PRELIMINARY PLAT	☐	\$50.00 per lot or \$750.00 minimum**
FINAL PLAT (G-289, 3/24/81)	☐	\$750.00 – NO IMPROVEMENTS** (Plus Plan Review & Inspection Fees, if required)
FINAL PLAT – with Improvements	☐	\$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
AMENDMENT or VARIATION	☒	\$750.00*
ASSESSMENT PLAT (12/11/79)	☐	No Charge
Public Hearing Signs	☐	\$50.00 per sign – 1 sign required for each Street Frontage/Per Parcel

*Fees do not include publication costs, which are paid for separately
 ** \$125 fee for each time extension [Fees - Title 1 Chapter 14](#) of this code.

All meetings are held in the Samuel E. Dean Board Room of the Butler Government Center, 1200 Oak Brook Road

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed <u>11/5/24</u>	Fee Paid \$ <u>750.00</u>	Receipt No. <u>754511</u>	Received By <u>CC</u>
HEARING DATES: Board of Trustees (Referral) <u>12/10/24</u>		P&Z Commission <u>12/18/24</u>	Board of Trustees <u>1/14/25</u>
SIGNED - VILLAGE CLERK <u>[Signature]</u>		Date <u>12/10/24</u>	

NOTICE OF SPECIAL PUBLIC HEARING

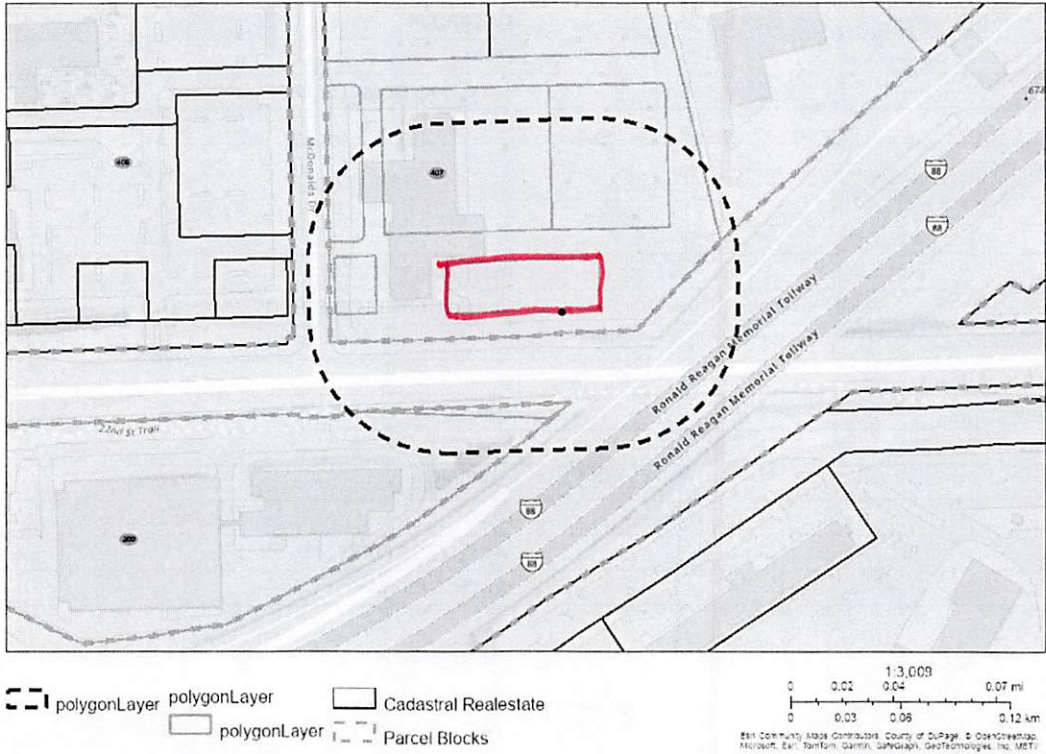
VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION DECEMBER 18, 2024 AT 6:30 P.M.

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 Thursday, December 18, 2024 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, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, TM Real Estate Holdings LLC, 2811 35th Street, Oak Brook, Illinois, 60523, telephone 708-268-4050. They seeking a major amendment of the planned unit development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2024-15-ZO-PUD, seeking approval to a major change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons, located on the property at 1050 22nd Street, Oak Brook, Illinois 60523, as further described below.

Project Description: Petitioner has applied to the Village for an amendment to the existing Planned Development allowing for three (3) free-standing, two-story, approximately 10,000 square-foot buildings, for restaurant use. In accordance with the zoning regulations, as part of the Planned Development, the Petitioner has requested modifications and departures from the standard zoning provisions. The subject property may generally be described as Lot G, 1050 22nd Street, Oak Brook, Illinois 60523, with the PIN as follows: PARCEL NUMBER: 06-23-407-019.

The Petitioner's application including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition 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, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays. 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.



PIN: 0623407017

PIN	0623407017
OWNER	HINES INTEREST LTD PRTR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2153 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407015

PIN	0623407015
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407016

PIN	0623407016
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2151 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407018

PIN	0623407018
OWNER	WILDBERRY PANCAKES & CAFE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1100 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	1783 N MILWAUKEE AVENUE
BILLADDR2	LIBERTYVILLE IL 60048

PIN: 0626200009

PIN	0626200009
OWNER	OAK BROOK GATEWAY LLC
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1111 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	248 ADDIE ROY RD NO A-204
BILLADDR2	AUSTIN TX 78746

PIN: 0623407019

PIN	0623407019
OWNER	HINES INTEREST LTD PRNTR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1050 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0626200003

PIN	0626200003
OWNER	DAN MANAGEMENT CORP
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	10 E 22ND ST NO 116
BILLADDR2	LOMBARD IL 60148

PIN: 0623407014

PIN	0623407014
OWNER	HINES INTEREST LTD PRNTR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDR1	444 W LAKE ST UNIT 2400
BILLADDR2	CHICAGO IL 60606

PIN: 0623407002

PIN	0623407002
OWNER	OAK BROOK COMMERCE CENTER
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	903 COMMERCE DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	P O BOX 06494
BILLADDRL2	CHICAGO IL 60606-6494

Map Report DuPage County GIS



December 6, 2024

Ms. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

RE: 1050 22nd Street Lot G in Oak Brook Commons | Review No. 2

Dear Ms. Von Drasek:

We are in receipt of the review letter for the above noted project dated December 2, 2024, prepared by James Patterson of EZA Engineering PLLC. Below are our responses to the comments provided.

GENERAL COMMENTS:

Comment 1: Title 14-3-3.C – The concept of converting the existing 10” water service to a water main serving each of the three buildings is acceptable. The ordinance will require that a responsible party is named for water billing purposes. Please work with Village staff to finalize ordinance language.

Response: Noted. The Lot G Developer will work with Village Staff on the Ordinance.

Comment 2: Title 14-3-3. C.8 – Move the proposed water meter pit closer to McDonald Drive. It should be as close to the existing valve as is feasible.

Response: The proposed meter pit has been shifted west, closer to McDonald Drive.

Comment 3: Title 14-3-3. C.8 – Revise the water service tap note to indicate the taps will be made via dry connection, not pressure connection.

Response: The note has been revised.

Comment 4: Title 14-4-2. B.2 – Please add the full legal description under the title of the plat on sheet 1. The current legal description provided in this location does not provide the desired information.

Response: The full legal description has been added.

Comment 5: Title 14-4-4. A – Provide a Subdivision Improvement Agreement (SIA) for the construction of the storm sewer, sanitary service, and water service improvements as shown on the approved plans.

Response: The Developer of Lot G will provide the SIA.

Comment 6: Title 14-4-4-B – Please note a Subdivision Security will be required for the construction of any land improvements. The security shall be executed and provided to the Village prior to recording of the plat.

Response: Subdivision Security will be provided by the Developer of Lot G prior to recording of the plat.

Please find enclosed our revised Plat of Subdivision and revised Preliminary Engineering Plans for your review and approval. If you have any questions, please do not hesitate to contact our office. Thank you.

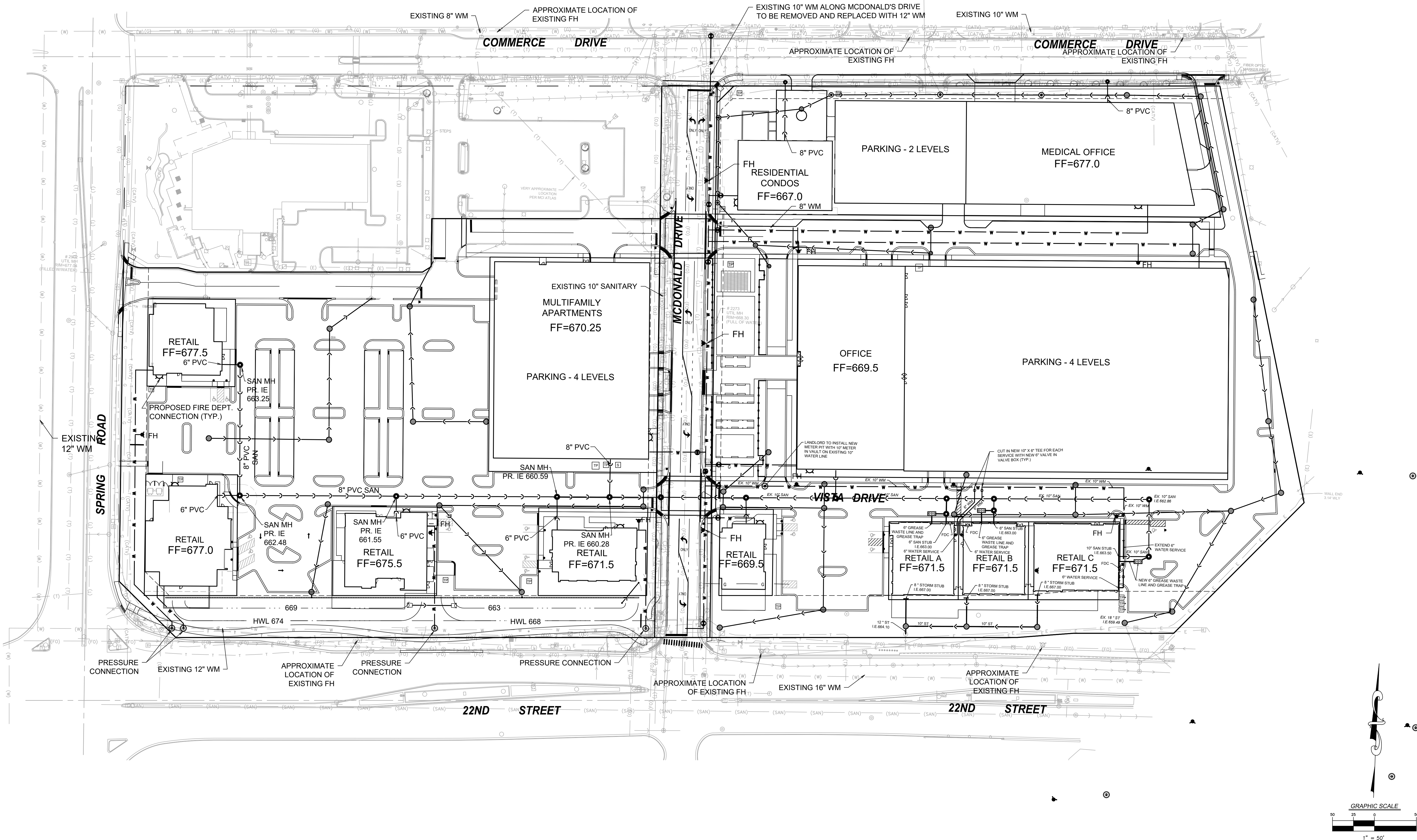
Sincerely,
V3 COMPANIES LTD,

A handwritten signature in blue ink that reads "John R. Brown". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

John R. Brown, P.E.
Senior Project Manager

Enclosures

cc: Mr. James Patterson – EZA
Mr. Michael Manzo – TM Real Estate Holdings LLC
Mr. Matthew Shoener – Aria Group
V3 File



PRELIMINARY ENGINEERING PLANS

FOR

OAK BROOK COMMONS LOT G

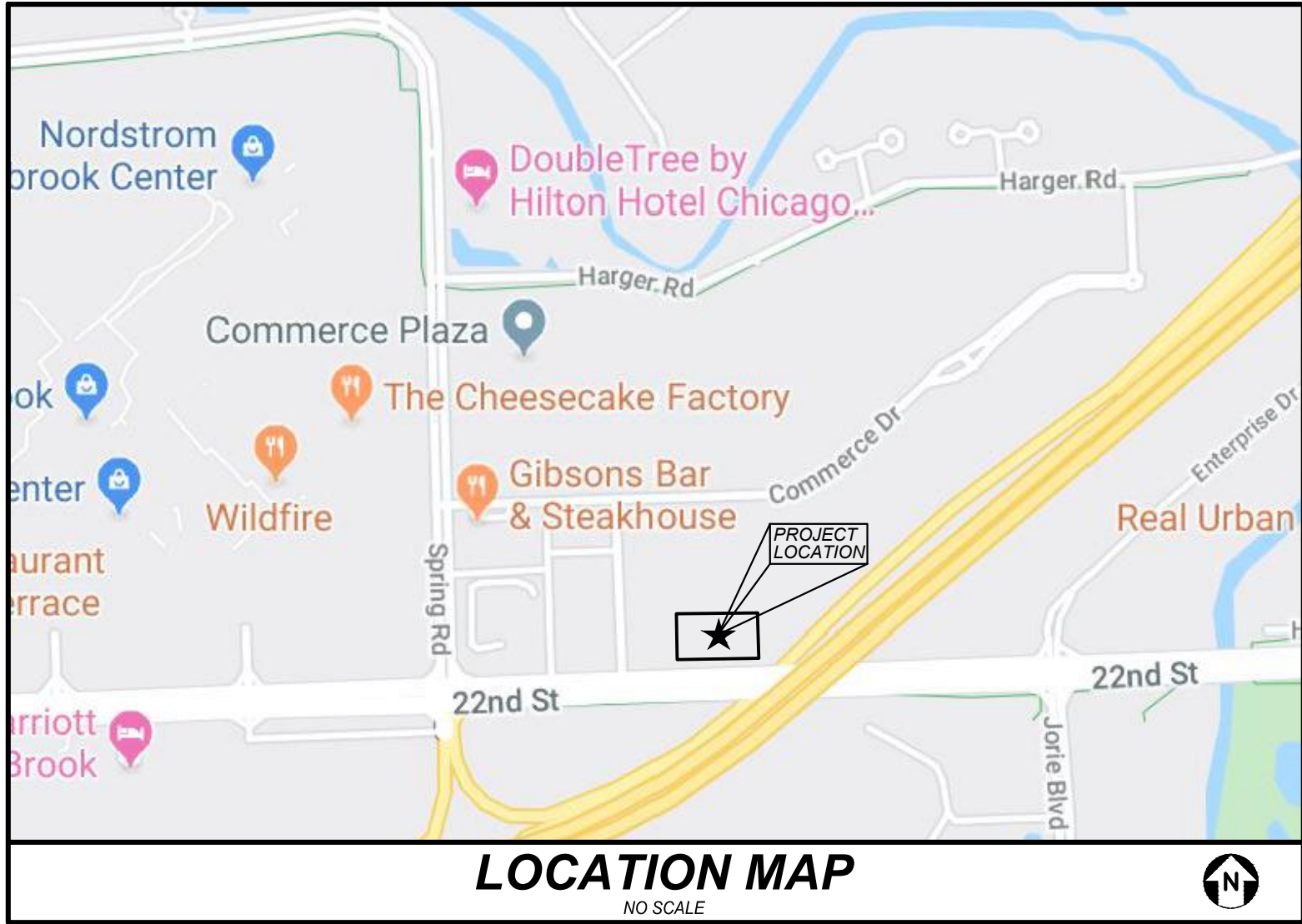
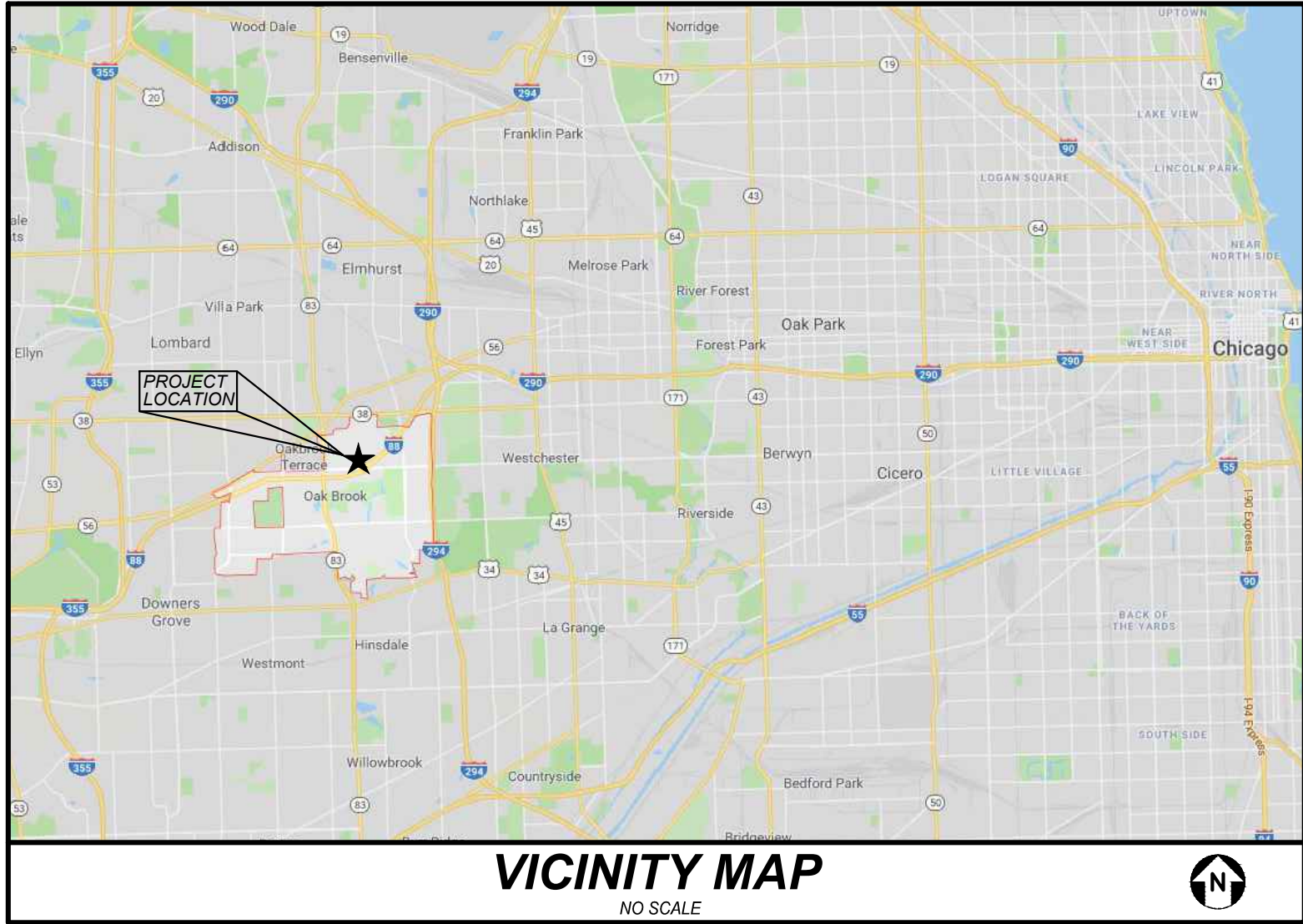
1050 22ND STREET
OAK BROOK, ILLINOIS

PROJECT TEAM

DEVELOPER
TM Real Estate Holdings LLC
Contact: Michael Manzo

ENGINEER
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: John Brown, P.E.
jbrown@v3co.com

ARCHITECT
Aria Group
830 North Boulevard
Oak Park, Illinois 60301
708 445 8400
Contact: Matthew Shoener



INDEX	
CIVIL ENGINEERING PLANS	
C0.0	TITLE SHEET
C1.0	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
C1.1	SPECIFICATIONS
C2.0	LAYOUT AND PAVING PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CONSTRUCTION DETAILS

Call Before You Dig

JULIE

800.892.0123

Call 48 hours before you dig

Joint Utility Locating Information for Excavators

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOHN R. BROWN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF TM REAL ESTATE HOLDINGS LLC BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 6th DAY OF DECEMBER, A.D., 2024.

John R. Brown

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-050103
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

TITLE SHEET

OAK BROOK COMMONS LOT G

OAK BROOK

ILLINOIS

PROJECT NO.: 18203 G

PROJECT MANAGER: JB

DESIGNED BY: JB

DRAWN BY: KS

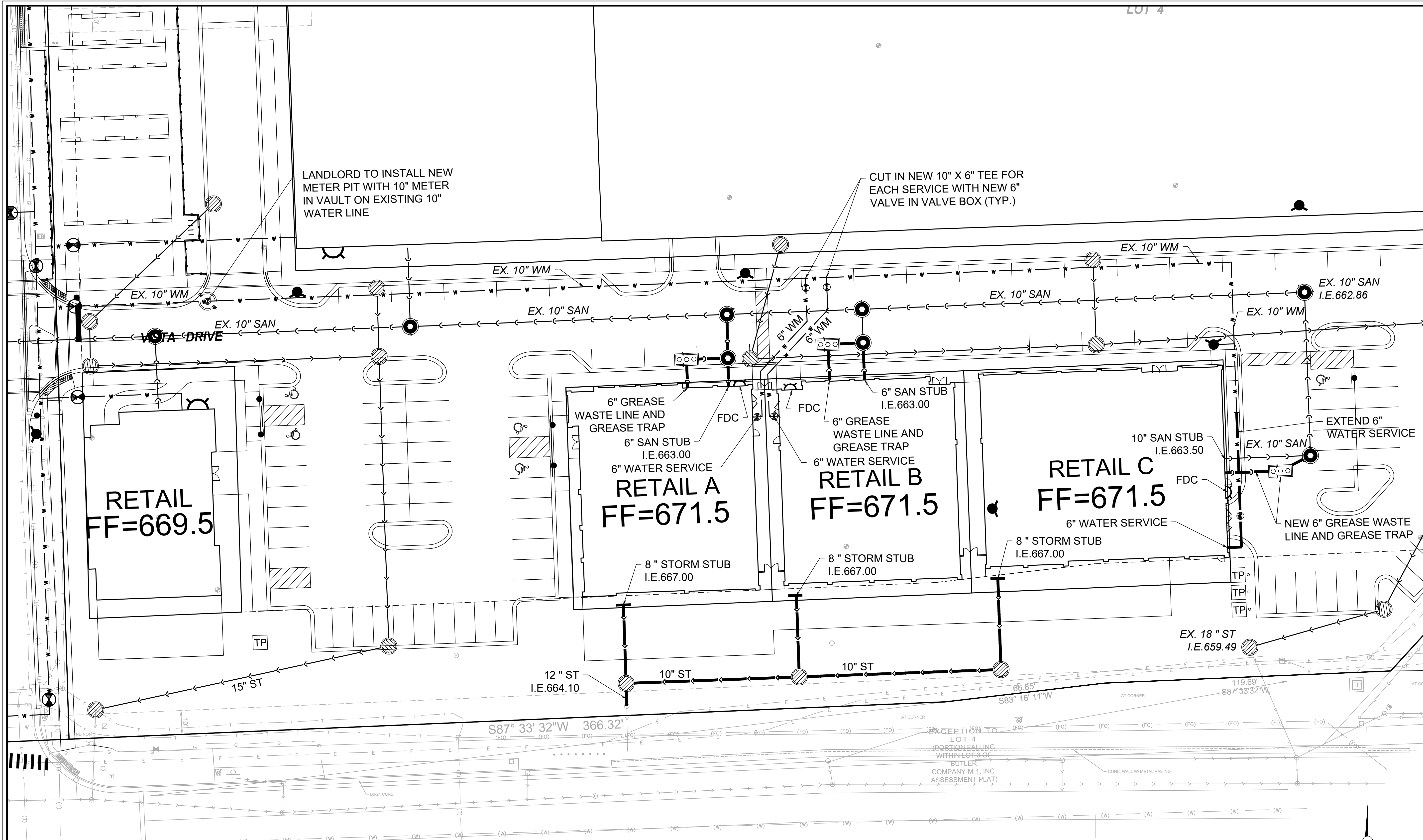
ORIGINAL ISSUE DATE: 11-21-2024

NO.	DATE	DESCRIPTION
1	12-06-24	REVISED PER VILLAGE REVIEW

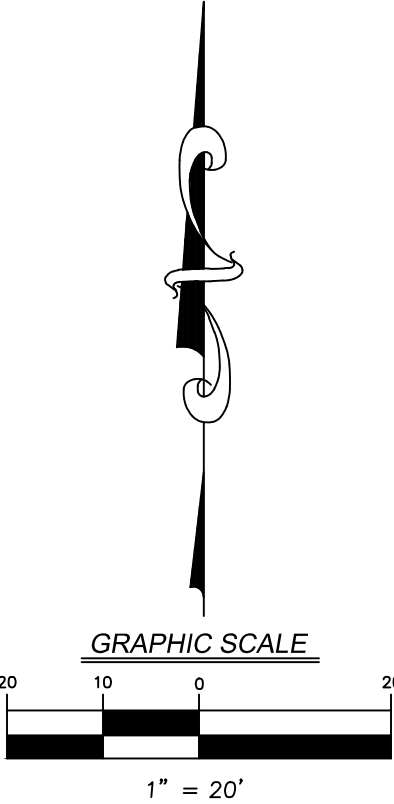
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

V3

DRAWING NO.
C0.0



- NOTES:
- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
 - THE VILLAGE OF OAK BROOK REQUIRES 24-HOUR NOTICE FOR ALL ROADWAY PAVEMENT CUTS FOR UTILITY INSTALLATIONS.
 - CONTACT THE VILLAGE OF OAK BROOK WATER DEPARTMENT AT 630-728-5950 A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK ASSOCIATED WITH THE WATER MAIN.



REVISIONS		DESCRIPTION	NO.	DATE
ORIGINAL ISSUE DATE: 11-21-2024				
PROJECT NO.: 18203 G				
PROJECT MANAGER: JB				
DESIGNED BY: JB				
DRAWN BY: KS				

UTILITY PLAN

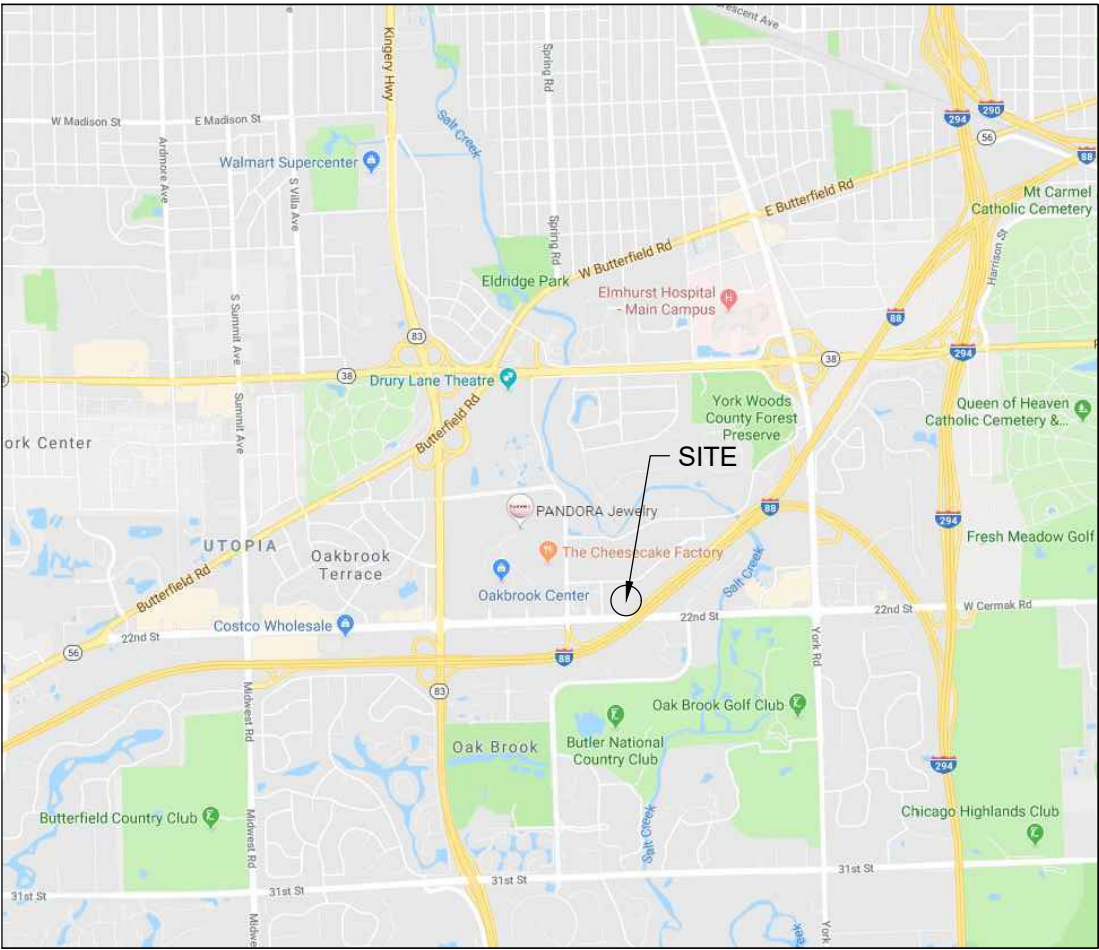
OAK BROOK COMMONS LOT G

OAK BROOK ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C4.0



VICINITY MAP
NOT TO SCALE

P.I.N. 06-23-407-019

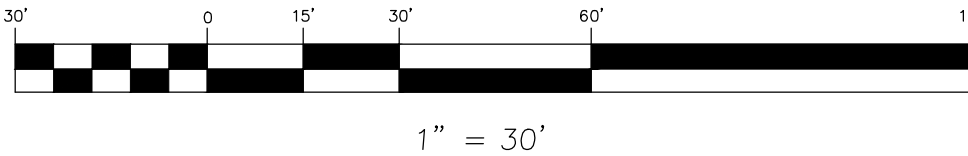
FINAL PLAT OF RESUBDIVISION
OF
LOT G IN OAK BROOK COMMONS
OAK BROOK, IL

BEING A RESUBDIVISION OF LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 IN DUPAGE COUNTY, ILLINOIS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT:
LATITUDE: 41-50-51.88377 N
LONGITUDE: 87-56-34.67333 W
ELLIPSOID HEIGHT: 557.336
GROUND SCALE FACTOR 1.0000386676
ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



AREA

LOTS	Square Feet	Acres
LOT 1	7,707	0.1769
LOT 2	7,737	0.1776
LOT 3	10,062	0.2310
TOTAL	25,506	0.5855

OWNER/DEVELOPER

TM Real Estate Holdings LLC
Contact: Michael Manzo

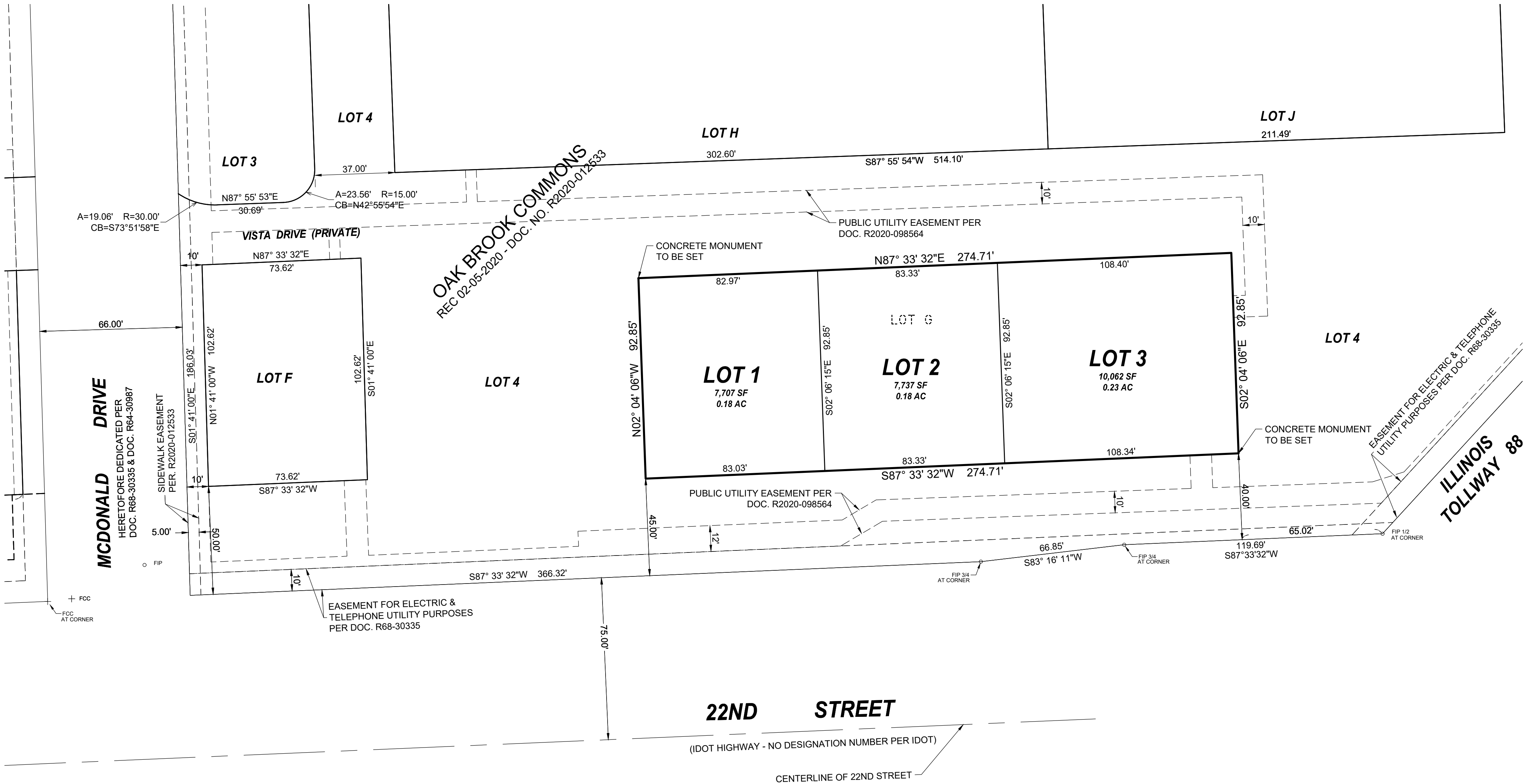
SURVEYOR/ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

Project Manager: Edward J. Murray, P.L.S.

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- ACCESS TO ALL LOTS WILL BE HANDLED BY A DECLARATION DOCUMENT.
- A LISTING AND DESCRIPTION OF ALL REQUIRED IMPROVEMENTS AGREED UPON IN THE PLANNED DEVELOPMENT CAN BE FOUND UNDER VILLAGE ORDINANCE 2019-ZO-EX-PUD-S-1668. THERE IS NOT A SUBDIVISION IMPROVEMENT AGREEMENT ASSOCIATED WITH THIS RESUBDIVISION.
- ALL PROTECTIVE COVENANTS AND EASEMENT PROVISIONS CAN BE FOUND ON EITHER SHEET 6 OF THE PLAT OF OAK BROOK COMMONS, OR THE "DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OAK BROOK COMMONS" DOCUMENT.



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- SECTION LINE
- SETBACK LINE
- FOUND IRON ROD
- FOUND CUT CROSS
- FOUND IRON PIPE
- SET IRON PIPE
- SET CONCRETE MONUMENT

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
TM Real Estate Holdings LLC

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	11/19/24	REVISED PER VILLAGE COMMENT			
2.	12/05/24	REVISED PER VILLAGE COMMENT			

FINAL PLAT OF RESUBDIVISION

LOT G IN OAK BROOK COMMONS - OAK BROOK, IL

DRAFTING COMPLETED: 10/19/24
FIELD WORK COMPLETED: N/A

DRAWN BY: EJM
CHECKED BY: EJM

PROJECT MANAGER: EJM
SCALE: 1" = 30'

Project No: 18203.G
Group No: VP04.1

SHEET NO.
1 of 2

FINAL PLAT OF RESUBDIVISION
OF
LOT G IN OAK BROOK COMMONS
OAK BROOK, IL

BEING A RESUBDIVISION OF LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF)

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 WILL ALSO FOLLOW IN ACCORDANCE WITH THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OAK BROOK COMMONS" DOCUMENT.

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

NAME

ADDRESS

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF)

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 , A.D., 20 .

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

THIS IS ALSO TO CERTIFY THAT I , 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 DISTRICT IN WHICH EACH OF THE FOLLOWING LOT(S) LIE:

LOT NUMBER(S) SCHOOL DISTRICT
ALL GRADE SCHOOL DISTRICT NO. 48
COMMUNITY HIGH SCHOOL DISTRICT NO. 88
COMMUNITY COLLEGE DISTRICT NO. 502

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

NAME

ADDRESS

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 INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT BURR RIDGE, DU PAGE COUNTY, ILLINOIS, THIS DAY OF , A.D., 20 .

EXECUTIVE DIRECTOR

PLANNING AND ZONING COMMISSION 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 , A.D., 20 .

CHAIRMAN

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 , A.D., 20 .

TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, ILLINOIS, THIS DAY OF , A.D., 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 , A.D., 20 .

VILLAGE CLERK

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 CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED IN WHEATON, DUPAGE COUNTY, ILLINOIS THIS DAY OF , 20 .

COUNTY CLERK

COUNTY RECORDER 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 AS DOCUMENT NO.

RECORDER OF DEEDS

SURFACE WATER 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 RESUBDIVISION 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 SUBDIVISION 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 .

IL REGISTERED PROFESSIONAL ENGINEER

OWNER

STATE REGISTRATION NUMBER

BY:

ITS:

REGISTRATION EXPIRATION DATE

BY:

ITS:

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF OAK BROOK TO RECORD THIS PLAT OF RESUBDIVISION OF LOT G IN OAK BROOK COMMONS' WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

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

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, REGISTERED ILLINOIS LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 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 (OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK) WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT ABOVE DESCRIBED AREA FALLS IN AREA OF MINIMAL FLOOD HAZARD (ZONE X), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (MAP NO. 17043C0177J) EFFECTIVE DATE AUGUST 1ST, 2019.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED THIS TH DAY OF , A.D., 2024.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
TM Real Estate Holdings LLC

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	11/19/24	REVISED PER VILLAGE COMMENT			
2.	12/05/24	REVISED PER VILLAGE COMMENT			

FINAL PLAT OF RESUBDIVISION

LOT G IN OAK BROOK COMMONS - OAK BROOK, IL

DRAFTING COMPLETED:	10/19/24	DRAWN BY:	EJM	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = 30'

Project No: 18203.G
Group No: VP04.1

SHEET NO.
1 of 2