



OAK BROOK
Illinois

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

Regular Meeting
Wednesday, February 5, 2025
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - A. Special Planning & Zoning Commission Meeting Minutes dated December 18, 2024
4. UNFINISHED BUSINESS
5. NEW BUSINESS
 - A. Smile Partners USA - 2109 Clearwater Drive - Special Use
 - B. The Midwest Club - 2222 35th Street - Final Plat of Subdivision
 - C. A & E Luxury Builders, Inc - 23 Concord Drive - FAR Variation
 - D. VOB 2025 Official Zoning Map
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

ITEM 5.A
2109 CLEARWATER DR
SMILE PARTNERS SU

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2	Referral Memo – Board of Trustees Agenda dated January 14, 2025
1	Zoning Regulations – Special Use 13-10-E.2

Application Materials

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VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: January 17, 2025

CASE NO: 2025-1-ZO-SU

DESCRIPTION: Special Use (Section: 13-10 E-2) – To permit and allow a dental clinic.

PETITIONER: Redwood MSO, LLC DBA Smile Partners USA
800 Kirts Blvd Suite 650
Troy, MI 48084

ADDRESS: 2109 Clearwater Drive, Oak Brook IL

EXISTING ZONING: O-4 Office District

ZONING/USE OF SURROUNDING PROPERTY:

North: O-4, Office-Research-Assembly District, improved with senior living building and ORA-1 Office-Research-Assembly District with office (Hub Group Corporate Headquarters).

South: 22nd Street and CR, Conservation/ Recreation, Oak Brook Golf Club.

East: O-4, Office District, improved surface parking lot and office building (with Athletico).

West: ORA-1 Office-Research-Assembly District, office buildings.

DISCUSSION: Redwood MSO, LLC DBA Smile Partners USA has submitted an application requesting a Special Use (Section: 13-10 E-2) to allow and operate a dental clinic. CH Retail Fund II/ Chicago Clearwater, L.L.C, the owner of the building has approved the submittal of this request. The space was previously operated by a barbeque restaurant. The dental clinic is proposed to be located in the Clearwater Development. Roti Mediterranean Grill and Chipotle are located in the same building to the east of the proposed dental clinic.

**STAFF REPORT – SMILE PARTNERS
SPECIAL USE
CASE NO. 2025-1-ZO-SU**

STAFF COMMENTS:

- The Village Board's referral on January 14, 2024 included some concerns regarding the location being more suited for restaurant/retail use. Medical and dental practices are special uses as the office buildings are more often a better fit for such uses.
- The property is located within Clearwater Development that was approved for a mixed use development (S-1187) in 2007. Buildings on lots 3, 4 and 5 of the 6 lot development were proposed as specialty retail and restaurant use. The existing Lot 3 and 4 have financial institution use.
- Medical offices are permitted in O-4 district as Special Use under Section: 13-10 E-2. Staff has interpreted the dental clinic as a medical office use.
- CH Retail Fund II/ Chicago Clearwater, L.L.C, the owner of the building has approved the special use request as proposed (see letter in the case file).
- The owners of the adjacent properties (Lots 1,2, 3,4, and 6) have consented to the special use request as proposed (see letters in the case file).
- The dental clinic is currently located in Oak Brook at 120 Oakbrook Center Suite 326. The practice proposes moving to a bigger space within Oak Brook. As such, the business will be retained by relocating within the Village.
- Parking: The parking requirement for a restaurant (previous occupant) is 1 parking space per 100 that requires 40 parking spaces. Parking required for medical and dental clinics and offices of physicians and dentists is 1 parking space per 200 SF. For 4000 SF, 20 parking spaces will be required.
- There are no exterior changes proposed.
- Hours of operation for the existing office at 120 Oak Brook Center is generally between 9am- 6pm on weekdays and 8am-2pm on Saturdays.
- The applicant is advised that a Reciprocal Easement Agreement (included in the casefile) exists for the Clearwater subdivision.
- The applicant will meet all other applicable regulations including those by the Village of the Oak Brook.

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 Special Use and determine if it is in compliance with the Village's comprehensive plan, zoning ordinance and other applicable ordinances.

**STAFF REPORT – SMILE PARTNERS
SPECIAL USE
CASE NO. 2025-1-ZO-SU**

CONCLUSION:

Staff would like the Planning and Zoning Commission's feedback on the proposed Special Use being requested. As part of this discussion, staff has provided additional conditions that can be included in a recommendation to ensure that all applicable considerations are memorialized for the development.

- 1) The applicant shall provide information on trash collection, storage and circulation.
- 2) All sign proposals shall comply with the applicable sign code regulations of the Oak Brook zoning ordinance unless otherwise modified or varied.
- 3) Comply with all other applicable rules and ordinances of the Village of Oak Brook.
- 4) Add the provision "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."
- 5) 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

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, February 5, 2025 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 Redwood MSO, LLC DBA Smile Partners USA and CH Retail Fund II/Chicago Clearwater LLC, the property owner, 2109 Clearwater Drive, Oak Brook, IL 60523, who are seeking a Special Use as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The petitioner is requesting a special use to allow a dental office in the O-4 District. Smile Partners USA is currently located in Oakbrook Center.

The subject property is located at 2109 Clearwater Drive, in Oak Brook, Illinois 60523 and the PIN is as follows:

PARCEL NUMBER: 06-24-308-017

The petitioner's application including all supporting documents is on file with the Development Services Department. Persons wishing to examine the application documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

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

Netasha Scarpiniti
Village Clerk

Published at the direction of the Corporate Authorities and the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois
Published in Daily Herald January 17, 2025 (276059)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook 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 **Northwest Suburbs 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 01/17/2025

in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Laurel Baltz*
Designee of the Publisher of the Daily Herald

Control # 276059





VILLAGE OF
OAK BROOK
Illinois

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

January 17, 2025

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a special use to the Zoning Regulations.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission*..... 6:30 p.m., Wednesday, February 5, 2025

Board of Trustees Meeting7:00 p.m., Tuesday, February 25, 2025***

*Public Hearing Body – Variation

*** Pending P&Z

The application has been filed by:	Smile Partners USA 800 Kirts Blvd Suite 650 Troy, MI 48084
The property in question is located at:	2109 Clearwater Drive Oak Brook, IL 60523
Relationship of applicant to property:	Prospective Tenant

The petitioner is requesting a special use to allow a dental office in the O-4 District. Smile Partners USA is currently located in Oakbrook Center and would like to move 2109 Clearwater Drive. The proposed location is a vacant restaurant, which is immediately adjacent to existing restaurant users.

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

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



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

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

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



OAK BROOK
Illinois

ITEM 6.E.2.

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
January 14, 2025

SUBJECT: 2109 Clearwater Dr. - Special Use – Smile Partners Dentist

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a special use to permit a dental office to the Planning & Zoning Commission for review and recommendation.

Background/History:

Smile Partners, with the support of CH Retail Fund II/Chicago Clearwater, LLC, the owner of the building has submitted a petition seeking approval of a special use to relocate Smiles Partners USA from Oakbrook Center to 2109 Clearwater Drive.

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 Special Use to the Planning & Zoning Commission (P&Z) for public hearing, review, and recommendation.

Attachments:

1. Exhibits

ARTICLE E. O4 OFFICE DISTRICT

13-10E-2: SPECIAL USES:

Daycare center, provided such facility complies with all licensing requirements of the state and maintains direct alarm hookup to the Oak Brook police department.

Health clubs, private, membership only, in multi-building office complexes under single ownership or control on sites not less than ten (10) acres. Such structure shall not front on any perimeter road, and access thereto shall be provided only from interior roadways.

Heliports, not for freight, shall meet all of the standards as contained in subsection 13-10A-4C of this chapter. Additionally, the operation of said heliport shall meet the performance standards as contained in section [13-10-3](#) of this chapter.

Hotel or combination office and hotel.

Medical offices.



VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106

**PETITION APPLICATION for
PUBLIC HEARING**

ZONING ORDINANCE:

☐ APPEAL (\$300)

☐ VARIATION (\$750)

☐ AMENDMENT (\$750)

☒ SPECIAL USE (\$750)

☐ CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: ☐ VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) ☐ - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF DEVELOPMENT SERVICES
AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF

SUBJECT PROPERTY 2109 Clearwater Dr., Oak Brook, IL 60523 PERMANENT PARCEL NO* 06 - 24 - 308 - 017

LOT NO. 5 SUBDIVISION Clearwater; see legal description LEGAL ADDRESS* 2109 Clearwater Dr., Oak Brook, IL 60523

ZONING DISTRICT D-4 ZONING ORDINANCE SECTION 13-1082 ACTION REQUESTED Permit special use to operate a dental office
at the subject office

PROPERTY INTEREST OF APPLICANT:

OWNER ☐

CONTRACT PURCHASER ☐

AGENT ☒

OWNER(S) OF RECORD CH Retail Fund II/ Chicago Clearwater, L.L.C.

PHONE 214-661-8320

ADDRESS 3819 Maple Avenue

CITY Dallas

STATE TX

ZIP 75219

BENEFICIARY(IES) OF TRUST

PHONE

ADDRESS

CITY

STATE

ZIP

NAME OF APPLICANT (and Billing Redwood MSO, LLC DBA Smile Partners USA

PHONE 248.429.2229

Information) 800 Kirts Blvd Suite 650

CITY Troy

STATE MI

ZIP 48084

Contact Name and E-mail Address(s) Bob Cox bc Cox@smilepartnersusa.com

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]
Signature of Owner

12/18/24
Date

Robert Cox
Signature of Applicant

12/18/24
Date

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

Date Filed 12/20/24

Fee Paid \$ 800.00

Receipt No. _____

Received By ce

Board of Trustees (Referral) 1/14/25 Notice Published 1/17/25 Newspaper Daily Herald

Adj. Property Owners Notified 1/17/25

PUBLIC HEARING DATES: Planning & Zoning Commission 2/5/25

Board of Trustees

Board of Trustees

(Approval of Ordinance)

SIGNED - VILLAGE CLERK [Signature]

Date 1/16/2025



VIA EMAIL

December 18, 2024

Village of Oak Brook
Planning & Zoning Commission
1200 Oak Brook Rd.
Oak Brook, IL 60523
cchiarelli@oak-brook.org

RE: Request for Special Use Waiver

To whom it may concern:

I am writing to formally request a special use waiver to operate a dental office at 2109 Clearwater Dr. Oakbrook, IL 60523, a location that was previously utilized as a barbecue restaurant and has remained vacant for some time.

I am the Director of Facilities for Smile Partners USA, an association of 100+ dental offices located in Illinois, Michigan, Georgia, Alabama, and Colorado. We have had a dental office in Oak Brook Illinois for many years. Our office is currently located at 120 Oakbrook Ctr Ste 326 Oak Brook, IL 60523. Our practice has flourished, and we wish to relocate because our needs have outgrown the existing space.

The proposed dental office will provide general dentistry, orthodontic dentistry, pediatric dentistry, and oral surgery services and it will serve the residents of Oak Brook. We believe this use aligns with the city's goals of fostering businesses that improve community well-being and enhance property utilization.

Background on Property and Proposed Use. The property at 2109 Clearwater Dr. Oakbrook, IL 60523 is currently zoned as O4, and it previously contained a barbecue restaurant. The specific building in which we would like to operate currently contains a Chipotle restaurant and Roti Mediterranean Grill. The May 28, 2019, Commercial Areas Revitalization Plan Update for the Village of Oak Brook, Illinois describes the entire Plaza as "mixed use." Other businesses in other buildings in the Plaza include Charles Schwab, LA Fitness, Egg Harbor Café, a Sheridan Hotel, and an office building.

Our planned use as a dental office aligns with the character of the Clearwater Plaza as it represents a low-impact, professional service use. This use is also consistent with the 2019 Commercial Areas Revitalization Plan, which provides that "[t]he commercial uses on the first floor of a mixed-use development could include a wide range of retail, office, restaurant, entertainment, and service and business uses."

Proposed Modifications and Compliance. We plan to make the following modifications to the property to ensure compliance with both zoning and building code requirements: (i) renovate the interior to accommodate dental treatment rooms, a waiting area, and administrative offices; (ii)



update the plumbing and electrical systems to meet the specific needs of dental equipment; and (iii) modify signage to reflect the new use, in accordance with local ordinances. The exterior of the building will remain largely unchanged, maintaining the character of the Plaza.

Community Impact. The relocation of a dental office to this location will provide numerous benefits to the community, including (i) improved access to essential dental care for residents in a convenient location; (ii) increased foot traffic and activity in the area, which could positively impact nearby businesses; and (iii) revitalization of a currently unused property, enhancing the overall aesthetic and economic value of the neighborhood.

Conclusion. We respectfully request that the zoning authority approve our proposal to repurpose this property for use as a dental office. We are committed to adhering to all applicable regulations and working collaboratively with the city to ensure this project's success. Please let us know if there are additional documents or steps required to facilitate this process.

Thank you for considering our request. We look forward to the opportunity to contribute positively to the community through this endeavor.

Sincerely,

Robert Cox

Robert Cox (Dec 18, 2024 16:24 EST)

Bob Cox
Director of Facilities
800 Kirts Blvd
Troy, MI 48084
Office: 248.429.2229 ext. 3083
Cell: (313).318.2837
Email: bcox@smilepartnersusa.com

To whom it may concern:

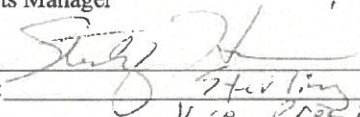
I am Sterling Hillman, the Vice President of CH Retail Fund II/Chicago Clearwater, L.L.C., the owner of the building located at 2109 Clearwater Dr. Oak Brook, IL 60523. I am writing to both assent to the Special Use Application for this property to permit Smile Partners USA/Oak Brook Dental Group to operate a dental practice in the subject property and to permit Smile Partners USA/Oak Brook Dental Group to appear before the Village to answer any questions and provide any information required to pursue this application.

I appreciate your attention to this matter.

OWNER:

CH RETAIL FUND II/CHICAGO CLEARWATER,
L.L.C., a Delaware limited liability company

By: Retail Managers II, L.L.C.,
a Texas limited liability company
its Manager

By: 
Name: Sterling Hillman
Title: Vice President
Execution Date: 12/18/24

Special Use Factors

1. Is of the type described in subsection A1 of this Section, is deemed necessary for the public convenience at that location;

RESPONSE: Yes- the subject property is a vacant shop located within Clearwater Plaza in Oak Brook, Illinois. The space was previously used as a barbecue restaurant, and has been vacant for some time. Applicant seeks approval to open a dental office in the space. The Applicant will do business as Smile Partners USA and/or Oakbrook Dental Group. The Applicant currently operates a dental office at 120 Oakbrook Ctr Ste 326 Oak Brook, IL 60523. However, the Applicant has outgrown its existing space, and desires to relocate to a newly renovated dental office at 2109 Clearwater Dr. Oakbrook, IL 60523 to better serve the residents of Oak Brook.

The current office hours of the dental clinic are Monday and Tuesday (9am-6pm); Wednesday (9am-4pm); Thursday (9am-6pm); Friday (9 am-2pm); and Saturday (8am-2pm). The dental office maintains a website at:

<https://www.oakbrookdentalgroup.com/>

2. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

RESPONSE: Yes, enclosed with this application are proposed drawings of the dental office to be built. The Applicant operates 100+ dental offices in Illinois, Michigan, Georgia, Alabama, and Colorado. There is no indication that the operating of a dental office at the requested location will pose a danger to the public health, safety, or welfare. To the contrary, Applicant is in the business of promoting the public health.

3. Would not cause substantial injury to the value of other property in the neighborhood in which it is located.

RESPONSE: There is no indication that the operating of a dental office at the requested location will be detrimental to the value of other property in the neighborhood. To the contrary, the owners of the other buildings in the plaza (whose commercial residents include retail shopping, restaurants, a gym, and a hotel) have already consented to this proposed use, and operating a dental practice is consistent with the "mixed use" designation for the property, as designated in the May 28, 2019, Commercial Areas Revitalization Plan Update for the Village of Oak Brook, Illinois. Moreover, the subject space has been vacant for some time, and filling a vacancy is beneficial to the other operators in the Plaza and the residents of Oak Brook.

Certification Surrounding Property Owners

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

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

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

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

CH Retail Fund II/Chicago Clearwater, L.L.C.

Printed Name of Owner

Redwood MSO, LLC dba Smile Partners USA

Printed Name of Applicant

Robert Cox

Robert Cox (Dec 18, 2024 16:24 EST)

Signature of Owner

Date

Signature of Applicant

Date

BILL TO INFORMATION:

Redwood MSO, LLC dba Smile Partners USA Bob Cox

248.429.2229

Print Name/Company

Contact Person

Contact Phone

800 Kirts Blvd Suite 650 Troy, MI 48084

Address To be Billed

Alternate Phone

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

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been excluded in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed** and applicant.

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

[illegible]

(Attach additional sheets if necessary)

PIN	Owner Name	Owner Address
0624308018	1620 RALPH AVENUE CORP	150-45 CROSS ISLAND PKY, WHITESTONE, NY 11357
0624307022	HUB GROUP INC	2000 CLEARWATER DR, OAK BROOK, IL 60523
0624308019	BMSH OAK BROOK IL LLC	300 E WACKER DR NO 2400, CHICAGO, IL 60606
0624308019	BMSH OAK BROOK IL LLC	300 E WACKER DR NO 2400, CHICAGO, IL 60606
0624307008	INDIAN HEAD TRANSIT CO	2100 CLEARWATER DR, OAK BROOK, IL 60523
0624307008	INDIAN HEAD TRANSIT CO	2100 CLEARWATER DR, OAK BROOK, IL 60523
0624308017	CHRETAIL FUND II/CHICAGO	3819 MAPLE AVE, DALLAS, TX 75219
0624308017	CHRETAIL FUND II/CHICAGO	3819 MAPLE AVE, DALLAS, TX 75219
0624308008		
0624308017	CHRETAIL FUND II/CHICAGO	3819 MAPLE AVE, DALLAS, TX 75219
0624308015	2122 YORK RD OWNER LLC	227 W MONROE ST NO 5040, CHICAGO, IL 60606
0624308015	2122 YORK RD OWNER LLC	227 W MONROE ST NO 5040, CHICAGO, IL 60606
0624308017	CHRETAIL FUND II/CHICAGO	3819 MAPLE AVE, DALLAS, TX 75219
0624308016	SEGAL PROPERTIES LLC	211 S SPALDING DR UNIT N504, BEVERLY HILLS, CA 90212
0624308018	1620 RALPH AVENUE CORP	150-45 CROSS ISLAND PKY, WHITESTONE, NY 11357

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

- E

**COMPLIANCE WITH
"AN ACT TO REQUIRE DISCLOSURE OF ALL BENEFICIAL INTERESTS"**

765 ILCS 405/1, ET AL (1993)

NAME OF TRUSTEE: _____

PPN #: _____

PROPERTY ADDRESS: _____

NAME & ADDRESS OF BENEFICIARIES:

1. _____

2. _____

3. _____

The above and foregoing is a complete disclosure of all beneficiaries and/or holders of any beneficial interest in the above named trust.

STATE OF ILLINOIS)

COUNTY OF DUPAGE) SS
)

_____ Being first sworn on oath deposes and states that he/she has read the above and foregoing disclosure of beneficiaries of a land trust by him/her subscribed, knows the contents thereof and that the same are true and correct.

Signature

Subscribed and sworn to before me this _____ day

of _____, 20_____.

(SEAL)

Notary Public

Please Deposit Check in: Zoning Account 10-4302

For:

2109 Clearwater – Special Use

NOTE: 1 check(s) – Total **\$ 800**

Special Use & Sign **\$800**

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

MISCELLANEOUS PAYMENT RECPT#: 759054
DATE: 01/02/25 TIME: 11:42:31
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: 2109 CLEARWATER-SPEC

REVENUE:
1 10 43020 800.00
 ZONING/SUBDIV APPLICATION
 ZONING/SUBDIVISION

CASH:
99 , 1105 800.00
 CASH -PLD

AMOUNT PAID: 800.00

PAID BY: REDWOOD MSO LLC
PAYMENT METH: CHECK
 55662

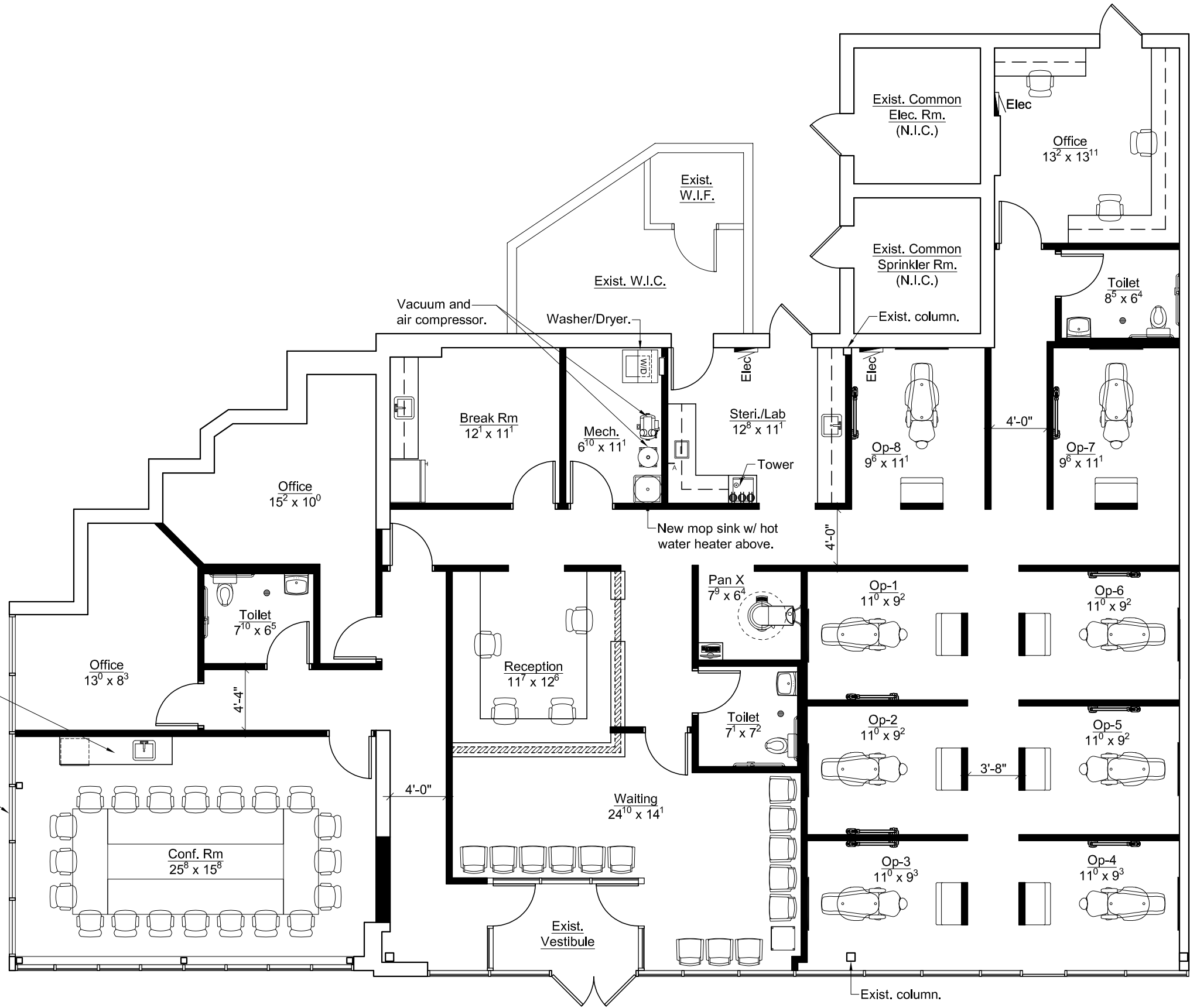
REFERENCE: REDWOOD MSO

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

G

**Scheme C -
Floor Plan**

Scale: 1/8" = 1'-0"



H

12-12-2024

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062 Tel. (847) 715-9591.

**SMILE PARTNERS
2119 CLEARWATER DR.
OAK BROOK, IL 60523**

Legend

- Existing Wall
- New Full Height Wall
- New Low-Height Wall



8 0 0 1 0 9 3 7
Tx:40006116

PREPARED BY:

Daniel J. Kopp, Esq.
Daspin & Aument, LLP
300 South Wacker Drive, Suite 2200
Chicago, Illinois 60606

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
12/31/2018 11:10 AM
RHSP

COUNTY TAX STAMP FEE 2,375.00
STATE TAX STAMP FEE 4,750.00

DOCUMENT # R2018-118889

AFTER RECORDING RETURN TO:

Wick Phillips Gould & Martin LLP
3131 McKinney Avenue, Suite 100
Dallas, Texas 75204
Attn: Rob Wills

SEND SUBSEQUENT TAX BILLS TO:

CH Retail Fund II / Chicago Clearwater LLC
3819 Maple Avenue
Dallas, Texas 75219
Attn: Asset Manager – Clearwater Shops

SPECIAL WARRANTY DEED

STATE OF ILLINOIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DUPAGE

YORK ROAD ASSOCIATES, LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **CH RETAIL FUND II/CHICAGO CLEARWATER, L.L.C.**, a Delaware limited liability company ("**Grantee**") the real property in DuPage County, Illinois, fully described in Exhibit A hereto, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

Grantee's address is: 3819 Maple Avenue, Dallas, Texas 75219, Attention: Asset Manager – Clearwater Shops.

[SIGNATURE ON THE FOLLOWING PAGE]

When Recorded Return To: *Deborah Cross*
First American Title Insurance Company
National Commercial Services
30 N. LaSalle Street, Suite 2700
Chicago, IL 60602
File No: NCS 264513-T

400711.00017.23015344.2

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I

EXECUTED as of December 19, 2018.

YORK ROAD ASSOCIATES, LLC,
an Illinois limited liability company

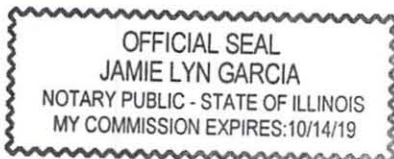
By: LO York, LLC,
a Delaware limited liability company

By: Non-Member Manager Inc.,
a Texas corporation, its Manager

By: [Signature] PK
Name: John Grissin
Title: Vice President

STATE OF IL §
COUNTY OF COOK §
§

This instrument was acknowledged before me on December 19th, 2018, by John Grissin of Non-Member Manager, Inc., a Texas corporation, the manager of LO York, LLC, a Delaware limited liability company, the Manager of York Road Associates, LLC an Illinois limited liability company, on behalf of said entities.



[Signature]
Notary Public, State of Illinois

Exhibit A

Legal Description

PARCEL 1:

LOT 5 IN CLEARWATER RESUBDIVISION, BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2016 AS DOCUMENT R2016-102540, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING AND UTILITIES AS SET FORTH IN THE THIRD AMENDED AND RESTATED RECIPROCAL EASEMENT, MAINTENANCE AND USE DECLARATION, RECORDED AUGUST 22, 2018 AS DOCUMENT R2018-078944, IN DUPAGE COUNTY, ILLINOIS.

Address of the Real Estate: 2103-2119 Clearwater Drive, Oak Brook, IL 60523

Parcel ID: 06-24-308-017

Exhibit B

Permitted Encumbrances

1. General real estate taxes for the year 2018 and subsequent years.
2. The land lies within the Flagg Creek Water Reclamation District, formerly known as the Hinsdale Sanitary District, which has accepted federal grants for sewage treatment works pursuant to Public Law 92-500. Federal law requires a user charge system separate from general ad valorem property taxes. Ordinance No. 405 recorded as document R75-19171 established user charges and the cost recovery methods. Amended Ordinance No. 756 recorded March 13, 2009 as document R2009-037066 requires payment of user charges prior to sale or transfer of real estate.
3. Terms, provisions and conditions contained in Lease by and between York Road EW LLC, a Delaware limited liability company, Lessor, and L.A. Fitness International, LLC, a California limited liability company, Lessee, dated September 20, 2008 as disclosed by a Memorandum of Lease recorded September 24, 2008 as document R2008-144359, as amended by a Memorandum of Third Amendment to Lease dated July 19, 2018, recorded December 13, 2018 as document R2018-114545, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
4. Second Amended and Restated Reciprocal Easement, Maintenance and Use Declaration recorded September 24, 2008 as document R2008-144362 and rerecorded October 30, 2008 as document R2008-160370.

First Amendment to Second Amended and Restated Reciprocal Easement, Maintenance and Use Declaration recorded October 27, 2011 as document R2011-129365,

Assignment of Rights Under Declaration recorded June 16, 2015 as document R2015-064243.

Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration recorded August 22, 2018 as document R2018-078944.

5. Declaration of Stormwater Facilities Easements, Covenants, Conditions and Restrictions, recorded December 17, 2008 as document R2008-178190, by and between the Village of Oak Brook, an Illinois Municipal Corporation and York Road EW, LLC, a Delaware limited liability company, and the terms, provisions and conditions contained therein.
6. Grant of Easement Plat for watermain, storm sewer and sidewalk to the Village of Oak Brook and a Plat of Vacation of storm sewer easement, recorded February 22, 2010 as document R2010-023909.
7. Easement Grant recorded September 22, 2010 as document R2010-126156, to Flagg Creek Water Reclamation District, a Municipal corporation for the purposes of a sewage conveyance system.
8. Building setback lines of 100 feet and 30 feet as shown on Plat of Clearwater Resubdivision recorded September 22, 2016 as document R2016-102540.
9. 10 foot public utility easements and the provisions contained therein as shown on the Plat of Clearwater Resubdivision recorded September 22, 2016 as document R2016-102540.

10. Easement in favor of but not limited to Ameritech, the Commonwealth Edison Company, Northern Illinois Gas, Flagg Creek Water Reclamation District and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment and the provisions relating thereto contained in the Plats of Clearwater Oak Brook Assessment Plat recorded August 28, 2009 as document R2008-133469, Clearwater Oak Brook Assessment Plat No. 2, recorded March 26, 2010 as document R2010-039896, Clearwater Oak Brook Assessment Plat No. 3, recorded March 26, 2010 as document R2010-039897, Clearwater Oak Brook Assessment Plat No. 4 recorded March 13, 2014 as document R2014-020867.
11. Easement provisions contained on the Plat of Clearwater Resubdivision recorded September 22, 2016 as document R2016-102540.
12. Ordinance (2013-ZO-SU-EX-S-1378) recorded June 27, 2014 as document R2014-055419, and the terms, provisions and conditions contained therein.
13. Ordinance (2013-ZO-SU-EX-S-1380) recorded June 27, 2014 as document R2014-055420, and the terms, provisions and conditions contained therein.
14. Ordinance (2013-ZO-SU-EX-S-1381) recorded June 27, 2014 as document R2014-055421, and the terms, provisions and conditions contained therein.
15. Ordinance (2015-ZO-V-EX-S-1431) recorded January 7, 2016 as document R2016-001685, and the terms, provisions and conditions contained therein.
16. Ordinance (2015-ZO-SU-EX-S-1432) recorded January 7, 2016 as document R2016-001686, and the terms, provisions and conditions contained therein.
17. Ordinance (2016-ZO-V-EX-S-1474) recorded November 1, 2016 as document R2016-120341, and the terms, provisions and conditions contained therein.
18. Ordinance (2016-ZO-V-EX-S-1473) recorded November 1, 2016 as document R2016-120342, and the terms, provisions and conditions contained therein.
19. Ordinance (2018-ZO-SU-EX-S-1538) recorded June 22, 2018 as document R2018-056813, and the terms, provisions and conditions contained therein.
20. The existing unrecorded leases, listed below, and rights of parties claiming thereunder:

Lease Agreement between York Road Associates, LLC and Chipotle Mexican Grill, Inc., dated as of January 8, 2013.

Lease Agreement between York Road Associates, LLC and Roti Restaurants LLC, dated as of January 8, 2013.

Lease Agreement between York Road Associates, LLC and Real Urban Barbecue Oak, LLC, dated as of March 11, 2014, as amended by that certain First Amendment to Lease dated June 1, 2018 and that certain Settlement Agreement, Mutual Release, and Covenants, dated as of June 13, 2018.

21. Easement rights, if any, as to manholes, electric boxes, utility vaults, cable TV pedestal, 4" electric PVC's, telephone pedestals, gas meter, and utility pedestals.
22. Encroachment of parking spaces on southwest portion of property.



November 19, 2024

VIA E-MAIL CORRESPONDENCE ONLY

CH Retail Fund II/Chicago Clearwater, L.L.C.
3819 Maple Avenue
Dallas, TX 75219
npittari@crowholdings.com
214.661.8320

Re: Lease dated September 10, 2008 by and between GK Clearwater LA Fitness LLC (successor-in-interest to York Road EW LLC) ("Landlord") and Fitness International, LLC (f/k/a L.A. Fitness International, LLC) ("Fitness") (as amended and assigned from time to time, the "Lease"), as evidenced by the Memorandum of Lease recorded on September 24, 2008 in the Official Records of DuPage County, IL as Doc. No. R2008-144359 (the "MOL"), covering the Project described therein, which includes leased premises located at 2030 York Road, Oakbrook IL (capitalized words used herein and not otherwise defined shall have the meanings given to them in the MOL) (Oak Brook #545)

CH Retail Fund II/Chicago Clearwater, L.L.C. ("CHH") owns property which is subject to the restrictions contained in the MOL. This letter agreement is in response to CHH's request to permit the occupancy of a tenant doing business as either "Oakbrook Dental Group" or "Smile Partners USA," a nationwide dental operator ("Smile Dental"), in the space indicated on the site plan attached hereto as Exhibit "A." The MOL prohibits medical offices or clinics in the Project. Fitness has evaluated the information about the proposed lease with Smile Dental (the "Smile Dental Lease") in the Project, and Fitness will permit the foregoing tenancy, subject to the following terms and conditions:

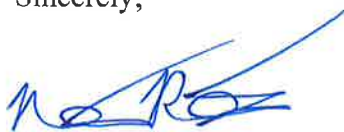
- Fitness' consent shall be effective only as long as Smile Dental, or its permitted successors or assigns, is operating in the space indicated on the site plan attached hereto as Exhibit "A," containing approximately four thousand (4,000) square feet (for the avoidance of doubt, the site plan attached hereto is for illustrative purposes only and does not replace the site plan attached to the Lease);
- The Smile Dental Lease shall include a permitted use clause which only permits the tenant to provide dental and oral health care services, including but not limited to general dentistry, endodontics, oral and maxillofacial pathology, oral and maxillofacial surgery, orthodontics and dentofacial orthopedics, pediatric dentistry, periodontics, prosthodontics and any other dental specialties recognized by the American Dental Association. For the

avoidance of doubt, Smile Dental shall not offer any of the Initial Uses or Ancillary Uses; and

- The proposed Smile Dental Lease includes a provision which prohibits Smile Dental from soliciting business within the Common Areas of the Project.

Notwithstanding the foregoing, Fitness reserves all of its other approval and consent rights under the Lease, MOL and other applicable documents. For the avoidance of doubt, the parties may execute and electronically deliver copies of this letter agreement and/or counterpart signature pages, which electronic copies shall be equally as effective as delivery of originally-executed counterparts. In the event you have any questions, please feel free to contact me.

Sincerely,



Nicholas A. Roberts
Senior Vice President
Chief Real Estate Officer

The foregoing terms and conditions are approved by Landlord:

GK Clearwater LA Fitness LLC

By: _____
Name: _____
Title: _____

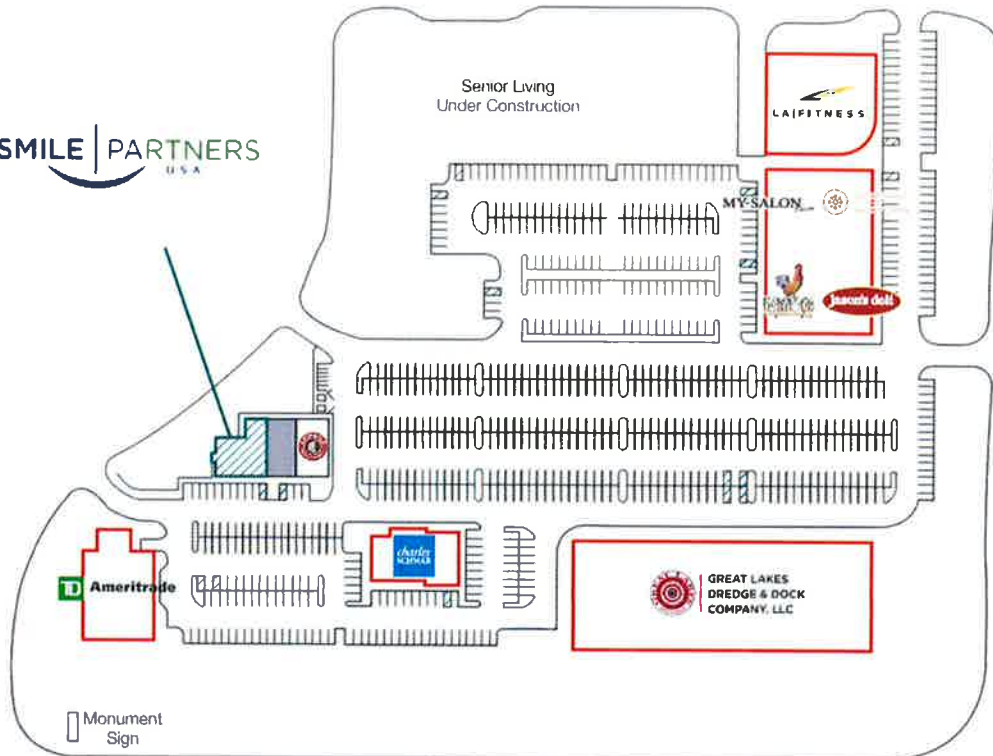
Exhibit "A"

CLEARWATER SHOPS

Exhibit

 Separately Owned

SMILE | PARTNERS
USA





Austin | Charlotte | Dallas | Fort Worth | Houston | Nashville | New York | San Antonio | The Woodlands

2728 N. Harwood Street
Suite 500
Dallas, Texas 75201

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

hmagliolo@winstead.com

214.745.5117 DIRECT

November 12, 2024

VIA OVERNIGHT DELIVERY:
GK Clearwater LA Fitness LLC
257 E. Main Street
Unit 200
Barrington, Illinois 60010

Owner of Lot 1 LAF (portion of 06-24-308-011)
2030-2060 York Road
Oak Brook, IL

Re: **REQUEST FOR APPROVAL UNDER DECLARATION** – Lease to Tenant
operating a dental practice

Ladies and Gentlemen:

I represent CH Retail Fund II/Chicago Clearwater, L.L.C., a Delaware limited liability company ("**CHR**"). This letter shall serve as a formal request for approval under the Declaration (as defined on Exhibit A attached hereto). All capitalized terms used but not defined herein shall have the meanings given in the Declaration unless otherwise specified herein.

CHR is the owner of Lot 5, and GK Clearwater LA Fitness LLC is the owner of a portion of Lot 1 under the Declaration, as shown on the site plan attached hereto as Exhibit B. CHR desires to lease (the "**Contemplated Lease**") a portion of the building currently located on Lot 5 to a tenant operating as a "Smile Partners USA" or "Oakbrook Dental Group", which Contemplated Lease permits the following use: "the operation of a dental practice offering general dentistry, ortho dentistry, pediatric dentistry, and oral surgery" (the "**Permitted Use**").

Section 2A of the 1st Amendment (as defined in Exhibit A attached hereto) contains the following restriction: "No Owner shall allow its Parcel to be leased or used for any of the prohibited uses listed on Exhibit E, attached hereto and made a part hereof" Exhibit E to the 1st Amendment contains the following restriction: "No portion of the Combined Property shall be used or occupied for . . . [a] medical office or clinic"

CHR requests that GK Clearwater LA Fitness LLC approve the Permitted Use on Lot 5. You may evidence such approval by executing and returning to me (hmagliolo@winstead.com) a signed copy of the approval below.

Should you have any questions concerning the foregoing matters, please do not hesitate to contact me.

Very truly yours,

WINSTEAD PC

By: Holly E. Magliolo
Holly E. Magliolo

APPROVED AS OF November 18, 2024.

GK Clearwater LA Fitness LLC

By: Sherry Mast
Name: Sherry Mast
Title: Principal - Asset Management

cc: Nick Pittari (npittari@crowholdings.com)

EXHIBIT A

DECLARATION

The "**Declaration**" means, collectively, the following:

1. Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration, dated August 8, 2018, and recorded August 22, 2018, in the DuPage County Recorder's Office as Instrument No. R2018-078944 (the "**Original Declaration**"); and
2. First Amendment to Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration, dated July 3, 2019, and recorded July 10, 2019, in the DuPage County Recorder's Office as Instrument No. R2019-056433 (the "**1st Amendment**").

2728 N. Harwood Street
Suite 500
Dallas, Texas 75201

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

hmagliolo@winstead.com

214.745.5117 DIRECT

November 12, 2024

VIA OVERNIGHT DELIVERY:

Segal Properties LLC
211 S. Spalding Drive
Unit N504
Beverly Hills, California 90212

Owner of Lot 3 (06-24-308-016)
500 West 22nd Street
Oak Brook, IL

VIA EMAIL:

Debby Pyznarski: dpyznarski@lpc.com

Re: **REQUEST FOR APPROVAL UNDER DECLARATION – Lease to Tenant**
operating a dental practice

Ladies and Gentlemen:

I represent CH Retail Fund II/Chicago Clearwater, L.L.C., a Delaware limited liability company ("**CHR**"). This letter shall serve as a formal request for approval under the Declaration (as defined on Exhibit A attached hereto). All capitalized terms used but not defined herein shall have the meanings given in the Declaration unless otherwise specified herein.

CHR is the owner of Lot 5, and Segal Properties LLC is the owner of Lot 3 under the Declaration, as shown on the site plan attached hereto as Exhibit B. CHR desires to lease (the "**Contemplated Lease**") a portion of the building currently located on Lot 5 to a tenant operating as a "Smile Partners USA" or "Oakbrook Dental Group", which Contemplated Lease permits the following use: "the operation of a dental practice offering general dentistry, ortho dentistry, pediatric dentistry, and oral surgery" (the "**Permitted Use**").

Section 2A of the 1st Amendment (as defined in Exhibit A attached hereto) contains the following restriction: "No Owner shall allow its Parcel to be leased or used for any of the prohibited uses listed on Exhibit E, attached hereto and made a part hereof" Exhibit E to the 1st Amendment contains the following restriction: "No portion of the Combined Property shall be used or occupied for . . . [a] medical office or clinic"

CHR requests that Segal Properties LLC approve the Permitted Use on Lot 5. You may evidence such approval by executing and returning to me (hmagliolo@winstead.com) a signed copy of the approval below.

Should you have any questions concerning the foregoing matters, please do not hesitate to contact me.

Very truly yours,

WINSTEAD PC



By: _____
Holly E. Magliolo

APPROVED AS OF December 6, 2024.

Segal Properties LLC

By: Deborah M Pyznarski as agent
Name: Deborah M Pyznarski, as agent
Title: Senior General Manager

cc: Nick Pittari (npittari@crowholdings.com)

EXHIBIT A

DECLARATION

The "**Declaration**" means, collectively, the following:

1. Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration, dated August 8, 2018, and recorded August 22, 2018, in the DuPage County Recorder's Office as Instrument No. R2018-078944 (the "**Original Declaration**"); and
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Dallas, Texas 75201

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

hmagliolo@winstead.com

214.745.5117 DIRECT

November 12, 2024

VIA OVERNIGHT DELIVERY:

BMSH II Oak Brook IL LLC
699 Boylston Street
Suite 700
Boston, Massachusetts 02116
Attention: Damien Bradley

Owner of Lot 6 (06-24-308-019)

2055 Clearwater Drive
Oak Brook, IL

VIA OVERNIGHT DELIVERY:

BMSH II Oak Brook IL LLC
303 E. Wacker Drive
Suite 2400
Chicago, Illinois 60601

VIA OVERNIGHT DELIVERY:

DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606-0089
Attention: Shari Helft Lennon

VIA EMAIL:

Ryan Stephenitch: rstephenitch@seniorlifestyle.com

Re: **REQUEST FOR APPROVAL UNDER DECLARATION** – Lease to Tenant
operating a dental practice

Ladies and Gentlemen:

I represent CH Retail Fund II/Chicago Clearwater, L.L.C., a Delaware limited liability company ("**CHR**"). This letter shall serve as a formal request for approval under the Declaration (as defined on Exhibit A attached hereto). All capitalized terms used but not defined herein shall have the meanings given in the Declaration unless otherwise specified herein.

CHR is the owner of Lot 5, and BMSH II Oak Brook IL LLC is the owner of Lot 6 under the Declaration, as shown on the site plan attached hereto as Exhibit B. CHR desires to lease (the "**Contemplated Lease**") a portion of the building currently located on Lot 5 to a tenant operating as a "Smile Partners USA" or "Oakbrook Dental Group", which Contemplated Lease permits the following use: "the operation of a dental practice offering general dentistry, ortho dentistry, pediatric dentistry, and oral surgery" (the "**Permitted Use**").

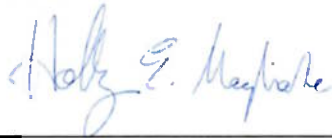
Section 2A of the 1st Amendment (as defined in Exhibit A attached hereto) contains the following restriction: "No Owner shall allow its Parcel to be leased or used for any of the prohibited uses listed on Exhibit E, attached hereto and made a part hereof" Exhibit E to the 1st Amendment contains the following restriction: "No portion of the Combined Property shall be used or occupied for . . . [a] medical office or clinic"

CHR requests that BMSH II Oak Brook IL LLC approve the Permitted Use on Lot 5. You may evidence such approval by executing and returning to me (hmagliolo@winstead.com) a signed copy of the approval below.

Should you have any questions concerning the foregoing matters, please do not hesitate to contact me.

Very truly yours,

WINSTEAD PC



By: _____
Holly E. Magliolo

APPROVED AS OF 11-14, 2024.

BMSH II Oak Brook IL LLC

By: 
Name: STEVEN S. LEVY
Title: MANAGER

cc: Nick Pittari (npittari@crowholdings.com)

EXHIBIT A

DECLARATION

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1. Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration, dated August 8, 2018, and recorded August 22, 2018, in the DuPage County Recorder's Office as Instrument No. R2018-078944 (the "**Original Declaration**"); and
2. First Amendment to Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration, dated July 3, 2019, and recorded July 10, 2019, in the DuPage County Recorder's Office as Instrument No. R2019-056433 (the "**1st Amendment**").

2728 N. Harwood Street
Suite 500
Dallas, Texas 75201

hmagliolo@winstead.com

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

214.745.5117 DIRECT

November 12, 2024

VIA OVERNIGHT DELIVERY:

2122 York Road (Oak Brook) Owner LLC
227 W. Monroe Street
No. 5040
Chicago, Illinois 60606

Owner of Lot 2 (06-24-308-015)

2122 York Road
Oak Brook, IL

VIA OVERNIGHT DELIVERY:

2122 York Road (Oak Brook) Owner LLC
c/o Murphy Development Group LLC
181 West Madison Street
Suite 4700
Chicago, Illinois 60602
Attention: John Murphy

VIA EMAIL:

Jennifer Cole

Email: Jennifer.cole@colliers.com

Re: **REQUEST FOR APPROVAL UNDER DECLARATION** – Lease to Tenant
operating a dental practice

Ladies and Gentlemen:

I represent CH Retail Fund II/Chicago Clearwater, L.L.C., a Delaware limited liability company ("**CHR**"). This letter shall serve as a formal request for approval under the Declaration (as defined on Exhibit A attached hereto). All capitalized terms used but not defined herein shall have the meanings given in the Declaration unless otherwise specified herein.

CHR is the owner of Lot 5, and 2122 York Road (Oak Brook) Owner LLC is the owner of Lot 2 under the Declaration, as shown on the site plan attached hereto as Exhibit B. CHR desires to lease (the "**Contemplated Lease**") a portion of the building currently located on Lot 5 to a tenant operating as a "Smile Partners USA" or "Oakbrook Dental Group", which Contemplated Lease permits the following use: "the operation of a dental practice offering general dentistry, ortho dentistry, pediatric dentistry, and oral surgery" (the "**Permitted Use**").

Section 2A of the 1st Amendment (as defined in Exhibit A attached hereto) contains the following restriction: "No Owner shall allow its Parcel to be leased or used for any of the prohibited uses listed on Exhibit E, attached hereto and made a part hereof" Exhibit E to the 1st Amendment contains the following restriction: "No portion of the Combined Property shall be used or occupied for . . . [a] medical office or clinic"

CHR requests that 2122 York Road (Oak Brook) Owner LLC approve the Permitted Use on Lot 5. You may evidence such approval by executing and returning to me (hmagliolo@winstead.com) a signed copy of the approval below.

Should you have any questions concerning the foregoing matters, please do not hesitate to contact me.

Very truly yours,

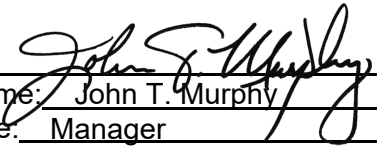
WINSTEAD PC



By: _____
Holly E. Magliolo

APPROVED AS OF November 12, 2024.

2122 York Road (Oak Brook) Owner LLC

By:  _____
Name: John T. Murphy
Title: Manager

cc: Nick Pittari (npittari@crowholdings.com)

EXHIBIT A

DECLARATION

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2728 N. Harwood Street
Suite 500
Dallas, Texas 75201

hmagliolo@winstead.com

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

214.745.5117 DIRECT

November 12, 2024

VIA OVERNIGHT DELIVERY:

1620 Ralph Avenue Corp.
150-45 Cross Island Pkwy
Whitestone, New York 11357

Owner of Lot 4 (06-24-308-018)

540 22nd Street
Oak Brook, IL

VIA OVERNIGHT DELIVERY:

Peckar & Abramson, P.C.
70 Grand Avenue
River Edge, New Jersey 07661

VIA EMAIL:

Debby Pyznarski: dpyznarski@lpc.com

Re: **REQUEST FOR APPROVAL UNDER DECLARATION** – Lease to Tenant
operating a dental practice

Ladies and Gentlemen:

I represent CH Retail Fund II/Chicago Clearwater, L.L.C., a Delaware limited liability company ("**CHR**"). This letter shall serve as a formal request for approval under the Declaration (as defined on Exhibit A attached hereto). All capitalized terms used but not defined herein shall have the meanings given in the Declaration unless otherwise specified herein.

CHR is the owner of Lot 5, and 1620 Ralph Avenue Corp. is the owner of Lot 4 under the Declaration, as shown on the site plan attached hereto as Exhibit B. CHR desires to lease (the "**Contemplated Lease**") a portion of the building currently located on Lot 5 to a tenant operating as a "Smile Partners USA" or "Oakbrook Dental Group", which Contemplated Lease permits the following use: "the operation of a dental practice offering general dentistry, ortho dentistry, pediatric dentistry, and oral surgery" (the "**Permitted Use**").

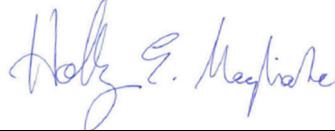
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CHR requests that 1620 Ralph Avenue Corp. approve the Permitted Use on Lot 5. You may evidence such approval by executing and returning to me (hmagliolo@winstead.com) a signed copy of the approval below.

Should you have any questions concerning the foregoing matters, please do not hesitate to contact me.

Very truly yours,

WINSTEAD PC



By: _____
Holly E. Magliolo

APPROVED AS OF 12/6, 2024.

1620 Ralph Avenue Corp.

By: Deborah M Pyznarski agent for Ownership
Name: Deborah M Pyznarski, agent for Ownership
Title: Senior General Manager

cc: Nick Pittari (npittari@crowholdings.com)

EXHIBIT A

DECLARATION

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2728 N. Harwood Street 214.745.5400 OFFICE
Suite 500 214.745.5390 FAX
Dallas, Texas 75201 winstead.com

hmagliolo@winstead.com 214.745.5117 DIRECT

November 12, 2024

VIA OVERNIGHT DELIVERY:

MD5 Oak Brook LLC
417 1st Avenue SE
Cedar Rapids, Iowa 52401

*Owner of Lot 1 inline (portion of 06-24-308-021)
2030-2060 York Road
Oak Brook, IL*

VIA OVERNIGHT DELIVERY:

Simmons Perrine
115 Third Street SE, Suite 1200
Cedar Rapids, Iowa 52401

Re: **REQUEST FOR APPROVAL UNDER DECLARATION** – Lease to Tenant
operating a dental practice

Ladies and Gentlemen:

I represent CH Retail Fund II/Chicago Clearwater, L.L.C., a Delaware limited liability company ("**CHR**"). This letter shall serve as a formal request for approval under the Declaration (as defined on Exhibit A attached hereto). All capitalized terms used but not defined herein shall have the meanings given in the Declaration unless otherwise specified herein.

CHR is the owner of Lot 5, and MD5 Oak Brook LLC is the owner of a portion Lot 1 under the Declaration, as shown on the site plan attached hereto as Exhibit B. CHR desires to lease (the "**Contemplated Lease**") a portion of the building currently located on Lot 5 to a tenant operating as a "Smile Partners USA" or "Oakbrook Dental Group", which Contemplated Lease permits the following use: "the operation of a dental practice offering general dentistry, ortho dentistry, pediatric dentistry, and oral surgery" (the "**Permitted Use**").

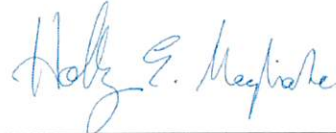
Section 2A of the 1st Amendment (as defined in Exhibit A attached hereto) contains the following restriction: "No Owner shall allow its Parcel to be leased or used for any of the prohibited uses listed on Exhibit E, attached hereto and made a part hereof" Exhibit E to the 1st Amendment contains the following restriction: "No portion of the Combined Property shall be used or occupied for . . . [a] medical office or clinic"

CHR requests that MD5 Oak Brook LLC approve the Permitted Use on Lot 5. You may evidence such approval by executing and returning to me (hmagliolo@winstead.com) a signed copy of the approval below.

Should you have any questions concerning the foregoing matters, please do not hesitate to contact me.

Very truly yours,

WINSTEAD PC



By: _____
Holly E. Magliolo

APPROVED AS OF Nov. 13, 2024.

MD5 Oak Brook LLC



By: _____
Name: Tiffany Williams
Title: manager

cc: Nick Pittari (npittari@crowholdings.com)

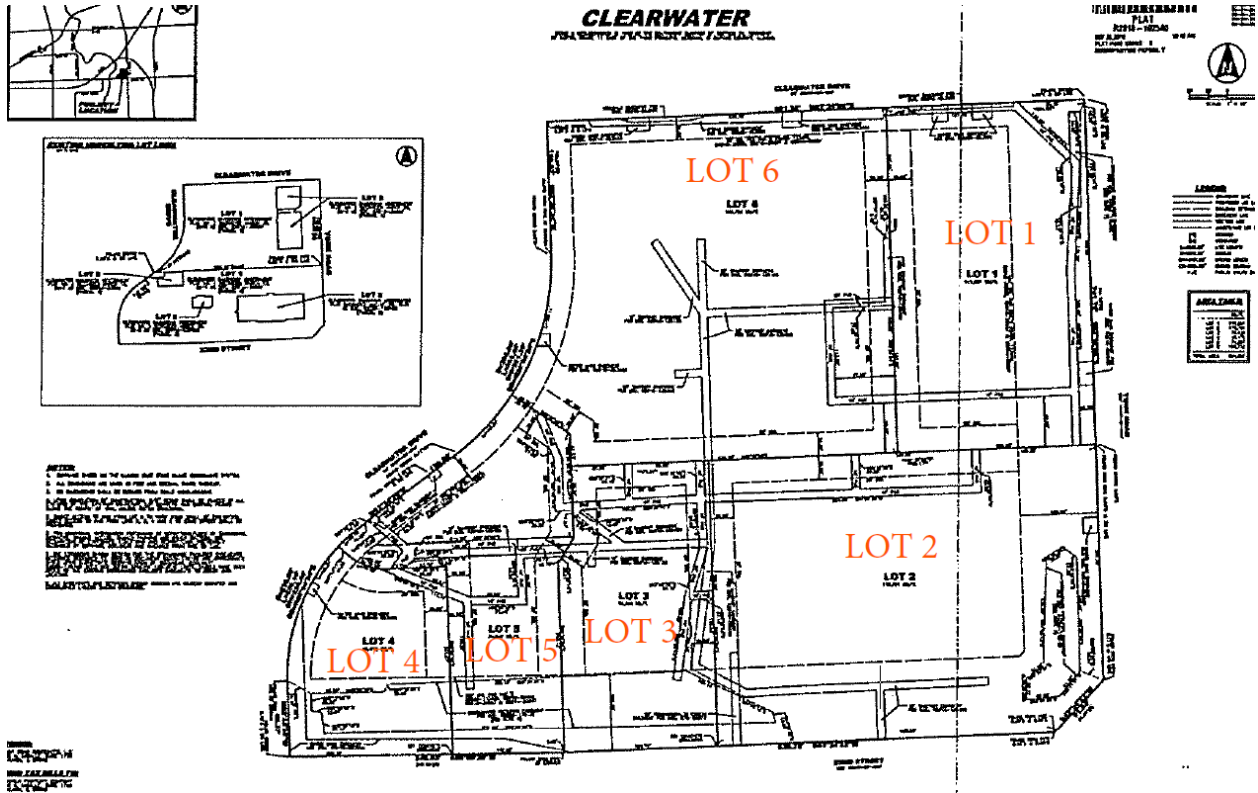
EXHIBIT A

DECLARATION

The "**Declaration**" means, collectively, the following:

1. Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration, dated August 8, 2018, and recorded August 22, 2018, in the DuPage County Recorder's Office as Instrument No. R2018-078944 (the "**Original Declaration**"); and
2. First Amendment to Third Amended and Restated Reciprocal Easement, Maintenance and Use Declaration, dated July 3, 2019, and recorded July 10, 2019, in the DuPage County Recorder's Office as Instrument No. R2019-056433 (the "**1st Amendment**").

SITE PLAN





OAK BROOK
Illinois

ITEM 5.B
2222 35th Street Midwest HOA
Final Plat

INDEX

PAGE	CONTENTS
6-6.d	Staff Report dated January 17, 2025 with Staff Additional Correspondence
5	Response with updated Final Plat dated January 30, 2024
4	Engineering Review dated December 17, 2024
3	Resident Letter dated January 17, 2025
	Board of Trustees Referral Meeting Minutes dated January 14, 2025 (not included)
2	Referral Memo Village Board Agenda January 14, 2025
1-1.a	Subdivision Regulations – Plats Required Section 14-3-1 and 14-3-2

Application Materials

A	Subdivision Application – Final Plat
B-B.1	Surrounding Property Owners
C	Certification of Surrounding Property Owners
D-D.1	Subject Property Verification
E	Demo Plan December 17, 2024
F	Preliminary Site Plan December 20, 2024
G	Engineering Improvement Plans dated December 20, 2024
H	Final Plat dated December 17, 2024
I	Detention Basin Sizing dated December 14, 2024
J	Plat of Survey dated December 17, 2024

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: January 17, 2025

FILE NOS: 2025-2-SR-FP

DESCRIPTION: Final Plat of Subdivision

PETITIONERS: The Midwest Club
1100 Midwest Club Parkway
Oak Brook, IL 60523

LOCATION: North of 35th St and West of the intersection with Midwest Road.

ADDRESS: 2222 35th Street

ACREAGE: 2.58 acres

EXISTING ZONING/USE: R-1 Single-Family Detached Residence District, single-family home.

ZONING/USE OF SURROUNDING PROPERTY:

North:	R-3, Single-Family Detached Residence District, single family homes
South:	Midwest Road, Westmont
East:	R-3, Single-Family Detached Residence District, single family homes
West:	R-3, Single-Family Detached Residence District, single family homes

DISCUSSION:

The applicant, and owner, The Midwest Club (association), has submitted a petition seeking approval of a Final Plat of Subdivision. This proposal includes three single-family home lots which would be incorporated into The Midwest Club. The parcel currently consists of a single-family home and a shed. The subdivided three parcels is proposed to have access from the Midwest Club subdivision removing the existing access to 35th Street.

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

STAFF COMMENTS:

1. The 2.58 acre property located at 2222 35th Steet was approved for a Map Amendment and rezoned from R-1 to R-3, by the Board on November 12, 2024.

STAFF REPORT – FINAL PLAT
THE MIDWEST CLUB – 2222 35TH ST
CASE NO. 2025-2-SR-FP

2. The subject parcel existed as a part of Midwest Estates subdivision in 1958 (R1958-895798) and was annexed into Oak Brook, along with the Midwest Club and part of Saddle Brook, in 1963.
3. The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
4. The proposal complies with the minimum lot size and setback requirements for the R-3 Single-Family Detached Residence District. The final plat creates four (4) lots of 25,020 SF, 25,525 SF and 32,186 SF and an access drive.
5. The final subdivision plat includes easements for each subdivided parcel.
6. Staff notes the layout could be modified to reduce the amount of asphalt and adding area to the lots.
7. Staff also notes that this design will require removal of several trees along the east of the property line.
8. The Village Engineer has reviewed this submittal, and his comments are summarized in the January 10, 2025 memorandum included in the case file.
9. Public Works review- presence of bike path.
10. Fire Department review comments are attached.
11. This property is not located in the regulatory floodplain.

RESPONSIBILITIES OF HEARING BODIES:

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

CONCLUSION:

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

- A Subdivision Improvement Agreement (SIA) is required.
- Landscape and fencing shall be similar to the rest of the Midwest Club subdivision.
- Final engineering approval prior to recording of the Plat.
- Recording of the document by Village staff.

STAFF REPORT – FINAL PLAT
THE MIDWEST CLUB – 2222 35TH ST
CASE NO. 2025-2-SR-FP

- Add the condition “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

Respectfully Submitted,



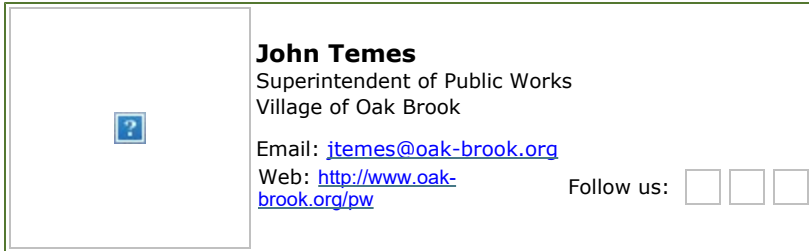
Rama Raman
Village Planner

From: [John Temes](#)
To: [Cathy Chiarelli](#)
Cc: [Timothy O'Malley, BBA](#); [Rebecca Von Drasek, MPA](#)
Subject: RE: 2222 35th St- Final Plat of Subdivision
Date: Friday, January 31, 2025 2:08:04 PM

Public Works reserves the right to review the final utility plans.

Thank You

John Temes



This electronic message and any attached files contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient or the employee or agent, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies. Unless otherwise stated, any opinions expressed in this electronic message are those of the author and are not endorsed by the Village.

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

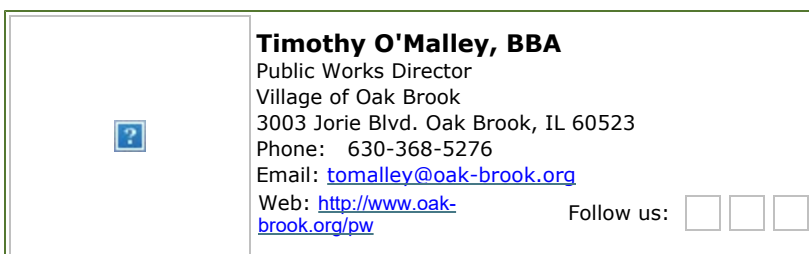
Think Green! Please consider our environment before printing this electronic message.

From: Timothy O'Malley, BBA <tomalley@oak-brook.org>
Sent: Tuesday, January 21, 2025 1:13 PM
To: John Temes <jtemes@oak-brook.org>; Shawn Rice <srice@oak-brook.org>
Subject: FW: 2222 35th St- Final Plat of Subdivision

The watermain is on Sheet 3. The new main appears to connect at North & South ends of the project.

Thank You,

Timothy O'Malley, BBA



This electronic message and any attached files contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is sensitive, proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient or the employee or agent, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies. Unless otherwise stated, any opinions expressed in this electronic message are those of the author and are not endorsed by the Village.

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

From: [Kevin Fleege](#)
To: [Rama Raman](#); [Timothy O'Malley, BBA](#)
Cc: [John Temes](#); [Rebecca Von Drasek, MPA](#); [Cathy Chiarelli](#)
Subject: RE: 2222 35th St- Final Plat of Subdivision
Date: Thursday, January 16, 2025 8:18:27 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

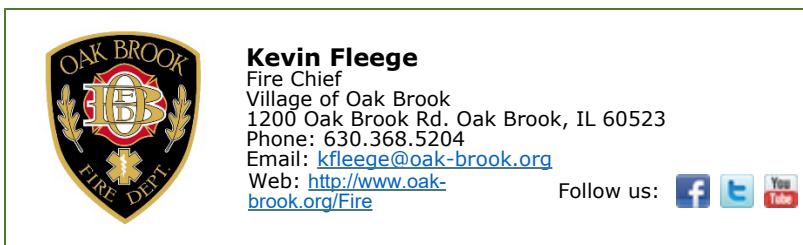
Hello,

For the FD:

- FD assumes the three new addresses will be off Court 17 – (17xx)
- What is the plan for hydrant spacing / hydrant location / hydrant grid in the area of the new lots?
- The culdesac turning radius ideally needs to accommodate for our ladder truck

Best Regards,

Kevin



From: Rama Raman <rraman@oak-brook.org>
Sent: Thursday, January 16, 2025 11:04 AM
To: Timothy O'Malley, BBA <tomalley@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>
Cc: John Temes <jtemes@oak-brook.org>; Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>; Cathy Chiarelli <cchiarelli@oak-brook.org>
Subject: 2222 35th St- Final Plat of Subdivision

Good morning,

Please see attached case files for Final Plat of Subdivision for 2222 35th St for review, including the engineering review comments.

Please provide your review comments by January 23rd.

Thank you!

Sincerely,

Rama Raman

Rama Raman MURP
Village Planner

Responses for Review letter sent on January 10, 2025 pertaining to Final Plat of Subdivision.

- 17. Title 14-4-2.B.1 - Revised the Subdivision name to Midwest Club Annex.
- 18. Title 14-4-2.C.2 – Revised label to Midwest Club Court 17 (Private Road).
- 19. Title 14-4-2.C.2- Revised easement widths on Lots 1,2, and 3 accordingly. However did not grant the 6' easement along the north property line as there is an existing 10' wide PU&DE already in place.
- 20. Title 14-4-2.C.9 – Removed Public Utility and Drainage Easement Provisions from sheet 2.
- 21-24 - For others to complete.
- 25. Title 14-7-5 – Revised School District Certificate to read Lot Numbers 1-3.
- 26. Title 14-7-5 – Added additional spacing in certificates.

MIDWEST CLUB ANNEX

LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1958, AS DOCUMENT 895798, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

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

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, FLAGG CREEK WATER RECLAMATION DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

ADDRESS
DATED THIS _____ DAY OF _____, 20____.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE

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

SCHOOL DISTRICTS
LOT NUMBERS 1 - 3
ELEMENTARY DISTRICT #53
HIGH SCHOOL DISTRICT #86
COMMUNITY COLLEGE - COLLEGE OF DUPAGE #502

DATED THIS _____ DAY OF _____, 20____.

ADDRESS

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

VILLAGE ENGINEER

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, SECRETARY OF THE

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

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

SECRETARY

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS _____ DAY OF _____, 20____.

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

ENGINEER

OWNER OR ATTORNEY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, JIANFENG HUA, REGISTERED ILLINOIS LAND SURVEYOR NO. 4071, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1958, AS DOCUMENT 895798, 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 STATE THAT THE PROPERTY IN THIS SUBDIVISION FALLS INTO "ZONE X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN) A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP COMMUNITY PLAN NUMBER 17043C0178J PANEL 178 OF 287 EFFECTIVE DATE AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT MONTGOMERY, ILLINOIS, THIS _____ DAY OF _____, 20____.

JIANFENG HUA
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2026

MIDWEST CLUB ANNEX

PARCEL INDEX NUMBER
06-34-102-003

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF OAK BROOK
ADDRESS: 1200 OAK BROOK ROAD
OAK BROOK, IL 60523

LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH
WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1958, AS DOCUMENT 895798, IN
DUPAGE COUNTY, ILLINOIS.

NOTES:

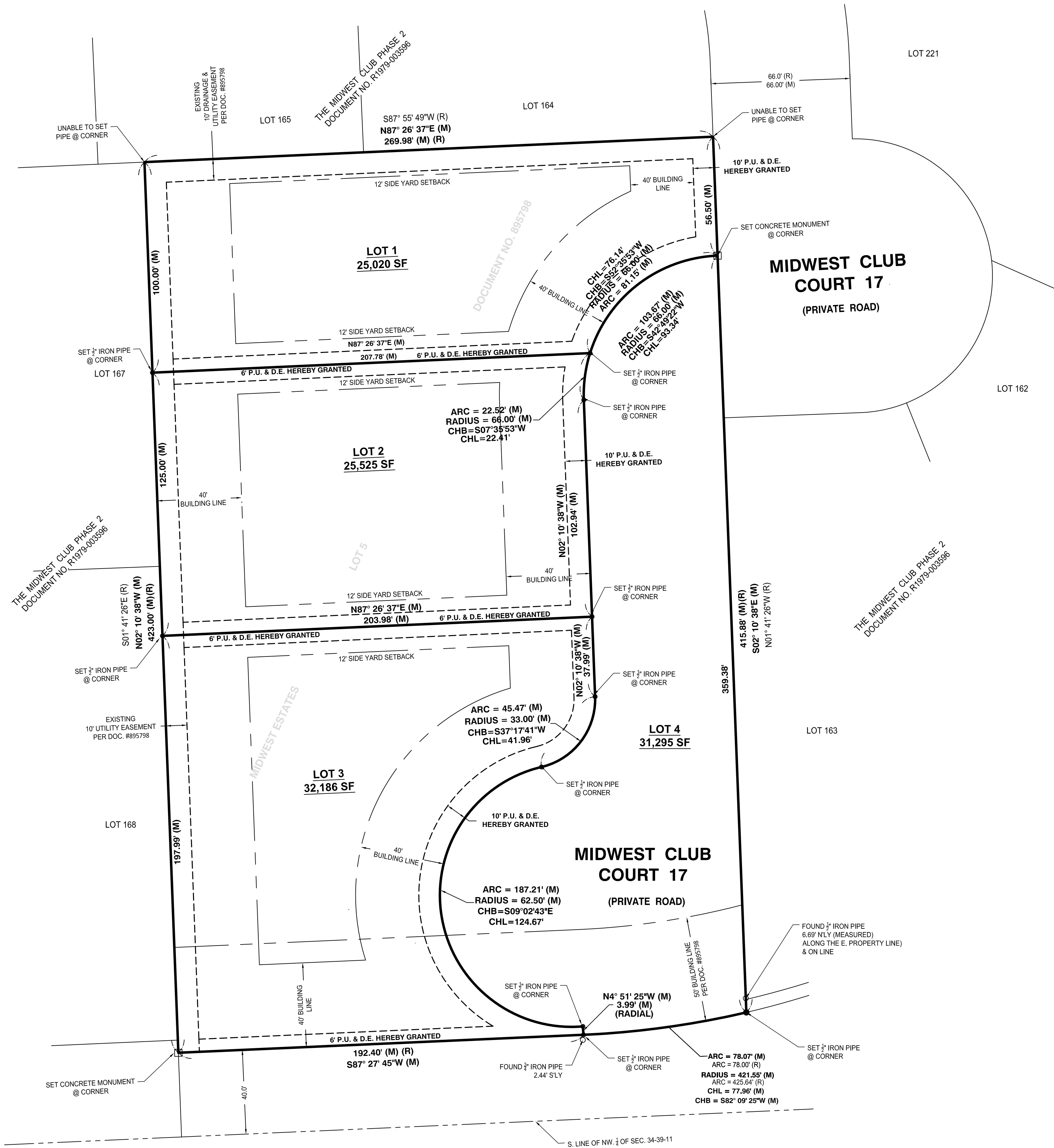
- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- SURVEY FIELD WORK COMPLETED DECEMBER 11, 2024.
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
- A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- PARCEL CONTAINS APPROXIMATELY 114,025 SQUARE FEET. (2.618 ACRES).
- MONUMENTATION TO BE SET AT ALL NEW LOT CORNERS UPON APPROVAL OF SUBDIVISION PLAT EXCEPT WHERE SHOWN OTHERWISE.

SYMBOL & LINE TYPE LEGEND

- = BUILDING LINE
- - - = EASEMENT LINE
- = IRON PIPE FOUND
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- - - = SECTION LINE
- = SUBDIVISION BOUNDARY LINE

ABBREVIATION LEGEND

- E = EAST
- E'LY = EASTERLY
- M = MEASURED
- N = NORTH
- N'LY = NORTHERLY
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RECORD
- S = SOUTH
- S'LY = SOUTHERLY
- W = WEST
- W'LY = WESTERLY



VILLAGE OF OAK BROOK – PLANNING & ZONING COMMISSION REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
2222 35 th Street	2025 02 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on December 20, 2024:

DOCUMENT	PREPARED BY	SHEETS	DATE
Preliminary Engineering Plan	Ridgeline Consultants	3	12-17-24
Final Plat of Subdivision	Ridgeline Consultants	2	12-17-24
Boundary and Topographic Survey	Ridgeline Consultants	1	12-17-24
Preliminary Detention Calculations	Ridgeline Consultants	9	12-14-24

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. The Preliminary Plat and Final Plat of Subdivision will go to the Planning & Zoning Commission (PZC) together. This proposed subdivision does not require separate PZC meetings for the preliminary and final plats. A response to this comment is not necessary.
2. Provide an itemized comment response letter in the next submittal.

PRELIMINARY PLAT

3. Title 14-3-3 – The submitted preliminary engineering plans will be reviewed as the document meeting the Preliminary Plat requirements of the Village Code. A response to this comment is not necessary.
4. Title 14-3-3.A.1 – The proposed name of the subdivision appears to be **3 NEW LOTS ANNEXED INTO COURT 17 OF THE MIDWEST CLUB**. Consider a more traditional naming convention for the official name of the proposed subdivision.
5. Title 14-3-3.A.4 – Provide the names and addresses of the owner and subdivider having control of the tract and the surveyor who prepared the plat.
6. Title 14-3-3.B.2 – The area of Lot 4 (Private Road – Midwest Club Court 17) is not consistent from the Preliminary Plat to the Final Plat. Revise accordingly.
7. Title 14-3-3.B.3 – Indicate the existing zoning district in the proposed subdivision and all adjacent tracts. This would ideally be shown on sheet 1 of the preliminary plat.
8. Title 14-3-3.B.6 – Revise the Vicinity Map to be drawn to scale and not less than 1"=1,000'. Indicate the approximate location of the subdivision on the Vicinity Map.
9. Title 14-3-3.C.6 – The three new lots are proposed to be zoned R3. Please indicate on sheets 2 and 3 of the Preliminary Plat.
10. Title 14-3-3.C.7 – Please label the new private road as **MIDWEST CLUB COURT SEVENTEEN (PRIVATE ROAD)**. The intent is to remain consistent with the naming conventions used throughout the Midwest Club subdivision.

11. Title 14-3-3.C.7 – Provide clarification on the Unrestricted Area in the southeast corner of the subdivision. If it is only to show how much tributary area on the development site is not tributary to the detention facility, this is understood and note and hatching can be removed from the Preliminary Plat.
12. Title 14-3-3.C.8 – A Stormwater submittal will be required at permitting for the stormwater detention facility. For the purposes of the Planning & Zoning Commission, please provide a stormwater narrative to document the stormwater detention approach and demonstrate compliance with the VOBSFPO.
 - Please note it is unclear how the detention calculations can be performed using a 2” restrictor, while the existing detention basin appears to utilize a 12” diameter pipe as the restrictor and there are no proposed modifications to the “control structure”.
13. Title 14-3-3.C.8 – The proposed impervious area is indicated at 1.49 acres. Please calculate the proposed impervious area as follows:

The maximum allowable lot coverage for Lots 1-3 is 37.5%. At a total area of 82,731 SF, please use 31,024 SF of impervious area for Lots 1-3. The impervious area for the private road (including the area of the connection to the existing cul-de-sac) appears to be approximately 16,000 SF. Therefore, the detention calculation requirement may be able to be based on an impervious area of 1.08 acres instead of 1.49 acres. Revise accordingly.
14. Title 14-3-3.C.8 – Stormwater flow routes shall be sized to convey the 100-year rainfall event to the detention facility. It appears the curbs on the private road will be used to convey 100-year event. Provide calculations to define the inundation, depth of flow and demonstrate compliance. Indicate the 100-year conveyance route on the Preliminary Plan. This may require upsizing of the existing 2’x3’ box culvert and associated storm structures under the existing private road.
15. Title 14-3-3.C.8 – Storm sewers and inlet structures shall be sized to convey the 10-year rainfall event. Please extend the upstream end of the storm sewer to the south to at least the north property line of Lot 3. It would be preferable to provide a pair of curb inlets at this location to assist in conveying the 100-year event. It would also provide a sump pump discharge connection point for the Lot 3 residence.
16. Title 14-3-3.C.8 – Provide confirmation from the Flagg Creek Water Reclamation District that the proposed sanitary sewer extension concept is acceptable.

FINAL PLAT OF SUBDIVISION

17. Title 14-4-2.B.1 – Based on the response to comment #4 above, revise the title of the final plat accordingly.
18. Title 14-4-2.C.2 – As referenced in comment #11 above, revise the label for Lot 4 to **MIDWEST CLUB COURT SEVENTEEN (PRIVATE ROAD)**.
19. Title 14-4-2.C.2 – In accordance with the easement requirements for the Midwest Club Phase 2 subdivision plat, please revise the Public Utility and Drainage Easements (PU&DE) as follows:
 - Lot 1 – Revise the 10’ PU&DE along the north property line to be 6’ wide. Revise the 5’ PU&DE along the south property line to be 6’ wide. The 10’ PU&DE along the west property line can be removed due to the presence of the existing 10’ easement.
 - Lot 2 – Revise the 5’ PU&DE along the north and south property lines to be 6’ wide. The 10’ PU&DE along the west property line can be removed due to the presence of the existing 10’ easement.
 - Lot 3 – Revise the 5’ PU&DE along the north property line to be 6’ wide. Revise the 10’ PU&DE along the south property line to be 6’ wide. The 10’ PU&DE along the west property line can be removed due to the presence of the existing 10’ easement.

20. Title 14-4-2.C.9 – Remove the Public Utility and Drainage Easement Provisions from sheet 2. The easement provisions are provided in the Owner's Certificate.
21. Title 14-4-2.E.1 – Provide a cost estimate for the proposed subdivision improvements (roadway, detention facility modification, storm sewer, sanitary sewer, water main, light poles, etc.).
22. Title 14-4-2.E.1 – Please note that an engineering permit and Stormwater Management Certification application will be required to construct the subdivision land improvements, as a requirement of the subdivision approval.
23. Title 14-4-4.A – Provide a Subdivision Improvement Agreement (SIA) for review and approval. SIA requirements are found in this section of the Village Code.
24. Title 14-4-4.B – Please note that a subdivision security will be required for the construction of the subdivision land improvements. The security shall be executed and delivered to the Village prior to recording of the final plat. A response to this comment is not necessary.
25. Title 14-7-5 – Revise the School District Certificate to read **Lot Numbers 1-3** instead of Lot Numbers 1-4.
26. Title 14-7-5 – Please check and provide adequate space for the blanks in the certificates to be filled in. For example, the line for the Flagg Creek Water Reclamation District is too short to write in the name of the agency.



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

January 17, 2025

Dear Resident:

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

The application has been filed by:	The Midwest Club 1100 Midwest Club Parkway Oak Brook, IL 60523
The property in question is located at:	2222 35 th Street
Relationship of applicant to property:	Owner
Name of Subdivision	Final Plat of Subdivision 3 New Lots Annexed into Court 17 of The Midwest Club

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 subdivide the one existing parcel into three (3) resident lots and one (1) common area lot consisting of the approximately 114,000 square feet. The property was recently rezoned into district R-3 to become part of The Midwest Club Homeowners Association.

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.

Regular Planning & Zoning Commission Meeting 6:30 p.m., Wednesday, February 5, 2025

Board of Trustees Meeting 7:00 p.m., Tuesday, February 25, 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



ITEM 6.E.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
January 14, 2025

SUBJECT: 2222 35th St – Final Plat of Subdivision - The Midwest Club

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

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

Background/History:

The applicant, The Midwest Club has submitted a petition requesting approval of a final plat of subdivision to divide the existing single lot into four (4) lots. Three (3) lots will be buildable and the fourth is reserved for the extension of Midwest Club Court 17 – a private road. The divided lots will consist of approximately 114,000 square-feet or 2.58 acres. The properties are zoned R-3 Single Family Detached Residence District.

Each lot will consist of a minimum of 25,000 square-feet, which is the required lot area in the R-3 district. The proposal complies 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 Subdivision to the Planning & Zoning Commission (P&Z) for public hearing, review, and recommendation.

Attachments:

1. Exhibits

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

VILLAGE OF
OAK BROOK
Illinois

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

The Midwest Club

DATE FILED

12/19/2024

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

2222 35th St. Oak Brook, 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. 06-34-102-003

NAME OF APPLICANT (and Email Address) The Midwest Club PHONE 630-655-9002

ADDRESS 1100 Midwest Club Pkwy CITY Oak Brook STATE IL ZIP 60523

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD The Midwest Club

PHONE

ADDRESS 2222 35th St. Oak Brook, IL 60523 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.

Beverly M. Taylor 12-19-2024
Signature of Owner President Date
The Midwest Club

Beverly M. Taylor The Midwest Club 12-19-2024
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 any interest.

Signature of Owner

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	3				
NUMBER of ACRES	2.58				
NUMBER of SQUARE FEET	114,000				

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
	See attached		

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>12/20/25</u>	Fee Paid \$ <u>0</u>	Receipt No. _____	Received By <u>ce</u>
HEARING DATES: Board of Trustees (Referral) <u>1/14/25</u>		P&Z Commission <u>2/15/25</u>	Board of Trustees _____
SIGNED - VILLAGE CLERK <u>[Signature]</u>		Date <u>1/6/2025</u>	

PIN	Owner Name	Owner Address
0634301001	WESTMONT PARK DISTRICT	75 E RICHMOND AVE, WESTMONT, IL 60559
0634101999	<i>Midwest Club H&A</i>	
0634102012	SAWLANI, NEAL & SARENA	1607 MIDWEST CLUB, OAK BROOK, IL 60523
0634101041	GERAMI, P & R MAFEE	1706 MIDWEST CLUB CT, OAK BROOK, IL 60523
0634101042	BALIN, MARGARET	1707 MIDWEST CLUB CT, OAK BROOK, IL 60523
0634102025	AKBAR, S & Z ASKARI	1709 MIDWEST CLUB, OAK BROOK, IL 60523
0634102024	BHALLA, PRADEEP & GEETA	1710 MIDWEST CLUB, OAK BROOK, IL 60523
0634102023	EYBEL TR, CARL E	1711 MIDWEST CLUB, OAK BROOK, IL 60523
0634102022	AMIN, SANDEEP D & KALPA S	1712 MIDWEST CLUB, OAK BROOK, IL 60523
0634102021	PATEL, HITESH	1713 MIDWEST CLUB CT, OAK BROOK, IL 60523
0634102020	MAZDA, SHERENAZ	1714 MIDWEST CLUB DR, OAK BROOK, IL 60523
0634102019	BAILEY, RYAN & YESENIA	1715 MIDWEST CLUB, OAK BROOK, IL 60523
0634102018	TAN, EE-MOOI	1716 MIDWEST CLUB NO 17, OAK BROOK, IL 60523
0634102017	HAMAD, BACHAR & HALA SUBH	1717 MIDWEST CLUB DR, OAK BROOK, IL 60523
0634102016	MARANO, ANTON T	1718 MIDWEST CLUB, OAK BROOK, IL 60521
0634102011	IYER, BALA	1719 MIDWEST CLUB, OAK BROOK, IL 60523
0634102010	MIRZA, M ARSHAD & NAJMA A	1720 " " OAK BROOK, IL 60523
0634102003	OAKBROOK MEADOWS LLC	423 SHADOW CREEK CT, NAPERVILLE, IL 60540
0634300012	PH OBH HOTEL OWNER LLC	601 OAKMONT LN UNIT 420, WESTMONT, IL 60559

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.

The Midwest Club
Printed Name of Property Owner

The Midwest Club - Beverly M. Taylor
Printed Name of Applicant

Beverly M. Taylor - President
Signature of Owner

12-19-2024
Date

Beverly M. Taylor
Signature of Applicant

12-19-2024
Date

BILL TO INFORMATION:

The Midwest Club
Print Name/Company

Rob Day
Print Contact Person Name

630-655-9002

Contact Phone

1100 Midwest Club Pkwy

630-698-3232

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): 06-34-102-003
2. Common Address: 2222 35th Street, Oak Brook, IL
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)
4. Email the Legal Description 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: Date called:

I verify that the information provided above is accurate.

Beverly M. Taylor, President of The Midwest Club


Beverly M. Taylor

Printed Name

Signature

Date: 08/23/2024

Relationship to Applicant: Board President

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Legal Description Review

Corrections Required

Yes ☐

No ☐

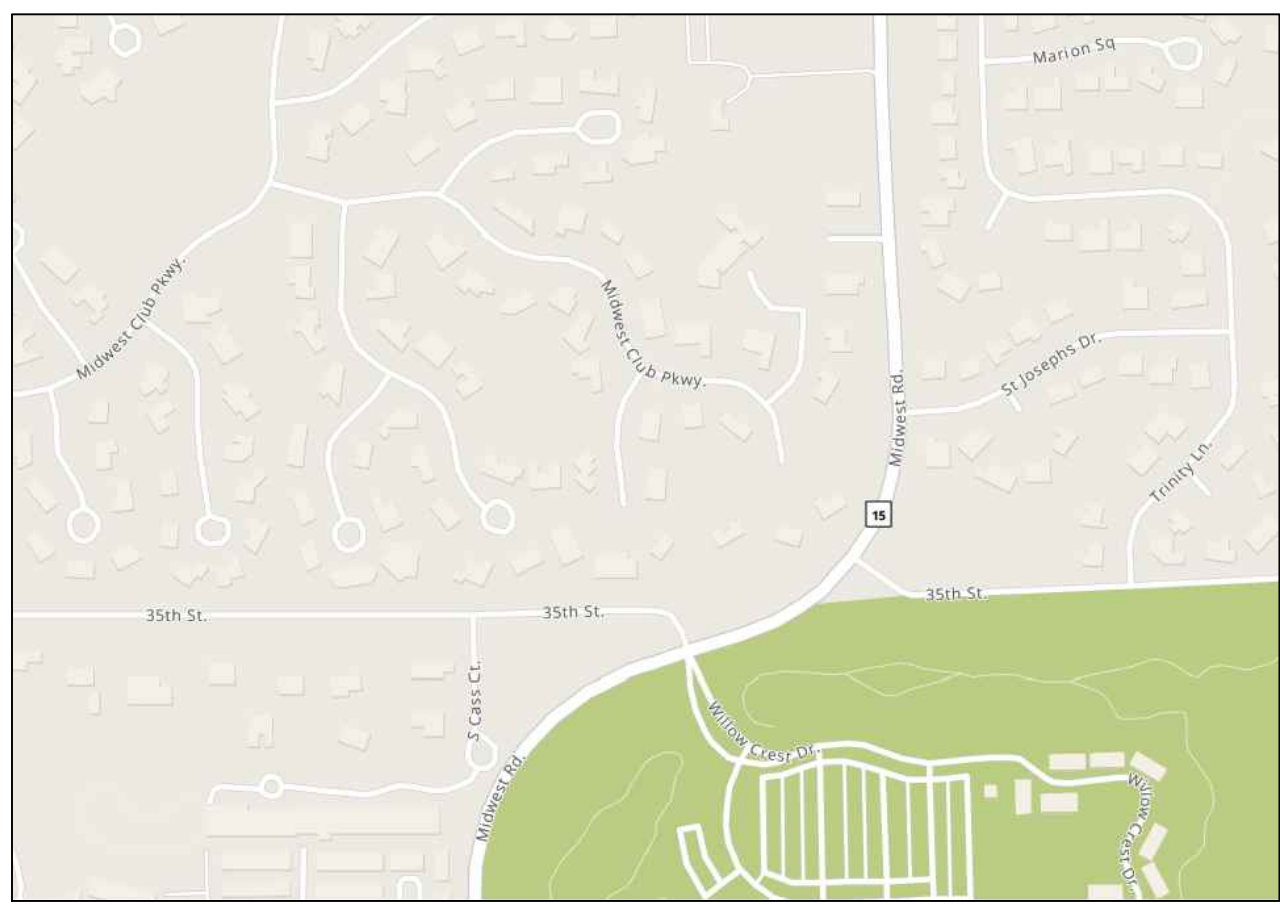
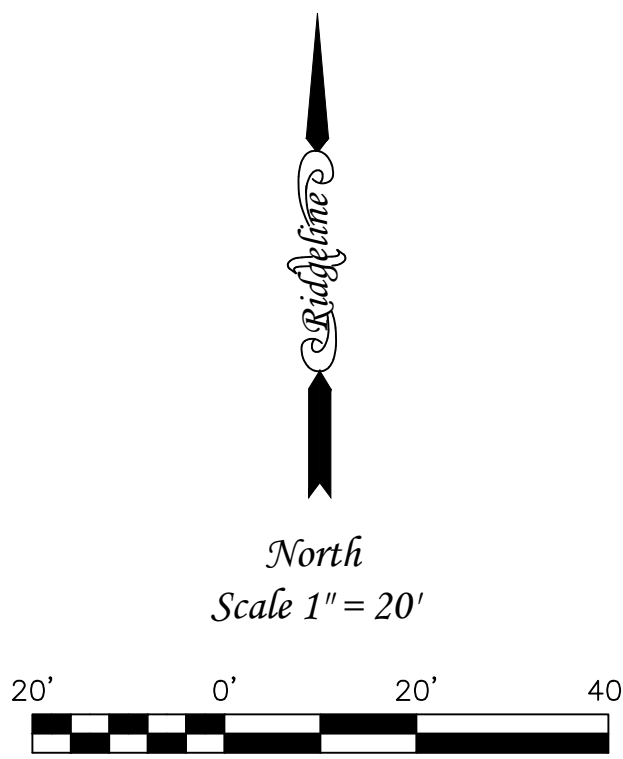
Approved By: _____

Date _____

Legal Description

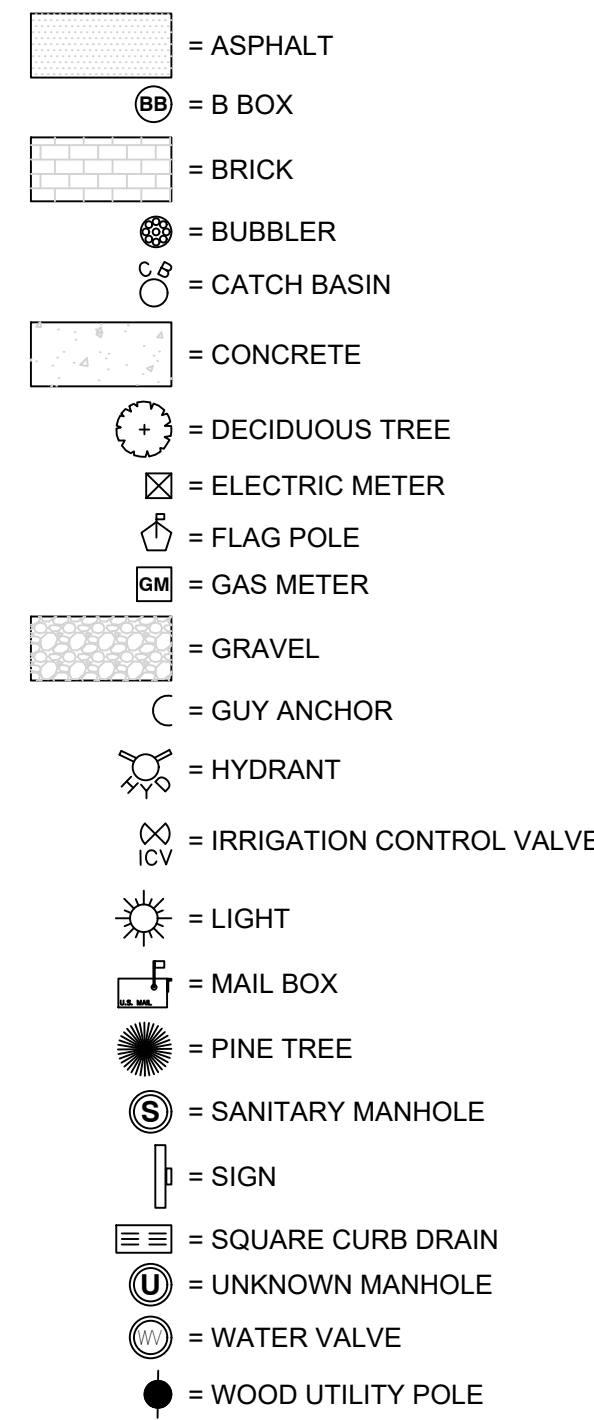
LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1958, AS DOCUMENT 895798, IN DUPAGE COUNTY, ILLINOIS.

Three New Lots Annexed into Court 17 of the Midwest Club Boundary/Topographic Survey and Demolition Plan



Vicinity Map
(No Scale)

SYMBOL LEGEND

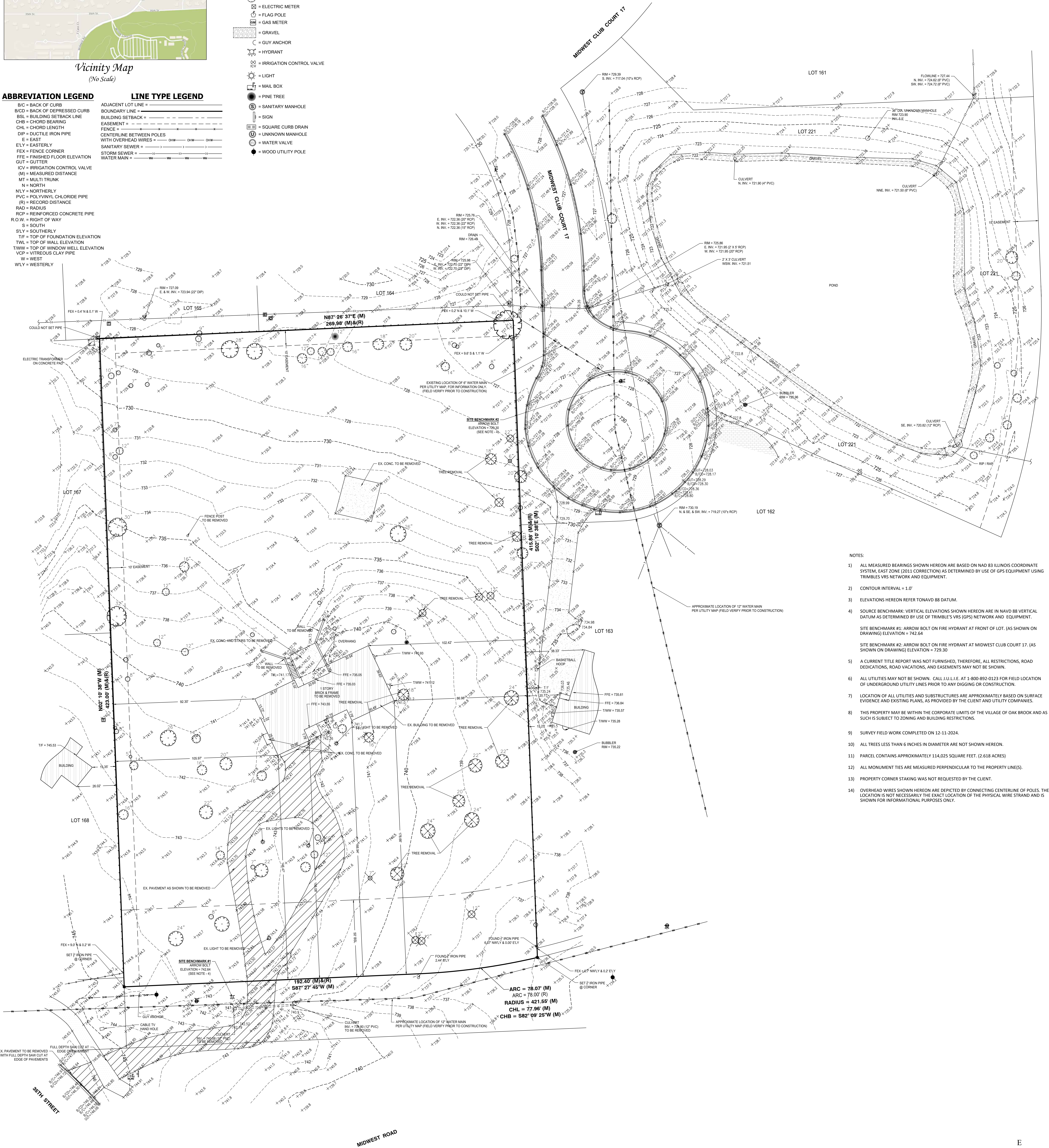


ABBREVIATION LEGEND

B/C = BACK OF CURB
B/C/D = BACK OF DEPRESSED CURB
BSL = BUILDING SETBACK LINE
CHB = CHORD BEARING
CHL = CHORD LENGTH
DIP = DUCTILE IRON PIPE
E = EAST
ELY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
GUT = GUTTER
ICV = IRRIGATION CONTROL VALVE
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
NLY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RAD = RADIUS
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
TIF = TOP OF FOUNDATION ELEVATION
TWL = TOP OF WALL ELEVATION
TWW = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
WLY = WESTERLY

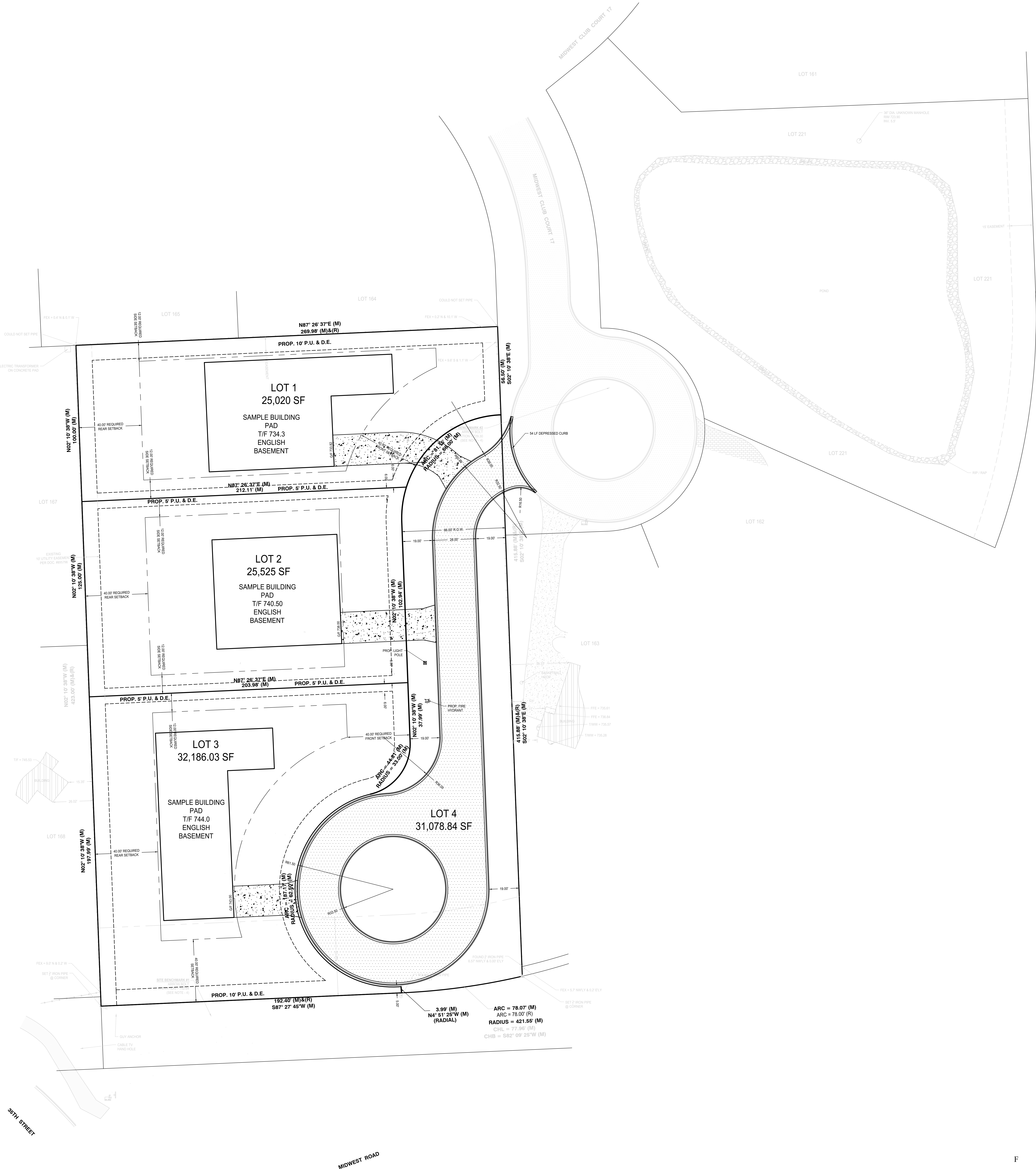
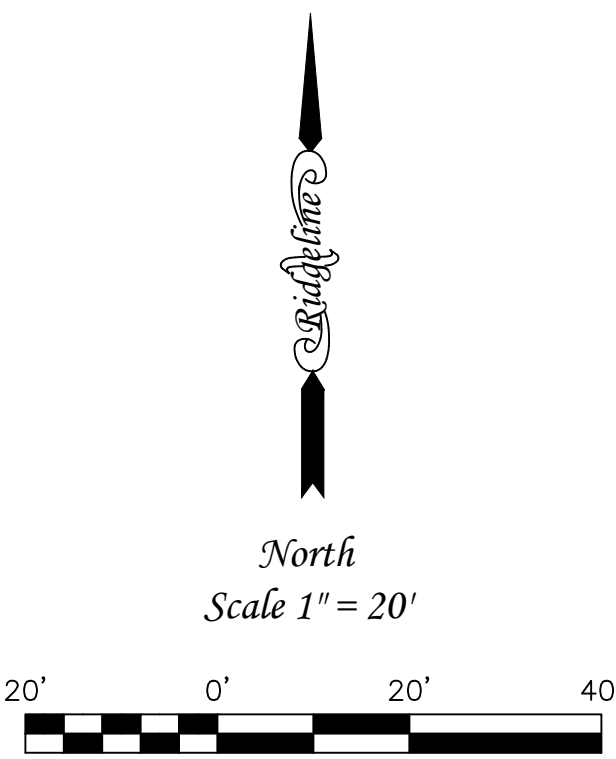
LINE TYPE LEGEND

ADJACENT LOT LINE =
BOUNDARY LINE =
BUILDING SETBACK =
EASEMENT =
FENCE =
CENTERLINE BETWEEN POLES
WITH OVERHEAD WIRES =
SANITARY SEWER =
STORM SEWER =
WATER MAIN =



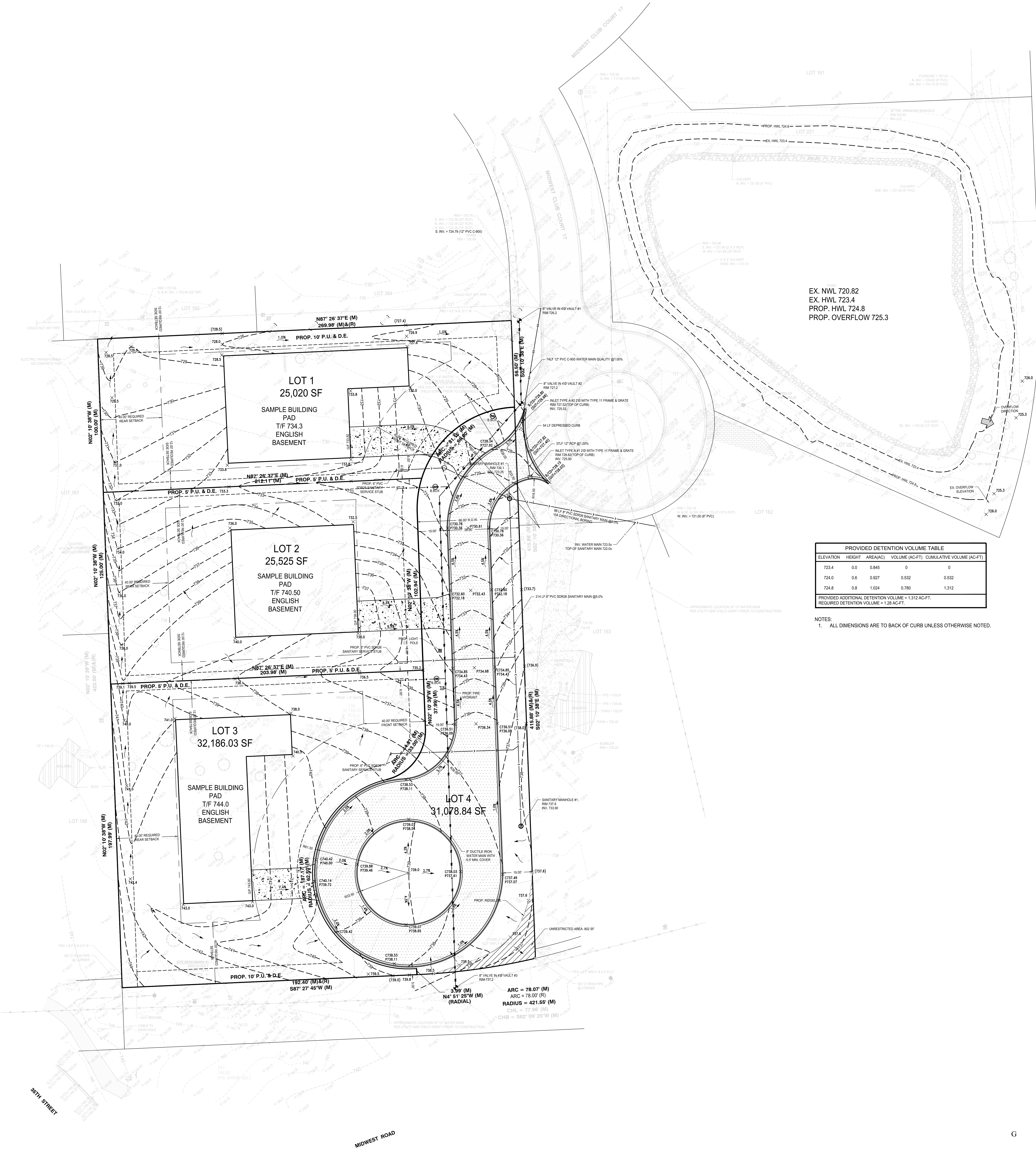
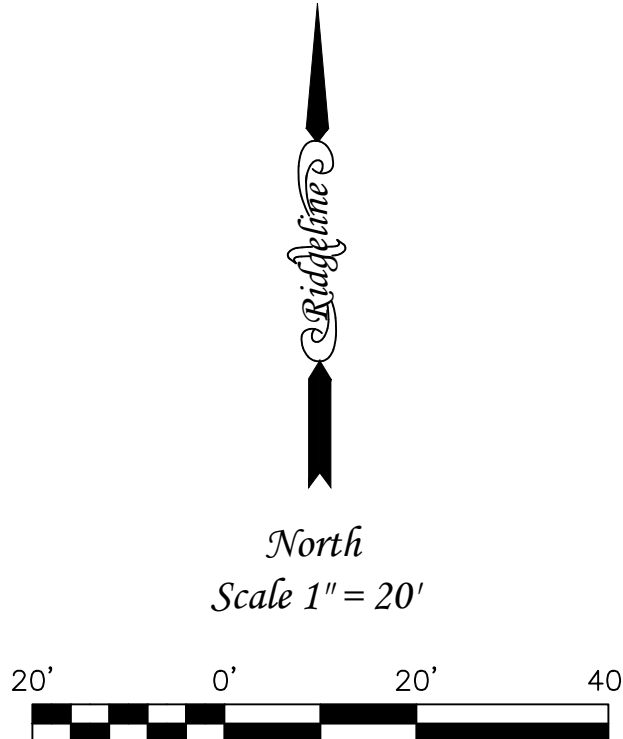
- NOTES:
- 1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
 - 2) CONTOUR INTERVAL = 1.0'
 - 3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
 - 4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.
SITE BENCHMARK #1: ARROW BOLT ON FIRE HYDRANT AT FRONT OF LOT. (AS SHOWN ON DRAWING) ELEVATION = 742.64
SITE BENCHMARK #2: ARROW BOLT ON FIRE HYDRANT AT MIDWEST CLUB COURT 17. (AS SHOWN ON DRAWING) ELEVATION = 729.30
 - 5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
 - 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - 7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
 - 8) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
 - 9) SURVEY FIELD WORK COMPLETED ON 12-11-2024.
 - 10) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
 - 11) PARCEL CONTAINS APPROXIMATELY 114,025 SQUARE FEET. (2.618 ACRES)
 - 12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
 - 13) PROPERTY CORNER STAKING WAS NOT REQUESTED BY THE CLIENT.
 - 14) OVERHEAD WIRES SHOWN HEREON ARE DEPICTED BY CONNECTING CENTERLINE OF POLES. THE LOCATION IS NOT NECESSARILY THE EXACT LOCATION OF THE PHYSICAL WIRE STRAND AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

Three New Lots Annexed into Court 17 of the
Midwest Club
Preliminary Site Plan



F

Three New Lots Annexed into Court 17 of the
Midwest Club
Preliminary Engineering Plan



EX. NWL 720.82
EX. HWL 723.4
PROP. HWL 724.8
PROP. OVERFLOW 725.3

PROVIDED DETENTION VOLUME TABLE				
ELEVATION	HEIGHT	AREA(AC)	VOLUME (AC-FT)	CUMULATIVE VOLUME (AC-FT)
723.4	0.0	0.845	0	0
724.0	0.6	0.927	0.532	0.532
724.8	0.8	1.024	0.780	1.312

PROVIDED ADDITIONAL DETENTION VOLUME = 1.312 AC-FT.
REQUIRED DETENTION VOLUME = 1.28 AC-FT.

NOTES:
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

FINAL PLAT OF SUBDIVISION
3 NEW LOTS ANNEXED INTO COURT 17
OF THE MIDWEST CLUB

PARCEL INDEX NUMBER
06-34-102-003

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF OAK BROOK
ADDRESS: 1200 OAK BROOK ROAD
OAK BROOK, IL 60523

LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH
WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1958, AS DOCUMENT 895798, IN
DUPAGE COUNTY, ILLINOIS.

NOTES:

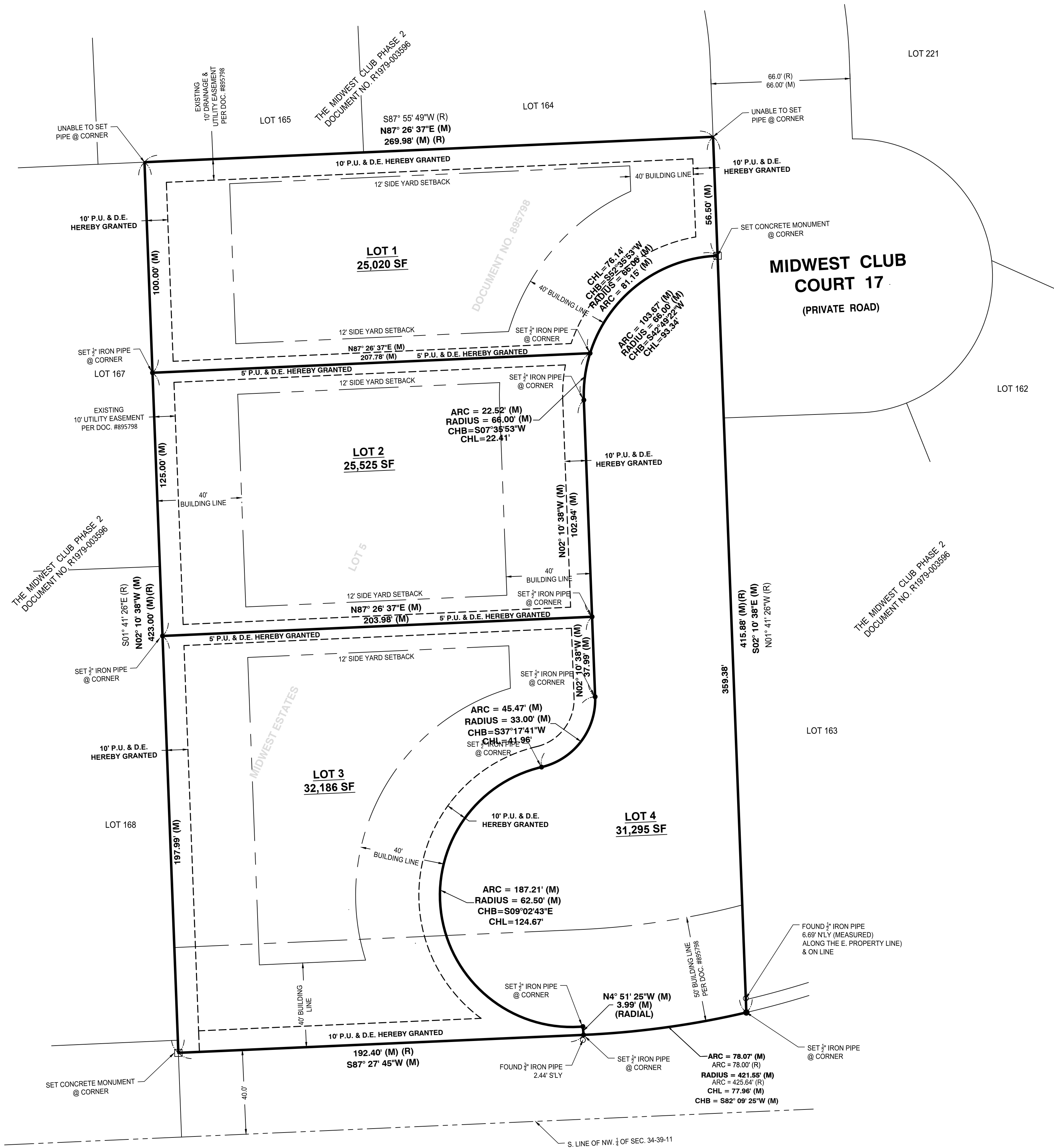
- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- SURVEY FIELD WORK COMPLETED DECEMBER 11, 2024.
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
- A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- PARCEL CONTAINS APPROXIMATELY 114,025 SQUARE FEET. (2.618 ACRES).
- MONUMENTATION TO BE SET AT ALL NEW LOT CORNERS UPON APPROVAL OF SUBDIVISION PLAT EXCEPT WHERE SHOWN OTHERWISE.

SYMBOL & LINE TYPE LEGEND

- = BUILDING LINE
----- = EASEMENT LINE
○ = IRON PIPE FOUND
===== = PROPERTY LINE
===== = RIGHT OF WAY LINE
----- = SECTION LINE
===== = SUBDIVISION BOUNDARY LINE

ABBREVIATION LEGEND

- E = EAST
E'LY = EASTERLY
M = MEASURED
N = NORTH
N'LY = NORTHERLY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
R = RECORD
S = SOUTH
S'LY = SOUTHERLY
W = WEST
W'LY = WESTERLY



FINAL PLAT OF SUBDIVISION
3 NEW LOTS ANNEXED INTO COURT 17
OF THE MIDWEST CLUB

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

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

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

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, FLAGG CREEK WATER RECLAMATION DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

ADDRESS

DATED THIS ____ DAY OF _____, 20__.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

THIS IS 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 DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:

SCHOOL DISTRICTS
LOT NUMBERS 1 - 4
ELEMENTARY DISTRICT #53
HIGH SCHOOL DISTRICT #86
COMMUNITY COLLEGE - COLLEGE OF DUPAGE #502

DATED THIS ____ DAY OF _____, 20__.

ADDRESS

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

VILLAGE ENGINEER

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

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

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20__.

SECRETARY

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20__, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS ____ DAY OF _____, 20__.

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

COUNTY CLERK

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

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

RECORDER OF DEEDS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, 20__.

ENGINEER

OWNER OR ATTORNEY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, JIANFENG HUA, REGISTERED ILLINOIS LAND SURVEYOR NO. 4071, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1958, AS DOCUMENT 895798, 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 STATE THAT THE PROPERTY IN THIS SUBDIVISION FALLS INTO "ZONE X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN) A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17043C0178J PANEL 178 OF 287 EFFECTIVE DATE AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS ____ DAY OF _____, 20__.

JIANFENG HUA
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2026

MIDWEST CLUB ANNEX Virtual Detention Basin Sizing

1.) Property Area:

Property Area:	2.58 Acres =	0.004031 Sq. Mi
Detained onsite Area:	2.48 Acres =	0.003875 Sq. Mi
Un-detained onsite Area:	0.10 Acres =	0.000156 Sq. Mi

2.) Calculation of Allowable Release:

Allowable Release is: 0.26 cfs (100 year event) 0.10 cfs x onsite area

3.) Calculation of Curve Number:

Detained Onsite Area+Offsite Tributary: 2.48 Acre= 0.003875 Sq. Mi

Impervious Area:	1.49	acre (CN=98)
Pervious Area:	0.99	acre (CN=74)
Composite CN:	88.4	

Un-Detained Onsite Area: 0.10 Acre= 0.000156 Sq. Mi

Impervious Area:	0.00	acre (CN=98)
Pervious Area:	0.10	acre (CN=74)
Composite CN:	74.0	

4.) Time of Concentration (Tc):

Tc = 0.17 Hr. (=10 min. Reasonably Estimated)

5.) Proposed Restrictor Design (Virtual)

Use Orifice Equation to size proposed restrictor:

Outfall Pipe Release (100 year)

Cd	0.61
Dia	2.000 in (Virtual)
Area	0.022 sq ft
Invert of Orifice	100.00 (Virtual)
Center of Orifice	100.08 (Virtual)

Orifice Release

Elev. Stage	Head	Orifice Discharge
100.00	0.00	0.000
101.00	0.92	0.102
102.00	1.92	0.148
103.00	2.92	0.182
104.00	3.92	0.211

Head = Stage less Center of Orifice
Orifice Discharge = $C_d \times (2 \times g \times H)^{0.5} \times \text{Area}$

6.) Calculation of Storage

Onsite Detention at Northeast Corner

Contour	Area sf	Area Acre	Vol. Ac.Ft.	Accumulated Volume
100.00	15,000	0.344	0.000	0.000
101.00	15,000	0.344	0.344	0.344
102.00	15,000	0.344	0.344	0.689
103.00	15,000	0.344	0.344	1.033
104.00	15,000	0.344	0.344	1.377

7.) Stage-Discharge-Storage Table

Stage	Discharge	Storage
100.00	0.000	0.000
100.00	0.102	0.344
102.00	0.148	0.689
103.00	0.182	1.033
104.00	0.211	1.377

8.) Results:

The TR-20 model produced the following result:

100 Year

Peak Elevation in onsite SWMF: 103.72 ft
 Storage at Peak Elevation: 1.281 acre-feet
 Peak Discharge (Restricted + Unrestricted): 0.26 cfs (100 Yr-24 Hr)
 Allowable Discharge: 0.26 cfs

*Required Detention
Volume*

Notes:

1. For the purpose of "Virtual Detention Sizing", no offsite tributary bypass is considered.

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

JOB TR-20	SUMMARY					NO PLOTS
TITLE	MIDWEST CLUB ANNEX; 12/14/24; [PROP-21.T20], JL					
TITLE	<u>VIRTUAL DETENTION BASIN SIZING- PROPOSED CONDITION</u>					
5 RAINFL 7		.05				
8	0.00	0.16	0.33	0.43	0.52	HUFF
8	0.60	0.66	0.71	0.75	0.79	1STQTR
8	0.82	0.84	0.86	0.88	0.90	POINT
8	0.92	0.94	0.96	0.97	0.98	
8	1.00	1.00	1.00	1.00	1.00	
9 ENDTBL						
5 RAINFL 8		.05				
8	0.00	0.03	0.08	0.12	0.16	HUFF
8	0.22	0.29	0.39	0.51	0.62	2NDQTR
8	0.70	0.76	0.81	0.85	0.88	POINT
8	0.91	0.93	0.95	0.97	0.98	
8	1.00	1.00	1.00	1.00	1.00	
9 ENDTBL						
5 RAINFL 9		.05				
8	0.00	0.03	0.06	0.09	0.12	HUFF
8	0.15	0.19	0.23	0.27	0.32	3RDQTR
8	0.38	0.45	0.57	0.70	0.79	POINT
8	0.85	0.89	0.92	0.95	0.97	
8	1.00	1.00	1.00	1.00	1.00	
9 ENDTBL						
3 STRUCT	01					
8		100.00	0.000	0.000		
8		101.00	0.102	0.344		
8		102.00	0.148	0.689		
8		103.00	0.182	1.033		
8		104.00	0.211	1.377		
9 ENDTBL						
6 RUNOFF 1 001	1	0.0002	74.0	0.171	1 1 1	1 UNREST
6 RUNOFF 1 002	2	0.0039	88.4	0.501	1 1 1	1 RUNOFF
6 RESVOR 2 01 2 3		100.00			1 1 1	1 DTNTN
6 ADDHYD 4 003 1 3 4					1 1 1 1	1
ENDATA						
7 INCREM 6		1.20				
7 COMPUT 7 001 003		0.0	8.57	24.09	2 24 99	100Y24H
ENDCMP 1						
ENDJOB 2						

0*****END OF 80-80 LIST*****

TR20 XEQ 12-14-24 16:25
REV PC 09/83(.1)

MIDWEST CLUB ANNEX; 12/14/24;[PROP-21.T20], JL
VIRTUAL DETENTION BASIN SIZING- PROPOSED CONDITION

JOB 1 PASS 1
PAGE 1

COMPUTER PROGRAM FOR PROJECT FORMULATION - HYDROLOGY USER NOTES

THE USERS MANUAL FOR THIS PROGRAM IS THE MAY 1982 DRAFT OF TR-20. CHANGES FROM THE 2/14/74 VERSION INCLUDE:

REACH ROUTING - THE MODIFIED ATT-KIN ROUTING PROCEDURE REPLACES THE CONVEX METHOD. INPUT DATA PREPARED FOR PREVIOUS PROGRAM VERSIONS USING CONVEX ROUTING COEFFICIENTS WILL NOT RUN ON THIS VERSION.

THE PREFERRED TYPE OF DATA ENTRY IS CROSS SECTION DATA REPRESENTATIVE OF A REACH. IT IS RECOMMENDED THAT THE OPTIONAL CROSS SECTION DISCHARGE-AREA PLOTS BE OBTAINED WHENEVER NEW CROSS SECTION DATA IS ENTERED. THE PLOTS SHOULD BE CHECKED FOR REASONABLENESS AND ADEQUACY OF INPUT DATA FOR THE COMPUTATION OF "M" VALUES USED IN THE ROUTING PROCEDURE.

GUIDELINES FOR DETERMINING OR ANALYZING REACH LENGTHS AND COEFFICIENTS (X,M) ARE AVAILABLE IN THE USERS MANUAL. SUMMARY TABLE 2 DISPLAYS REACH ROUTING RESULTS AND ROUTING PARAMETERS FOR COMPARISON AND CHECKING.

HYDROGRAPH GENERATION - THE PROCEDURE TO CALCULATE THE INTERNAL TIME INCREMENT AND PEAK TIME OF THE UNIT HYDROGRAPH HAVE BEEN IMPROVED. PEAK DISCHARGES AND TIMES MAY DIFFER FROM THE PREVIOUS VERSION. OUTPUT HYDROGRAPHS ARE STILL INTERPOLATED, PRINTED, AND ROUTED AT THE USER SELECTED MAIN TIME INCREMENT.

INTERMEDIATE PEAKS - METHOD ADDED TO PROVIDE DISCHARGES AT INTERMEDIATE POINTS WITHIN REACHES WITHOUT ROUTING.

OTHER - THIS VERSION CONTAINS SOME ADDITIONS TO THE INPUT AND NUMEROUS MODIFICATIONS TO THE OUTPUT. USER OPTIONS HAVE BEEN MODIFIED AND AUGMENTED ON THE JOB RECORD, RAINTABLES ADDED, ERROR AND WARNING MESSAGES EXPANDED, AND THE SUMMARY TABLES COMPLETELY REVISED. THE HOLDOUT OPTION IS NOT OPERATIONAL AT THIS TIME.

PROGRAM QUESTIONS OR PROBLEMS SHOULD BE DIRECTED TO HYDRAULIC ENGINEERS AT THE SCS NATIONAL TECHNICAL CENTERS:
CHESTER, PA (NORTHEAST) -- 215-499-3933, FORT WORTH, TX (SOUTH) -- 334-5242 (FTS)
LINCOLN, NB (MIDWEST) -- 541-5318 (FTS), PORTLAND, OR (WEST) -- 423-4099 (FTS)

PROGRAM CHANGES SINCE MAY 1982:

12/17/82 - CORRECT PEAK RATE FACTOR FOR USER ENTERED DIMHYD
CORRECT REACH ROUTING PEAK TRAVEL TIME PRINTED WITH FULLPRINT OPTION
5/02/83 - CORRECT COMPUTATIONS FOR ---

1. DIVISION OF BASEFLOW IN DIVERT OPERATION
2. HYDROGRAPH VOLUME SPLIT BETWEEN BASEFLOW AND ABOVE BASEFLOW
3. CROSS SECTION DATA PLOTTING POSITION
4. INTERMEDIATE PEAK WHEN "FROM" AREA IS LARGER THAN "THRU" AREA
5. STORAGE ROUTED REACH TRAVEL TIME FOR MULTYPEAK HYDROGRAPH
6. ORDERING "FLOW-FREQ" FILE FROM SUMMARY TABLE #3 DATA
7. BASEFLOW ENTERED WITH READHYD
8. LOW FLOW SPLIT DURING DIVERT PROCEDURE #2 WHEN SECTION RATINGS START AT DIFFERENT ELEVATIONS

ENHANCEMENTS ---

1. REPLACE USER MANUAL ERROR CODES (PAGE 4-9 TO 4-11) WITH MESSAGES

2. LABEL OUTPUT HYDROGRAPH FILES WITH CROSS SECTION/STRUCTURE, ALTERNATE AND STORM NO'S
 09/01/83 - CORRECT INPUT AND OUTPUT ERRORS FOR INTERMEDIATE PEAKS
 CORRECT COMBINATION OF RATING TABLES FOR DIVERT
 CHECK REACH ROUTING PARAMETERS FOR ACCEPTABLE LIMITS
 ELIMINATE MINIMUM REACH TRAVEL TIME WHEN ATT-KIN COEFFICIENT EQUALS ONE

1

TR20 XEQ 12-14-24 16:25
 REV PC 09/83(.1)

MIDWEST CLUB ANNEX; 12/14/24;[PROP-21.T20], JL
 VIRTUAL DETENTION BASIN SIZING- PROPOSED CONDITION

JOB 1 PASS 1
 PAGE 2

EXECUTIVE CONTROL OPERATION INCREM

MAIN TIME INCREMENT = 1.20 HOURS

RECORD ID

EXECUTIVE CONTROL OPERATION COMPUT

FROM XSECTION 1

TO XSECTION 3

RECORD ID 100Y24H

STARTING TIME = .00 RAIN DEPTH = 8.57 RAIN DURATION= 24.00 RAIN TABLE NO.= 9 ANT. MOIST. COND= 2
 ALTERNATE NO.=24 STORM NO.=99 MAIN TIME INCREMENT = 1.20 HOURS

OPERATION RUNOFF CROSS SECTION 1

*** WARNING-NO PEAK FOUND, MAXIMUM DISCHARGE = .02 CFS.

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
24.00	.02	(RUNOFF)
15.60	.10	(RUNOFF)

TIME(HRS)	FIRST HYDROGRAPH POINT =	.00 HOURS	TIME INCREMENT = 1.20 HOURS	DRAINAGE AREA =	.00 SQ.MI.
.00	DISCHG	.00	.00	.01	.02
12.00	DISCHG	.04	.09	.03	.02
24.00	DISCHG	.02			

RUNOFF VOLUME ABOVE BASEFLOW = 5.40 WATERSHED INCHES, .70 CFS-HRS, .06 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 2

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
15.29	2.27	(RUNOFF)

TIME(HRS)	FIRST HYDROGRAPH POINT =	.00 HOURS	TIME INCREMENT = 1.20 HOURS	DRAINAGE AREA =	.00 SQ.MI.
.00	DISCHG	.00	.11	.36	.57
12.00	DISCHG	.97	2.03	.70	.53

RUNOFF VOLUME ABOVE BASEFLOW = 7.17 WATERSHED INCHES, 18.05 CFS-HRS, 1.49 ACRE-FEET; BASEFLOW = .00 CFS

*** WARNING-NO PEAK FOUND, MAXIMUM DISCHARGE = .20 CFS.

100 Yr. ≥ 4 Hr. HWL

1

JOB	1	PASS	1
		PAGE	3

[illegible]

168.00	ELEV	100.19	100.18	100.18	100.17	100.17	100.16	100.16	100.15	100.15	100.14
180.00	DISCHG	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01
180.00	ELEV	100.14	100.14	100.13	100.13	100.12	100.12	100.12	100.11	100.11	100.11
192.00	DISCHG	.01	.01	.01	.01	.01					
192.00	ELEV	100.10	100.10	100.10	100.10	100.09					

OPERATION ADDHYD CROSS SECTION 3

*** WARNING-NO PEAK FOUND, MAXIMUM DISCHARGE = .23 CFS.

Peak Runoff (Restricted + Unrestricted)

PEAK TIME(HRS)		PEAK DISCHARGE(CFS)		PEAK ELEVATION(FEET)	
24.00		.23		(NULL)	
15.60		.26		(NULL)	

TIME(HRS)	FIRST HYDROGRAPH POINT =	.00 HOURS	TIME INCREMENT = 1.20 HOURS	DRAINAGE AREA =	.00 SQ.MI.
.00	DISCHG	.00	.01	.03	.05
12.00	DISCHG	.14	.16	.22	.22
24.00	DISCHG	.23	.20	.20	.19
36.00	DISCHG	.19	.19	.18	.18
48.00	DISCHG	.17	.17	.16	.16
60.00	DISCHG	.16	.15	.15	.14

1

TR20 XEQ 12-14-24 16:25
REV PC 09/83(.1)

MIDWEST CLUB ANNEX; 12/14/24;[PROP-21.T20], JL
VIRTUAL DETENTION BASIN SIZING- PROPOSED CONDITION

JOB 1 PASS 1
PAGE 4

72.00	DISCHG	.14	.14	.14	.13	.13	.13	.13	.13	.12	.12
84.00	DISCHG	.12	.12	.12	.12	.11	.11	.11	.11	.11	.11
96.00	DISCHG	.11	.11	.10	.10	.10	.10	.09	.09	.09	.09
108.00	DISCHG	.08	.08	.08	.08	.07	.07	.07	.07	.07	.06
120.00	DISCHG	.06	.06	.06	.06	.06	.05	.05	.05	.05	.05
132.00	DISCHG	.05	.05	.04	.04	.04	.04	.04	.04	.04	.04
144.00	DISCHG	.03	.03	.03	.03	.03	.03	.03	.03	.03	.03
156.00	DISCHG	.03	.03	.02	.02	.02	.02	.02	.02	.02	.02
168.00	DISCHG	.02	.02	.02	.02	.02	.02	.02	.02	.02	.01
180.00	DISCHG	.01	.01	.01	.01	.01	.01	.01	.01	.01	.01
192.00	DISCHG	.01	.01	.01	.01	.01					

RUNOFF VOLUME ABOVE BASEFLOW = 6.99 WATERSHED INCHES, 18.51 CFS-HRS, 1.53 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD ID

+

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD ID

1

TR20 XEQ 12-14-24 16:25
REV PC 09/83(.1)MIDWEST CLUB ANNEX; 12/14/24;[PROP-21.T20], JL
VIRTUAL DETENTION BASIN SIZING- PROPOSED CONDITIONJOB 1 SUMMARY
PAGE 5

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
(A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RAIN TABLE #	ANTEC MOIST COND	MAIN TIME INCREM (HR)	PRECIPITATION			RUNOFF AMOUNT (IN)	PEAK DISCHARGE			
						BEGIN (HR)	AMOUNT (IN)	DURATION (HR)		ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)
ALTERNATE 24 STORM 99													
XSECTION 1	RUNOFF	.00	9	2	1.20	.0	8.57	24.00	5.40	---	15.60	.10	500.2
XSECTION 2	RUNOFF	.00	9	2	1.20	.0	8.57	24.00	7.17	---	15.29	2.27	582.8
STRUCTURE 1	RESVOR	.00	9	2	1.20	.0	8.57	24.00	7.07	103.72	25.20?	.20?	52.0
XSECTION 3	ADDHYD	.00	9	2	1.20	.0	8.57	24.00	6.99	---	15.60	.26	63.1

1

TR20 XEQ 12-14-24 16:25
REV PC 09/83(.1)MIDWEST CLUB ANNEX; 12/14/24;[PROP-21.T20], JL
VIRTUAL DETENTION BASIN SIZING- PROPOSED CONDITIONJOB 1 SUMMARY
PAGE 6

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE ID	DRAINAGE AREA (SQ MI)	STORM NUMBERS.....
0 STRUCTURE 1	.00	99
+		
ALTERNATE 24		.20
0 XSECTION 1	.00	
+		
ALTERNATE 24		.10
0 XSECTION 2	.00	
+		

ALTERNATE 24
0 XSECTION 3 .00

2.27

+
ALTERNATE 24
1END OF 1 JOBS IN THIS RUN

.26

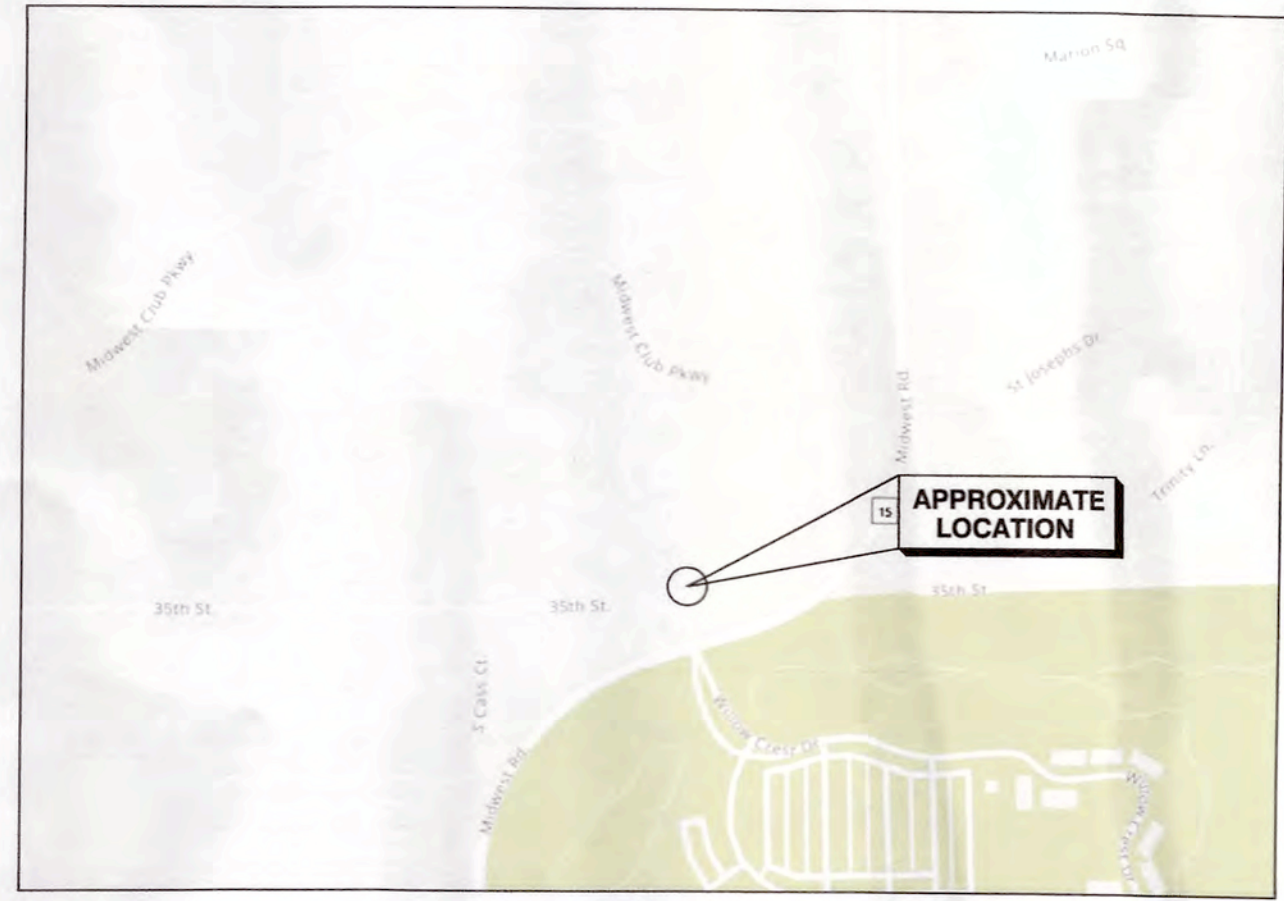
Boundary and Topographic Survey

LEGAL DESCRIPTIONS:
LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SETFEBMER 23, 1958, AS DOCUMENT 895798, IN DUPAGE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 2222 35TH STREET, OAK BROOK, IL

- ABBREVIATION LEGEND**
- B/C = BACK OF CURB
B/CD = BACK OF DEPRESSED CURB
BSL = BUILDING SETBACK LINE
CHB = CHORD BEARING
CHL = CHORD LENGTH
DIP = DUCTILE IRON PIPE
E = EAST
ELY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
GUT = GUTTER
ICV = IRRIGATION CONTROL VALVE
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
NLY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RAD = RADIUS
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
T/F = TOP OF FOUNDATION ELEVATION
TWL = TOP OF WALL ELEVATION
TWW = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
WLY = WESTERLY

- SYMBOL LEGEND**
- ASPHALT
BRICK
BUBBLER
CATCH BASIN
CONCRETE
DECIDUOUS TREE
ELECTRIC METER
FLAG POLE
GAS METER
GRAVEL
GUY ANCHOR
HYDRANT
IRRIGATION CONTROL VALVE
LIGHT
MAIL BOX
PINE TREE
SANITARY MANHOLE
SIGN
SQUARE CURB DRAIN
UNKNOWN MANHOLE
WATER VALVE
WOOD UTILITY POLE

- LINE TYPE LEGEND**
- ADJACENT LOT LINE =
BOUNDARY LINE =
BUILDING SETBACK =
EASEMENT =
FENCE =
CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES =
SANITARY SEWER =
STORM SEWER =
WATER MAIN =



Vicinity Map
(No Scale)

- NOTES:
- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
 - CONTOUR INTERVAL = 1.0'
 - ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
 - SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.
SITE BENCHMARK #1: ARROW BOLT ON FIRE HYDRANT AT FRONT OF LOT. (AS SHOWN ON DRAWING) ELEVATION = 744.82
SITE BENCHMARK #2: ARROW BOLT ON FIRE HYDRANT AT MIDWEST CLUB COURT 17. (AS SHOWN ON DRAWING) ELEVATION = 729.30
 - A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
 - ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
 - THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
 - SURVEY FIELD WORK COMPLETED ON 12-11-2024.
 - ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
 - PARCEL CONTAINS APPROXIMATELY 114,025 SQUARE FEET. (2.618 ACRES)
 - OVERHEAD WIRES SHOWN HEREON ARE DEPICTED BY CONNECTING CENTERLINE OF POLES THE LOCATION IS NOT NECESSARILY THE EXACT LOCATION OF THE PHYSICAL WIRE STRAND AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

STATE OF ILLINOIS
COUNTY OF KANE) SS

WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATED AT MONTGOMERY, ILLINOIS ON DECEMBER 19, 2024.



Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1881 Ascott Road, Montgomery, IL 60038
PH: 630.201.7827 FAX: 630.701.1365
Jardine Hup P.L.L.C. 40111 Expiration Date 11/30/2028
Stacy L. Stewart P.L.L.C. 3415 Expiration Date 11/30/2028

REVISION	DATE	DESC	BOOK	DWG. SIZE: E1
			DRAWN: TMS(PAM)	CHECKED: JH
			REFERENCE:	
			DATE: 12-17-2024	
			PROJECT NO:	2024-0285



ITEM 5.C
23 CONCORD DRIVE
FAR VARIATION

INDEX

PAGE	CONTENTS
7-7.c	Staff Report dated January 27, 2025
6-6.a	New Residential Coverage Charts 2023-2024
5	Certificate of Publication dated January 17, 2025
4.4.a	Resident Letter dated January 17, 2025
3	Board of Trustees Meeting Minutes dated January 14, 2025 (Not Attached)
2	Referral Memo – Board of Trustees Agenda dated January 14, 2025
1	Zoning Regulations – FAR Regulations –13-6D-3.C

Application Materials

A	Petition Application
B-B.2	Letter of Explanation & Bill of Sale
C-C.1	Variation Standards
D-D.2	Certification of Surrounding Property Owners and List
E	Subject Property Verification
F	Fee Receipt
G-G.6	Architectural Plans (Sheets A1 – A7)
H-H.2	Site Plan & Plat of Survey

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: January 27, 2025

CASE NO: 2025-4-ZO-VAR

DESCRIPTION: Variation – To allow an increased FAR from 0.4 to 0.6. for a single-family residential.

PETITIONER: A&E Luxury Builders, the owner of the property.

ADDRESS: 23 Concord Drive

EXISTING ZONING: R-4, Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: R-4, Single-Family Detached Residence District, single-family residential use.

South: Same

East: Same

West: R-3, Single-Family Detached Residence District, single-family residential use.

DISCUSSION:

The applicant and the owner of the property has submitted a petition seeking approval of a variation from the zoning regulations to allow and increase the Floor Area Ratio (FAR) from 0.4 to 0.6. at 23 Concord Drive. The variation is from Section 13-6.D.3.C which limits the FAR of a single-family homes to 0.4.

The subject property is zoned R-4, Single-Family Detached Residence District, and is located within the Brook Forest Subdivision. The Village adopted text amendments to the zoning ordinance in October 2024 which created a Floor Area Ratio (FAR) for single-family homes in the residence district. The Village code permits a maximum FAR of 0.4.

Please see the case file for additional information regarding this request as well as a visual depiction of all the proposed home.

STAFF REPORT – 23 CONCORD DRIVE
VARIATIONS – FAR
CASE NO. 2025-4-ZO-VAR

STAFF COMMENTS:

- The Village Board’s referral on January 14, 2024 included recommendation to modify the new regulations for FAR and to consider removing basements from the calculation of FAR.
- The subject property is located in R-4 zoning district that requires a minimum lot area of 18,000 SF. The existing lot area is less than 15,000 SF.
- The proposed improvements on the property complies with the maximum lot area coverage requirement of 37.5%.
- The proposed principal building lot coverage appears to be 22%, which is slightly higher than the allowable 20%. As no relief has been requested from this regulation, staff anticipates the final drawings will show compliance with the principal building lot coverage requirements.
- The maximum height of the proposed structure is at 35’ which is the maximum height permitted for R-4 zoning district.
- The proposed FAR (Floor Area Ratio) is 0.6, more than the required 0.4 for the R-4 District. Per the Village code since 1959 (Section: 13-2-2), FAR, is determined by the sum of the gross horizontal area of the several stories including the basement of a building. Staff has begun reviewing the FAR standards. See attached table.
- There are 13 parcels in R-3 zoning district and 16 parcels in R-4 on Concord Drive. The average lot size on Concord Drive is 22,584 SF for R-3 and 16,961 SF for R-4 zoning district, lesser than the required minimum lot area.
- Exterior HVAC units must be located at least 12’ from the property and must be visually screened.
- Village staff has received inquiries from neighbors of the subject property.
- The applicant will meet all other applicable regulations including those by the Village of Oak Brook.

RESPONSIBILITIES OF HEARING BODIES:

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

“Section 13-14-6 D. Standards:

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

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

STAFF REPORT – 23 CONCORD DRIVE
VARIATIONS – FAR
CASE NO. 2025-4-ZO-VAR

- b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:
- a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
 - b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.
 - c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
 - e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.”

CONCLUSION:

Staff would like the Planning and Zoning Commission’s feedback on the proposed variation being requested. If the Commission determines that the code needs to be modified by removing basements from the calculation of FAR, a text amendment will be required. Staff has provided additional conditions below if the Commission recommends approval of the requested Variation:

- 1. The maximum principal building lot coverage shall be no more than 0.2.
- 2. 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.”

However, if you determine that the petitioner has not satisfied the required standards for a variation, the request should be denied.

Findings of fact, which are the basis of the P&Z Commission determination, should be stated as part of either motion. The recommendation may state any conditions reasonably related to the petition, which the P&Z Commission deems necessary to protect the public interest.

**STAFF REPORT – 23 CONCORD DRIVE
VARIATIONS – FAR
CASE NO. 2025-4-ZO-VAR**

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rama Raman". The signature is written in dark ink and is positioned above a horizontal line.

Rama Raman
Village Planner

NEW RESIDENTIAL SINGLE FAMILY - 2023

LOT COVERAGE

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	Owner Name	General Contractor	ZONING DISTRICT	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	LOT COVERAGE (%)	AVERAGE	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)	BUILDABLE AREA (SF)	BUILDABLE AREA LOT COVERAGE (%)	AVERAGE	NOTES
2/27/2023	22-1-913	27 CAMBRIDGE DR	Brook Forest	KYLE AND MINDY NGUYEN	LIV MODERN	R-4	17,014	4,282	25		9,531	0.56	8,589	50		40' front BL on subdivision plat. Measured at 30' BL per zoning ordinance.
3/10/2023	23-1-013	9 WINDSOR DR	York Woods	MONIKA AND RAJ ARORA	LIV MODERN	R-3	21,875	6,133	28		7,886	0.36	9,570	64		Includes porch
3/22/2023	22-1-947	6 BRIGHTON LN	York Woods	JOSHUA	ROSE NEXUS DEV	R-3	22,281	3,985	18		8,464	0.38	10,699	37		
4/7/2023	22-1-020	4014 ADAMS RD	Fullersburg Woods Area Assoc.	MICHAEL & LIA FLYNN	TCI CONTRACTORS, LLC	R-2	28,314	3,629	13				7,171	51		Residential alteration. Existing structure at 15.77' front setback and 37'-10 1/4" rear setback.
4/10/2023	22-1-848	1020 35TH ST	Fullersburg Woods Area	LISA AND STAN MCCARTHY	DAVE KNECHT COMMERCIAL	R-1	78,710	6,139	8		10,967	0.14	30,151	20		
5/2/2023	23-1-042	5 ROYAL VALE DR	Ginger Creek	SANJEEV SINGH	BIG SKY CUSTOM HOMES	R-2	51,401	6,058	12		14,821	0.29	27,716	22		
5/11/2023	22-1-821	408 CANTERBERRY LN	Fullersburg Woods Area	NIZAR	EBLA BUILDERS	R-2	43,558	7,054	16				16,064	44		
5/24/2023	22-1-961	26 YORKSHIRE WOODS	Yorkshire Woods	VISSILI DEMIDIAK	NICHOLAS ROZDOLSKY Replaced by Larry Robins ICC	R-3	15,981	3,687	23		7,357	0.46	6,482	57		
6/7/2023	22-1-702	16 TEMPLETON CT	Templeton Reserve	PIEMONTE	SOMERSET BUILDERS	R-1	91,829	6,299	7		13,828	0.15	37,033	17		
6/28/2023	22-1-746	1 TEMPLETON DR	Templeton Reserve	IACONO	MONDO BUILDERS INC	R-1	110,642	5,525	5		8,131	0.07	40,900	14		
7/27/2023	BP-23-202	121 INDIAN TRAIL RD	Hunter Trails	Catherine Murphy	Patrick J Murphy	R-2	45,738	4,738	10		12,596	0.28	16,143	29		
8/11/2023	BP-23-122	402 LUTHIN RD	Fullersburg Woods Area	David and Beth Fruin	LIV MODERN	R-2	39,043	3,751	10		9,777	0.25	18,792	20		
8/11/2023	22-1-070	3024 MEYERS RD		TOM & JOY NGUYEN	CREBER CONSTRUCTION INC.	R-2	20,488	2,899	14		7,226	0.35	3,890	75		
8/22/2023	BP-23-233	2903 OAK BROOK HILLS RD	Oak Brook Hills Rd.	Carter Chang	Tiburon Homes LLC	R-2	114,024	5,263	5		11,805	0.10	27,450	19		
										14		0.28			37	

NEW RESIDENTIAL SINGLE FAMILY-2024

COVERAGE

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	Owner Name	General Contractor	ZONING DIST	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	LOT COVERAGE (%)	AVERAGE	TOTAL FLOOR AREAS	FLOOR AREA RATIO (FAR)	BUILDABLE AREA (SF)	BUILDABLE AREA LOT COVERAGE (%)	AVERAGE	NOTES
1/16/2024	BP-23-429	3712 ADAMS RD	Fullersburg Woods Area Assoc	Riverdale Hoblings, LLC	Brat Capital Partners	R-1	101,228	8,841	9		9,154	0.09	37,518	24		
1/26/2024	BP-23-600	12 HUNT CLUB LANE		Khalid Siddiqui	HOYD Builders Inc	R-1	86,972	12,126	14		21,563	0.25	33,613	36		
1/29/2024	BP-23-617	31 ROBINHOOD RANCH	Robinhood Ranch	Joe and Cathy Marek	Matthies Builders, Inc.	R-2	24,072	4,808	20		4,144	0.17	6,423	75		Setback variation
2/5/2024	BP-23-491	222 OAKBROOK RD		Sajid Mahmood and Saba Subzwari	j century construction inc	R-1	91,019	7,175	8		11,661	0.13	32,305	22		
2/6/2024	BP-23-609	13 TEMPLETON DR	Templeton Reserve	Maresh & Priyah Raju	Greenside Design Build	R-1	140,237	6,837	5		15,793	0.11	55,485	12		
3/5/2024	BP-23-713	2901 AVE. LORIE	Chateaux Woods	Ronald Otocky	Hinsbrook Construction Inc.	R-2	43,585.91	5,497.68	13		8,466	0.19	18,183	30		
4/11/2024	BP-23-803	3 BERSEEM CT	Ginger Creek	Denys and Yana Tymoshenko	LivModern, LLC	R-2	41,205	3,447	8		8,470	0.21	19,095	18		
5/31/2024	BP-23-239	4 TEMPLETON DR	Templeton Reserve	Chawla Anshuman	Bloomfield Construction	R-1	93,572	6,010	6		13,150	0.14	25,765	23		
7/1/2024	BP-24-254	3020 COOLIDGE ST		Ali and Hina Aliwaqas	BIG SKY CUSTOM HOMES	R-3	27,005	3,014	11		8,776	0.32	14,277	21		
7/3/2024	BP-24-202	9 TEMPLETON DR	Templeton Reserve	Steven DeZeeuw	Greenside Design Build	R-1	154,638	7,154	5		15,804	0.10	78,466	9		
7/10/2024	BP-24-186	2 OAK CT	Oak Brook Lakes	King and Milagros Moy	GlenHaven Builders, Inc.	R-2	50,701	7,006	14		14,510	0.29	20,310	34		
7/16/2024	BP-24-237	303 MIDWEST CLUB PKWY	Midwest Club	William and Mary Castellano	Aspen Const	R-3	28,314	5,332	19		11,822	0.42	11,975	45		
7/17/2024	BP-24-84	324 OAK BROOK RD		Kiumars Moghadam	Meadowbrook Builders, LLC	R-2	57,935	3,887	7		10,093	0.17	30,156	13		
7/31/2024	BP-23-347	405 OAK BROOK RD	Fullersburg Woods Area Assoc	Sulman Husain	McNaughton Brothers Construction	R-2	48,352	5,060	10		11,301	0.23	22,749	22		
8/8/2024	BP-24-145	7 YORK LAKE CT	Fullersburg Woods Area Assoc	Alex Salhani	Renove LLC	R-2	66,647	3,765	6		9,233	0.14	32,898	11		
8/14/2024	BP-24-148	3050 HUNT CLUB DR		Dr. Mohammad Moiz & Habeeba Sarajuddin	HJH Homes, Inc.	R-2	45,427	6,751	15		11,822	0.26	19,817	34		
										11		0.20			27	

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, February 5, 2025 at 6:30 p.m. for the purpose of considering the application from the petitioner, A&E Luxury Builders seeking a variation from the FAR regulations as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended. The petitioner is requesting a variation to allow a Floor Area Ratio (FAR) of 0.6 to accommodate at 6,000 square-foot home in the Brook Forest Subdivision.

The property may be generally described as 23 Concord Lane, Oak Brook, IL, with the PIN as follows: PIN: 06-27-402-009

The petitioner's application including all supporting documents is on file with the Development Services Department. Persons wishing to examine the application documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

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

Netasha Scarpiniti

Village Clerk

Published at the direction of the Corporate Authorities and the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald January 17, 2025 (276058)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

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 Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook 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 Northwest Suburbs **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 01/17/2025

in said Northwest Suburbs **DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 276058





VILLAGE OF
OAK BROOK
Illinois

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

January 17, 2025

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a variation to the Zoning Regulations.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission*..... 6:30 p.m., Wednesday, February 5, 2025

Board of Trustees Meeting7:00 p.m., Tuesday, February 25, 2025***

*Public Hearing Body – Variation
*** Pending P&Z

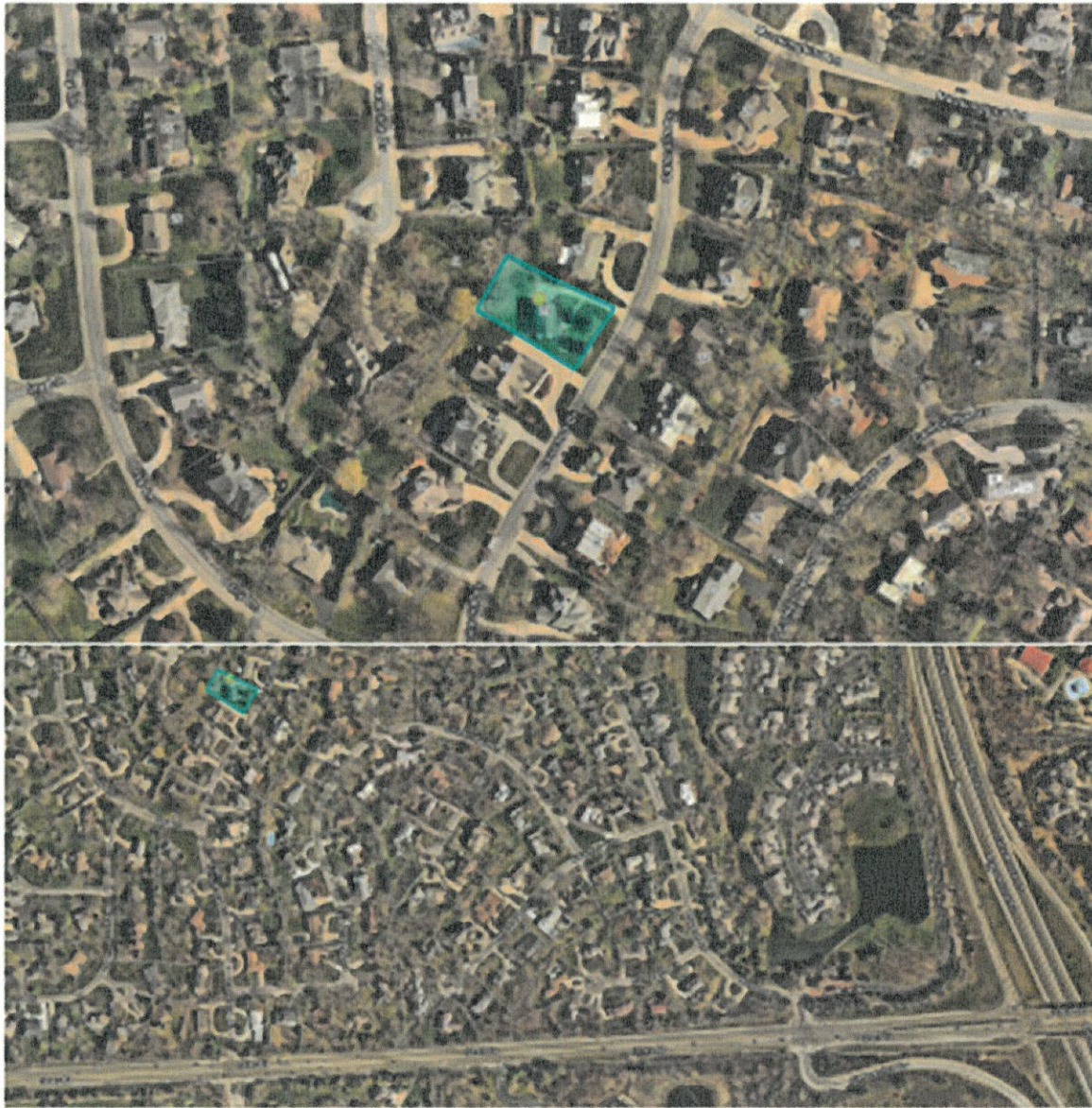
The application has been filed by:	A&E Luxury Builders, Inc 55541 Radcliff Road Naperville, IL 60563
The property in question is located at:	23 Concord Drive Oak Brook, IL 60523
Relationship of applicant to property:	Owner

The petitioner is requesting a variation to allow a Floor Area Ratio (FAR) of 0.6 to accommodate at 6,000 square-foot home on a 15,190 square-foot lot. The zoning code was amended in October 2024 and FAR is now limited to 0.4. The property is located in the Brook Forest Subdivision.

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

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



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

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

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



ITEM 6.E.3.

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
January 14, 2025

SUBJECT: 23 Concord Dr – FAR Variation – A & E Luxury Builders

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for Variation from the Floor Area Ratio (FAR) for a proposed single-family dwelling at 23 Concord Drive to the Planning & Zoning Commission for a public hearing and recommendation.

Background/History:

A & E Luxury Builders, agent for the owner Glora Denton, have submitted a zoning variation request to Section 13-6.D.3.C of the Zoning Code to allow an increased FAR from 0.4 to 0.6. The property is zoned R-4 Single-Family Residential. The Zoning Ordinance updates in October, 2024 created a Floor Area Ratio (FAR) for single-family homes in the residence districts.

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

Recommendation:

Staff recommends that the Village Board refer the Variation from the FAR standards to the Planning & Zoning Commission (P&Z) for public hearing, review, and recommendation.

Attachments:

1. Exhibits

ARTICLE D. R4 SINGLE-FAMILY DETACHED RESIDENCE DISTRICT

13-6D-3: LOT AREA REQUIREMENTS:

- C. Floor Area Ratio: Not to exceed 0.4.



VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106

**PETITION APPLICATION for
PUBLIC HEARING**

ZONING ORDINANCE:

☐ APPEAL (\$300)

☒ VARIATION (\$750)

☐ AMENDMENT (\$750)

☐ SPECIAL USE (\$750)

☐ CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: ☐ VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) 1 - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF DEVELOPMENT SERVICES
AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF

SUBJECT PROPERTY 23 CONCORD DR. PERMANENT PARCEL NO* 06-27-402-009.

LOT NO. _____ SUBDIVISION BROOKFOREST LEGAL ADDRESS* 23 CONCORD DR.

ZONING DISTRICT R4 ZONING ORDINANCE SECTION _____ ACTION REQUESTED _____

Variation, Zoning ordinance section: 13-6.D.3.C - FAR

PROPERTY INTEREST OF APPLICANT: OWNER ☐ CONTRACT PURCHASER ☒ AGENT ☐

OWNER(S) OF RECORD Gloria Denton PHONE _____

ADDRESS 23 CONCORD DR. CITY OAK BROOK STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF APPLICANT (and Billing Information) A&E LUXURY BUILDERS PHONE 630-696-7431

ADDRESS 55541 RADCLIFF RD CITY NAPERVILLE STATE IL ZIP 60563

Contact Name and E-mail Address(s) AELUXURYBUILDERS@GMAIL.COM

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.

Gloria Denton

Signature of Owner

12/18/2024

Date

Alvin

Signature of Applicant

12/18/2024

Date

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

Date Filed 12/20/24 Fee Paid \$ 800.00 Receipt No. _____ Received By CC

Board of Trustees (Referral) 1/14/25 Notice Published 1/17/25 Newspaper Daily Herald Adj. Property Owners Notified 1/17/25

PUBLIC HEARING DATES: Planning & Zoning Commission 2/5/25

Board of Trustees

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK

Date

LETTER OF EXPLANATION FOR VARIANCE REQUEST:

Dear: Planing and Zoning commission & Board of Trustees

I am applying for a variance to allow a Floor Area Ratio (FAR) of 0.6 on my property located at 23 Concord Dr. Oak brook IL 60523. The property is currently subject to a zoning ordinance, as of October 15th, which limits the FAR to 0.4. My intent is to build a 6,000 sq. ft. residence (combined first and second floors), which aligns with the size and character of nearby homes in the area.

This request is based on the following:

- 1. Hardship and Unique Circumstance: The recent zoning change has created a unique situation where homes in the surrounding area are significantly larger, and adhering to the new FAR limits would prevent reasonable use of the property.**
- 2. Character of the Locality: The requested FAR of 0.6 is consistent with the size and scale of neighboring new homes, ensuring the new residence will not alter the essential character of the community.**
- 3. Public Welfare: The proposed construction will not impair light, air, or safety to neighboring properties, nor will it negatively impact property values.**

Given my discussions with the Village, I understand that they are anticipating such variance requests and appear open to granting relief in circumstances like this. I kindly request approval of this variance to proceed with my plans.

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

AFFIDAVIT OF TITLE

The undersigned affiant, being duly sworn on oath, states and also covenants with and warrants to the grantee hereinafter named as follows:

That affiant has an interest in the premises described below or in the proceeds of the sale thereof or are the grantor in the Warranty Deed dated December 19, 2024, to **A&E Luxury Builders, Inc.**, grantee, conveying the following described premises:

Legal Description: See attached Exhibit A.

Permanent Index Number: 06-27-402-009

Commonly Known As: 23 Concord Drive, Oakbrook, Illinois 60523

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

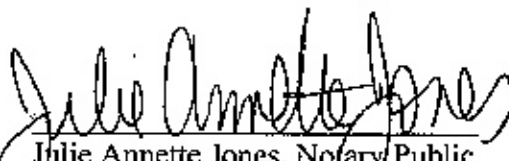
That since the title date of November 20, 2024, in the report on title issued by Lakeland Title Services, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That all taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the grantee's consummation of the purchase of the premises.

By: 
Gloria J. Denton

Subscribed and sworn to before me
this 19th day of December 2024


Julie Annette Jones, Notary Public
My Commission Expires: December 9, 2026



STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

BILL OF SALE

Seller, **Gloria J. Denton**, in consideration of TEN and 00/100 dollars, receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, **A&E Luxury Builders, Inc.**, the following personal property, to wit:

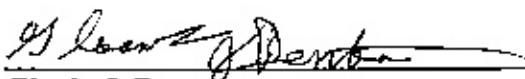
Personal property as described and indicated on the parties' Contract dated **December 11, 2024**.
Property Address: 23 Concord Drive, Oakbrook, Illinois 60523

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale.

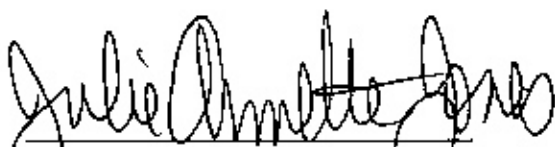
All warranties of quality, fitness, and merchantability are hereby excluded.

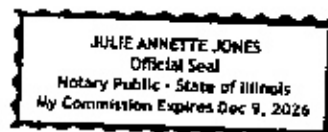
If this Bill of Sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this Bill of Sale in Cook County, Illinois, this 19th day of December 2024.

By: 
Gloria J. Denton

Subscribed and sworn to before me
this 19th day of December 2024.


Julie Annette Jones, Notary Public
My Commission Expires: December 9, 2026



VARIATION STANDARDS

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

RESPONSE:

The new FAR limitation prevents me from building a home comparable in size and value to other properties in the neighborhood. This would impact the property's value and my ability to yield a fair return.

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

RESPONSE:

The FAR restriction was only recently imposed, creating a hardship that did not previously exist. Nearby homes exceed the current limitation, and my request is aligned with the neighborhood's established character.

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

RESPONSE:

The proposed home size is consistent with other homes in the area and will not negatively impact the neighborhood's aesthetic or character.

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

RESPONSE:

This is a uniquely zoned area where surrounding properties have larger FARs. Strict adherence to the new 0.4 FAR creates an unnecessary limitation.

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

RESPONSE:

This property is located in an area where homes were built prior to the new FAR restrictions, creating a unique condition.

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

RESPONSE:

The proposed residence will comply with all other zoning and safety requirements no negative impact to other properties in the neighborhood.

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

RESPONSE:

The proposed residence will comply with all other zoning and safety requirements, ensuring to not impair an adequate supply of light and air to adjacent property, and no negative impact on fire safety, or property values.

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

RESPONSE:

The request is to allow the construction of a home that is appropriate for the lot size and neighborhood, not to maximize profit.

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

RESPONSE

The request is to allow the construction of a home that is appropriate for the lot size and neighborhood, not to maximize profit.

Certification Surrounding Property Owners

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

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

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

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

<u>Gloria Denton</u>	<u>Pete Baftiri</u>
Printed Name of Owner	Printed Name of Applicant
	
Signature of Owner	Signature of Applicant
_____	_____
Date	Date

12/19/24

BILL TO INFORMATION:

<u>A&E Luxury Builders</u>	<u>Pete baftiri</u>	<u>630-696-7431</u>
Print Name/Company	Contact Person	Contact Phone
<u>5s541 Radcliff Rd Naperville IL 60563</u>	_____	
Address To be Billed	Alternate Phone	

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

D

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of approximately 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 250-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed** and applicant.

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

[illegible]

(Attach additional sheets if necessary)

PIN	BILLNAME	BILLSTNAME	BILLCITY	BILLSTATE	BILLZIP	PROPSTNAME
627402004	GIANASTASIO, TONILYN	4 CAMELOT DR	OAK BROOK	IL	60523	2 CAMELOT DR
627306013	TOLANI, RAVI & SONYA	3 CAMELOT DR	OAK BROOK	IL	60523	3 CAMELOT DR
627403044	RIVER FOREST STATE BANK	23 CAMBRIDGE DR	OAK BROOK	IL	60523	23 CAMBRIDGE DR
627306014	KHAN, FAROOQ & RUKAYA	1 CAMELOT DR	OAK BROOK	IL	60523	1 CAMELOT DR
627403043	VACCO, CONCETTA A	25 CAMBRIDGE DR	OAK BROOK	IL	60523	25 CAMBRIDGE DR
627403002	HESTER, ALAN B	26 CONCORD DR	OAK BROOK	IL	60523	26 CONCORD DR
627403004	LISTECKI, LYN	22 CONCORD DR	OAK BROOK	IL	60523	22 CONCORD DR
627402003	GIANATASIO, TONILYN C	4 CAMELOT DR	OAK BROOK	IL	60523	4 CAMELOT DR
627403040	SMITH, JONATHAN & LYNNA	31 CAMBRIDGE DR	OAK BROOK	IL	60523	31 CAMBRIDGE DR
627403006	KOŁODZIEJ, VALERY	18 CONCORD DR	OAK BROOK	IL	60523	18 CONCORD DR
627403003	KIM, YOUNGWOON & DONGHEE	24 CONCORD DR	OAK BROOK	IL	60523	24 CONCORD DR
627403042	NGUYEN, KHA	27 CAMBRIDGE DR	OAK BROOK	IL	60523	27 CAMBRIDGE DR
627306015	FORMATO, MITCHELL & T	17 CONCORD DR	OAK BROOK	IL	60523	17 CONCORD DR
627402011	JAVED, ADNAN & ANUM TR	19 CONCORD DR	OAK BROOK	IL	60523	19 CONCORD DR
627403041	AMBOOKEN, PRINCE	29 CAMBRIDGE	OAK BROOK	IL	60523	29 CAMBRIDGE
627402006	XU, ZHIXIANG & W XIANG	29 CONCORD DR	OAK BROOK	IL	60523	29 CONCORD DR
627403007	CHIN, KYUN JANG & AI K	16 CONCORD DR	OAK BROOK	IL	60523	16 CONCORD DR
627403001	HAUSNER, WERNER	602 W LAKE PARK DR	ADDISON	IL	60101	28 CONCORD DR
627403008	KARIM, AHMAD ABDUL	14 CONCORD DR	OAK BROOK	IL	60523	14 CONCORD DR
627402007	YOHIM, SCOTT A & SUSAN L	27 CONCORD DR	OAK BROOK	IL	60523	27 CONCORD DR
627402008	JACKSON TR, NORA	25 CONCORD DR	OAK BROOK	IL	60523	25 CONCORD DR
627402009	DENTON, GLORIA	23 CONCORD DR	OAK BROOK	IL	60523	23 CONCORD DR
627402010	JAVED, ARSHAD & RUKHSANA	21 CONCORD DR	OAK BROOK	IL	60523	21 CONCORD DR
627402002	KORIN, TIMOTHY & SUSAN	6 CAMELOT DR	OAK BROOK	IL	60523	6 CAMELOT DR
627403005	KHAN, NEELOFAR	20 CONCORD DR	OAK BROOK	IL	60523	20 CONCORD DR
627306012	REDDY, SHANTAN	5 CAMELOT DR	OAK BROOK	IL	60523	5 CAMELOT DR

Subject Property Verification

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): **06-27-402-009**
2. Common Address: **23 Concord Dr Oak brook IL 60523**
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)
4. Email the Legal Description to cchiarelli@oak-brook.org

LOT 230 IN BROOK FOREST, BEING A SUBDIVISION IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORD JULY 26, 1965, AS DOCUMENT R65-27092 AND CERTIFICATE OF CORRECTION FILED SEPTEMBER 24, 1965 AS DOCUMENT R65-37409, IN DUPAGE COUNTY, ILLINOIS.

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: Date called:

12/18/2024

I verify that the information provided above is accurate.

PETE BAFTIRI



Printed Name

Signature

Date: **12/19/2024**

Relationship to Applicant: **applicant**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Legal Description Review

Corrections Required

Yes _____

No _____

Approved By: _____

Date _____

E

Please Deposit Check in: Zoning Account 10-4302

For:

23 Concord Dr - Setback VAR

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

MISCELLANEOUS PAYMENT RECPT#: 759050
DATE: 01/02/25 TIME: 10:52:03
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: 23 CONCORD DR-SETBAC

REVENUE:
1 10 43020 750.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 750.00
CASH -PLD

AMOUNT PAID: 750.00

PAID BY: A&E LUXURY BUILDERS
PAYMENT METH: CHECK
1070

REFERENCE: A&E LUXURY B

AMT TENDERED: 750.00
AMT APPLIED: 750.00
CHANGE: .00

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

MISCELLANEOUS PAYMENT RECPT#: 759051
DATE: 01/02/25 TIME: 10:53:50
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: 23 CONCORD DR - SETB

REVENUE:
1 10 43020 50.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 50.00
CASH -PLD

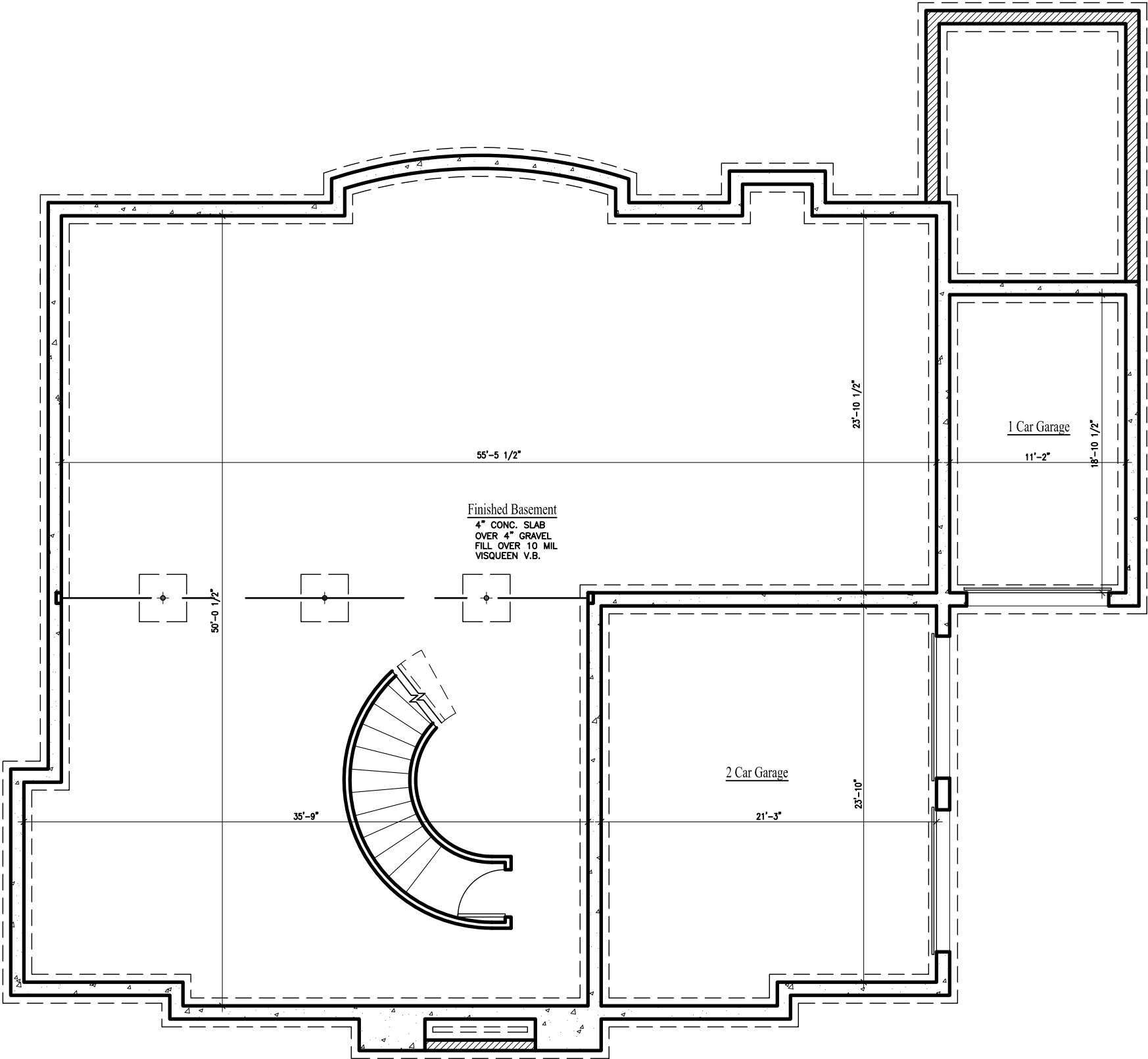
AMOUNT PAID: 50.00

PAID BY: A&E LUXURY BUILDERS
PAYMENT METH: CHECK
1072

REFERENCE: A&E LUXURY B

AMT TENDERED: 50.00
AMT APPLIED: 50.00
CHANGE: .00

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BASEMENT PLAN - 2,269 S.F.

SCALE: 1/8" = 1'-0"

GARAGE AREA - 734 S.F.

SCALE:

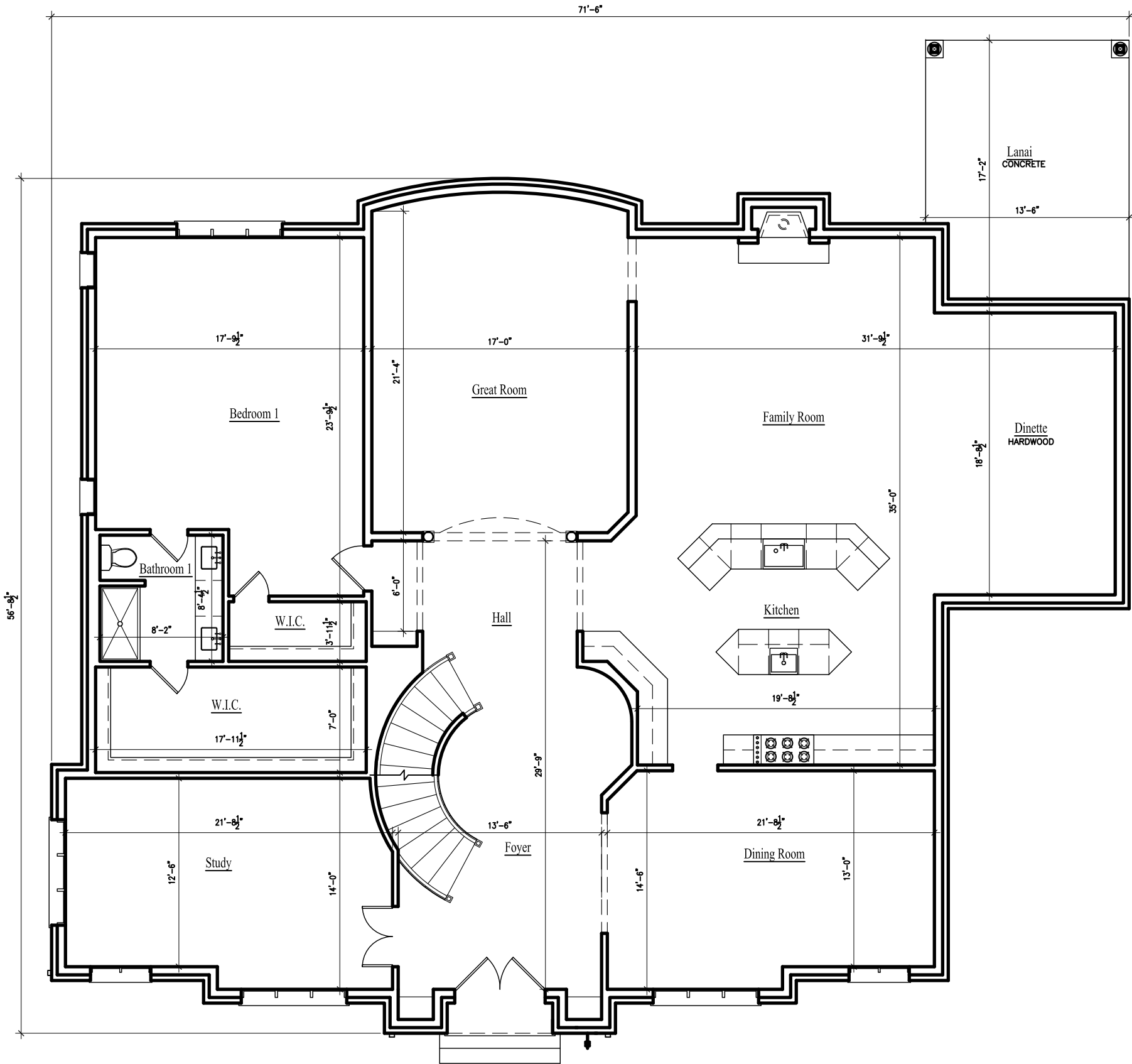
PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT: Pete Baffiri
55541 Rendell Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

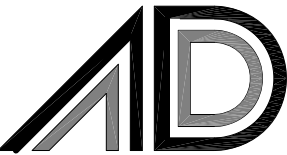
SHEET TITLE
BASEMENT PLAN

SHEET NUMBER



FIRST FLOOR PLAN - 3,298 S.F.

SCALE: 1/8" = 1'-0"



AGAMA DESIGNS
architecture

664 W. Veterans Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019

E-mail: alberto@agamadesigns.com

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PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Baffiri
55541 Randolph Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

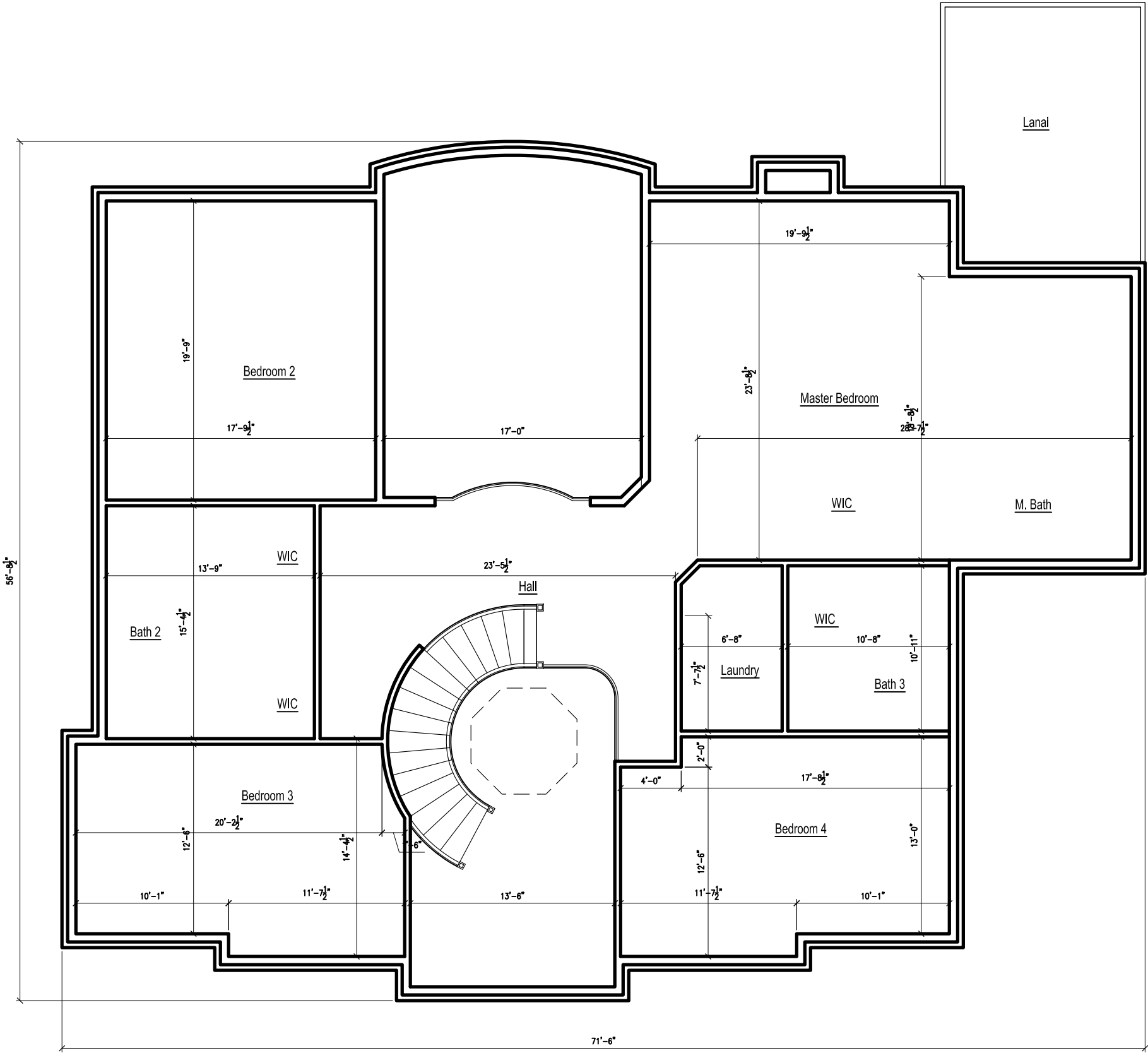
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A2

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SECOND FLOOR PLAN - 2,575 SF

SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT: Pete Baffiri
55541 Rendoliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER

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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT: Pete Battiri
55541 Rendoliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
EELVATIONS

SHEET NUMBER

THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT: Pete Battiri
55541 Rendell Road
Naperville, IL 60563

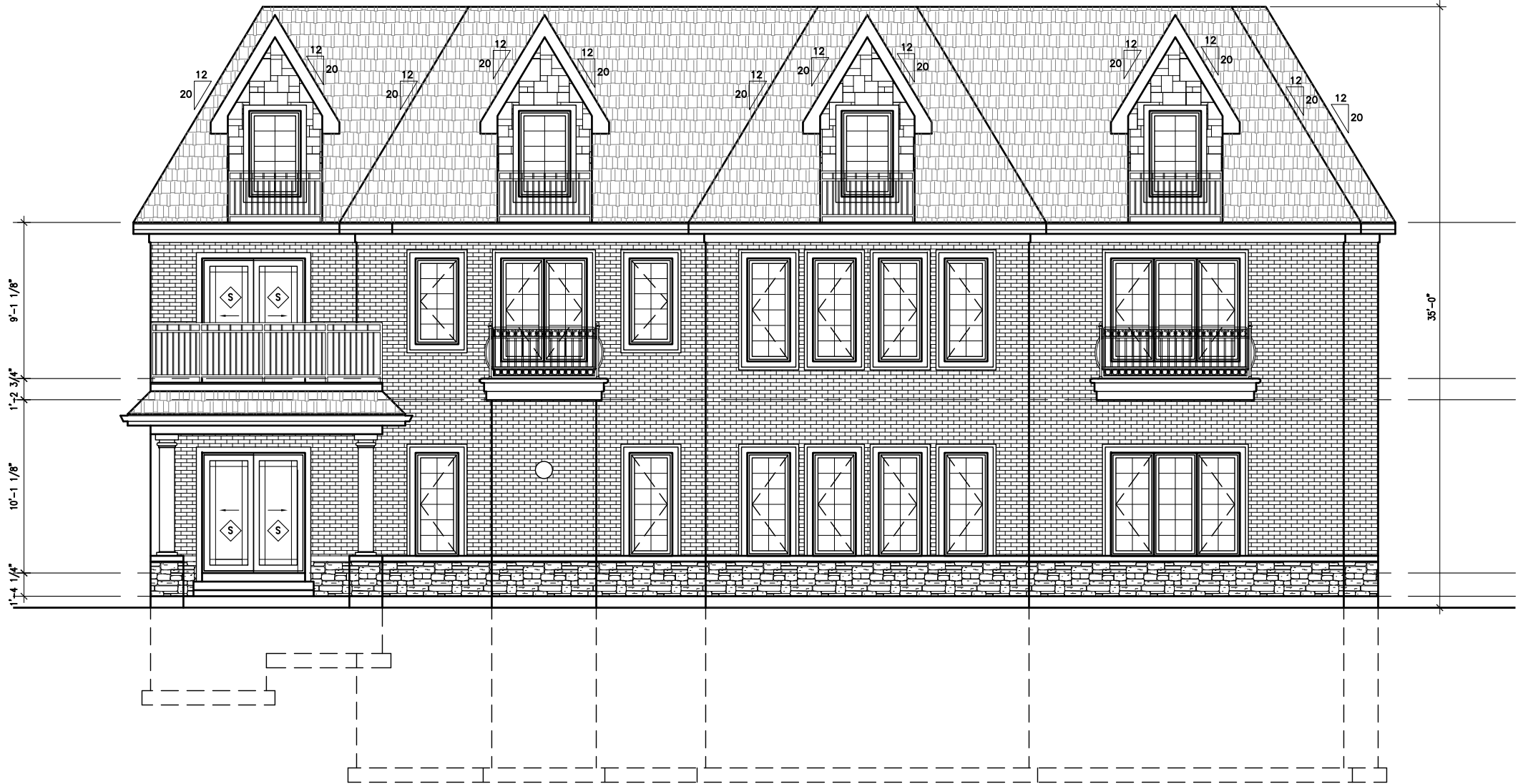
JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
EELVATIONS

SHEET NUMBER

A5

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REAR ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Baffiri
55541 Rendell Road
Naperville, IL 60563

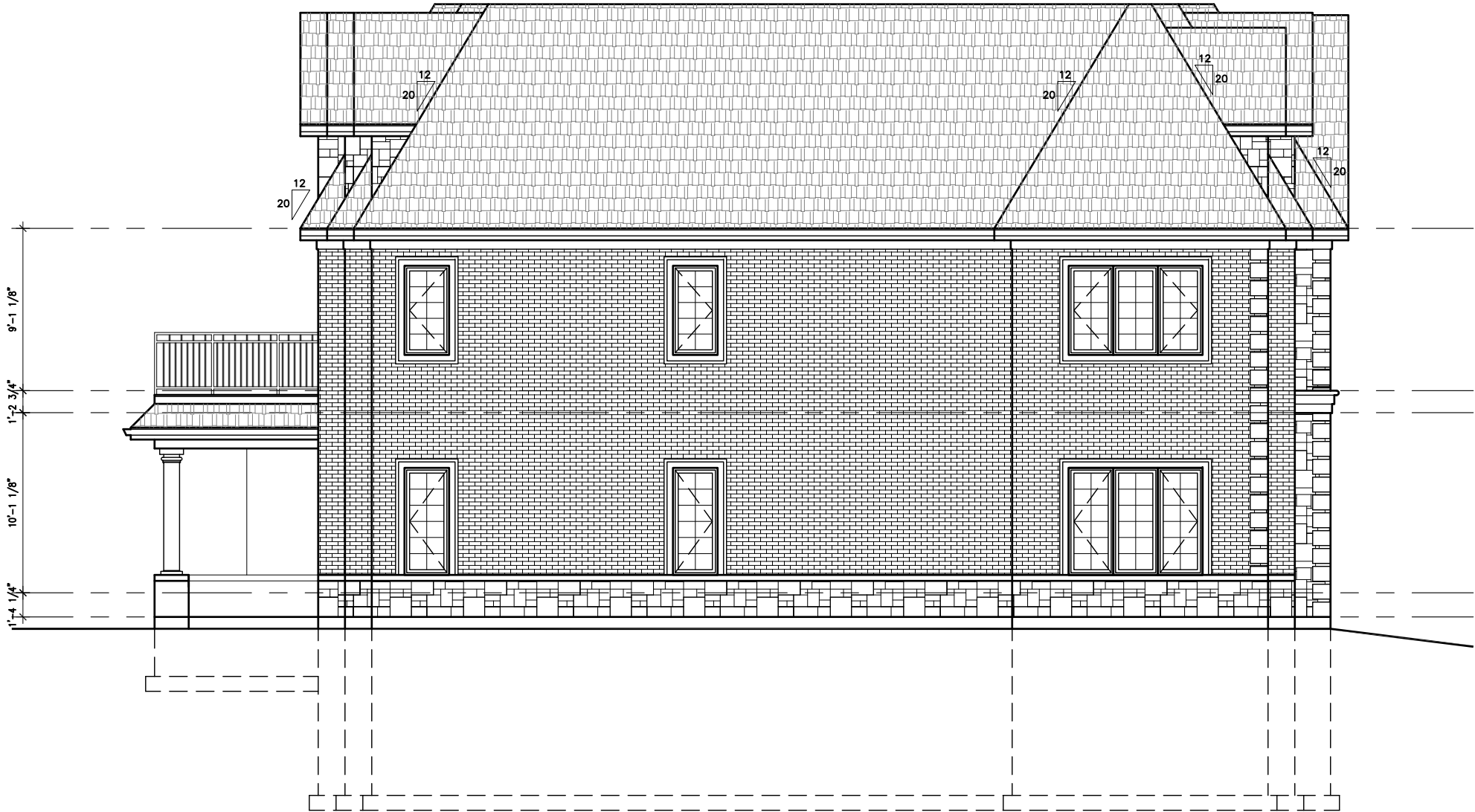
JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
ELVATIONS

SHEET NUMBER

A6

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LEFT ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT: Pete Baffiri
55541 Rendcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
ELVATIONS

SHEET NUMBER

<u>IMPERVIOUS DATA TABLE</u>			
<u>EXISTING IMPERVIOUS</u>		<u>PROPOSED IMPERVIOUS</u>	
DRIVEWAY:	1,758 S.F.	HOUSE:	2,917 S.F.
HOUSE:	1,287 S.F.	DRIVE:	1,113 S.F.
FRONT PORCH & WALK:	237 S.F.	FRONT PORCH & STEPS:	30 S.F.
REAR PATIO & STOOP:	451 S.F.	LANAI:	232 S.F.
WALLS:	12 S.F.	FRONT WALK:	181 S.F.
		POOL:	648 S.F.
		PATIO:	536 S.F.
	TOTAL: 3,745 S.F.		TOTAL: 5,657 S.F.

LOT COVERAGE R-4 ZONING	
LOT COVERAGE:	
LOT AREA: 15,190 S.F.	
IMPERVIOUS: 5,657 S.F.	
LOT COVERAGE: 5,657 S.F. / 15,190 S.F.= 37.24%	

STRUCTURE LOT COVERAGE:		
EXISTING:	PROPOSED:	
HOUSE:	1,287 S.F.	2,917 S.F.
LOT AREA:	15,190 S.F.	15,190 S.F.
LOT COVERAGE:	8.47%	19.20%

SETBACKS:	
FRONT YARD: 30 FT.	
REAR YARD: 30 FT.	
SIDE YARD: 10 FT.	

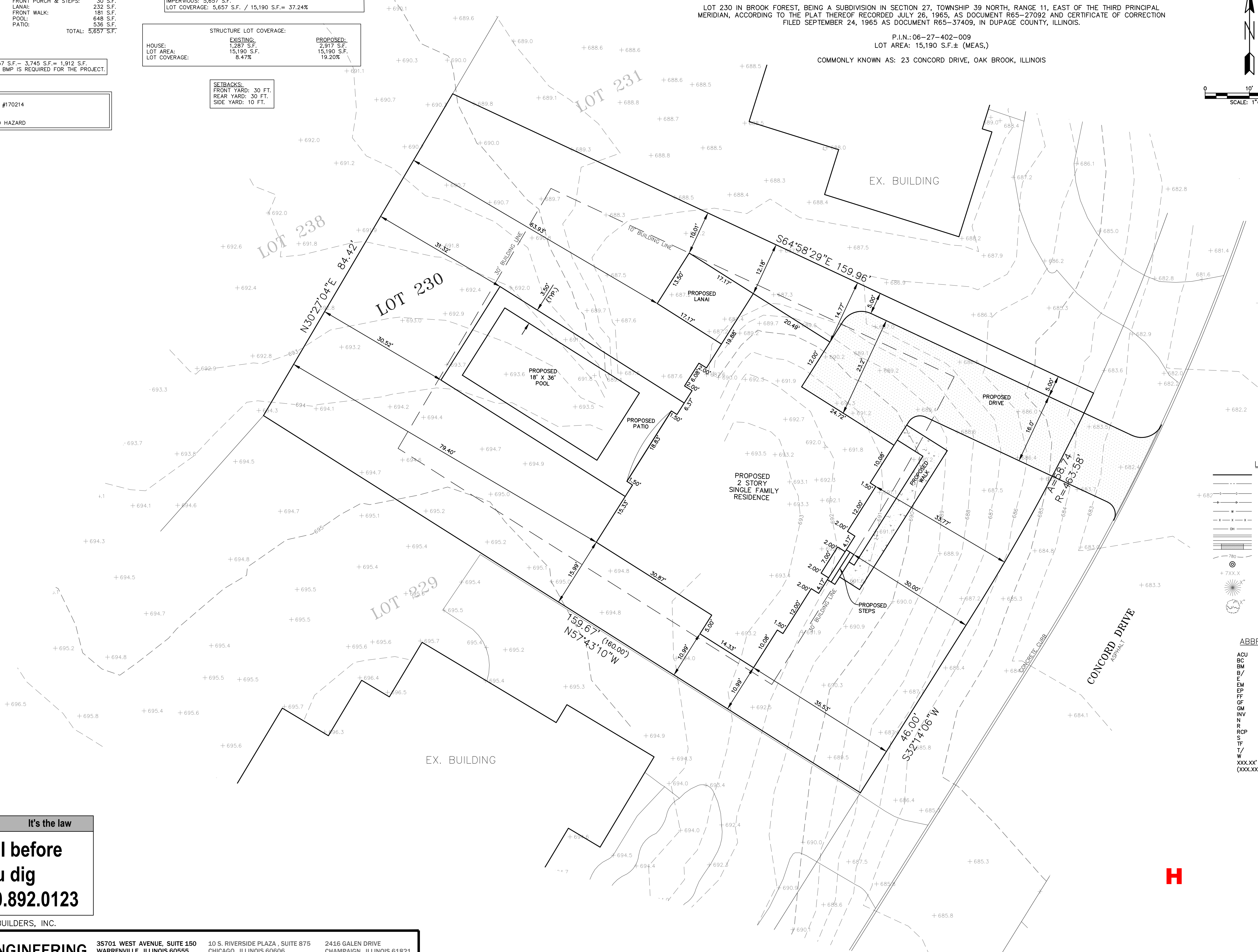
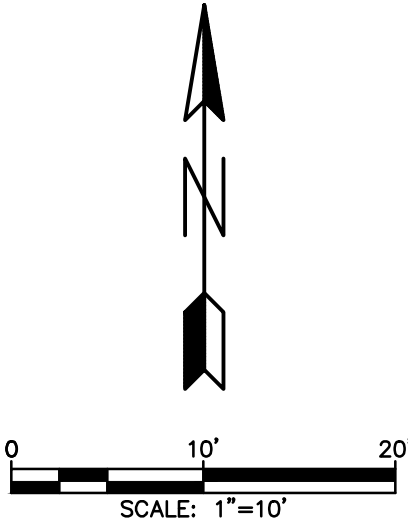
NET NEW IMPERVIOUS AREA= 5,657 S.F.- 3,745 S.F.= 1,912 S.F.
SINCE 1,912 S.F. < 2,500 S.F. NO BMP IS REQUIRED FOR THE PROJECT.

FIRM MAP:
VILLAGE OF OAK BROOK #170214
FIRMETTE #17043C0179J
DATED 08/01/2019
AREA OF MINIMAL FLOOD HAZARD

SITE PLAN EXHIBIT

LOT 230 IN BROOK FOREST, BEING A SUBDIVISION IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1965, AS DOCUMENT R65-27092 AND CERTIFICATE OF CORRECTION FILED SEPTEMBER 24, 1965 AS DOCUMENT R65-37409, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-27-402-009
LOT AREA: 15,190 S.F.± (MEAS.)
COMMONLY KNOWN AS: 23 CONCORD DRIVE, OAK BROOK, ILLINOIS



- LEGEND**
- = PROPERTY LINE
 - - -= LOT LINE
 - +—= EX. SANITARY LINE
 - +—+—= EX. STORM LINE
 - +—+—+—= EX. WATER LINE
 - - -x - - -= EX. FENCE
 - - -x - - -x - - -= EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
 - +—+—+—+—= EX. CONCRETE CURB & GUTTER
 - +—+—+—+—+—= EX. DEPRESSED CURB
 - +—+—+—+—+—+—= EX. CONTOURS
 - ⊙= EX. SANITARY MANHOLE
 - +7XX.X= EX. SPOT ELEVATION
 - ☼= EX. CONIFEROUS TREE
W/TRUNK SIZE IN INCHES
 - ☼= EX. DECIDUOUS TREE
W/TRUNK SIZE IN INCHES

ABBREVIATIONS	
ACU	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
B/-	BOTTOM OF
E	EAST
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
GM	GAS METER
INV	INVERT
N	NORTH
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
T/-	TOP OF
W	WEST
XXX.XX"	MEASURED DIMENSION
(XXX.XX")	RECORD DIMENSION

It's smart

It's free

It's the law

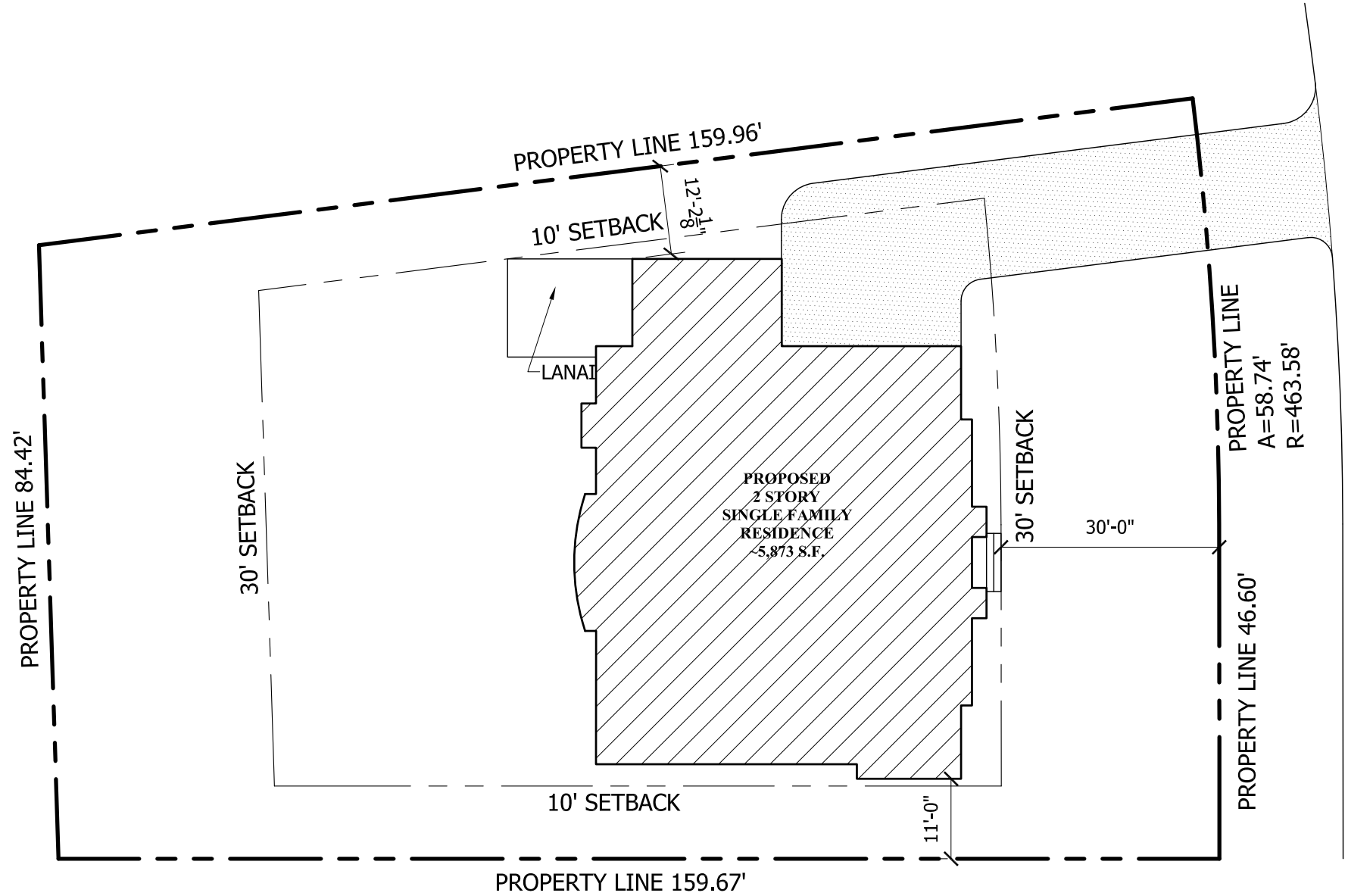
Call before you dig

800.892.0123

PREPARED FOR: A&E LUXURY BUILDERS, INC.

DRAWN BY: B.L.		35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60055 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902
CHECKED BY: J.G.				
APPROVED BY: J.G.				

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2025



(FOR REFERENCE ONLY - SEE PLAT OF SURVEY FOR MORE INFORMATION)

SITE PLAN

SCALE: 1"=20'

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CONCORD DR.

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: Pete Baffiri
55541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
SITE PLAN

SHEET NUMBER

PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2572
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.

[illegible]

Legend

 FENCE
 WD.= WOOD FENCE C.L.= CHAIN LINK
 N.F.= NORTH FACE S.F.= SOUTH FACE
 W.F.= WEST FACE E.F.= EAST FACE
 I.P.= IRON PIPE I.R.= IRON ROD
 I.F.= IRON FENCE
 MEAS.= MEASURED REC.= RECORD
 ● IRON ROD FOUND ○ IRON ROD SET
 ● IRON PIPE FOUND ○ IRON PIPE SET
 + CROSS FOUND & SET ———— PROPERTY LINE

PROFESSIONAL LAND SURVEYOR

ANDRZEJ F. SPIEWAK
LICENSE #3178

CHICAGO
ILLINOIS

STATE OF ILLINOIS

STATE OF ILLINOIS) s.s.
COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE NO.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY, THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 8TH DAY OF NOVEMBER A.D. 2022 .
CHICAGO, ILLINOIS, DATE OF PLAT 9TH DAY OF NOVEMBER A.D. 2022 .

BY Andrzej F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE NO.: 035.003178
LICENSE EXPIRES 11/30/2022

PROFESSIONAL DESIGN FIRM, LAND
SURVEYING CORPORATION, No.: 184.00
LICENSE EXPIRES 04/30/2023

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: January 30, 2025

CASE NO: 2025-05-ZO-OZM

DESCRIPTION: Adoption of 2025 Official Zoning Map

PETITIONER: Village of Oak Brook

DISCUSSION:

The Village of Oak Brook's GIS Consultant has prepared the 2025 Official Zoning Map for review and recommendation by the Planning & Zoning Commission (P&Z) for adoption by the Corporate Authorities. The Illinois Municipal Code 65 ILCS 5/11-13-19 requires that a municipality adopt and publish a new zoning map on an annual basis and by March 31st of each year. The published zoning map should include and acknowledge existing zoning, boundary changes (i.e. annexations), zoning map amendments, and subdivisions that have been approved the preceding year.

Sec. 11-13-19. Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The first map published in 1960 shall reflect all zoning uses, divisions, restrictions, regulations and classifications in effect on and prior to December 31, 1959. If in any calendar year after the first map is published, there are no changes in zoning uses, divisions, restrictions, regulations and classifications in such municipality, no map shall be published for such calendar year. The map published by the corporate authorities shall be the official zoning map. The corporate authorities may establish a fee charged any person desiring a copy of such map. Such fee shall be paid to the appropriate zoning officer and shall be applied to defray the cost of publication of the official map.

For clarification purposes, any changes being incorporated into the official zoning map have already received Planning & Zoning Commission recommendations and have also been authorized and adopted by the Corporate Authorities. There is no express legal requirement that the P&Z review the zoning map, but it is nevertheless prudent, particularly considering the role that the advisory commissions/boards play in the zoning amendment process.

The 2025 Official Zoning Map changes include the following:

- 601 & 605 Harger Road - Final Plat of Consolidation
- 2222 35th Street – Map Amendment
- 3601 & 3505 Adams Road – Subdivision Amendment

STAFF REPORT – VILLAGE OF OAK BROOK
2025 OFFICIAL ZONING MAP
CASE No. 2025-05-ZO-OZM

Planned Developments that have been approved for individual properties since 2009 when the Planned Development regulations were approved and added to the Village's zoning regulations. The reference to Planned Developments has been added to the Map Legend and an asterisk (*) with ordinance number has been added to specific properties that have received these development approvals and those approved in 2024 are listed below.

***Approved Planned Developments:**

- Kids Urgent Care – 1180 Harger Road – A Planned Development for a medical facility – Ordinance S-1707

CONCLUSION: As such, I would ask that the Planning & Zoning Commission recommend approval of the Village of Oak Brook Official 2025 Zoning Map and authorize the Corporate Authorities to sign the map and publish in accordance with the Illinois Municipal Code.

Respectfully Submitted,



Rebecca Von Drasek
Development Services Director



Village of Oak Brook

2025 Zoning Map

Zoning

Legend

- R-1 Single-Family Detached Residence District
- R-2 Single-Family Detached Residence District
- R-3 Single-Family Detached Residence District
- R-4 Single-Family Detached Residence District
- R-5 Residence District
- B-1 Local Shopping Center District
- B-2 Regional Shopping Center District
- B-3 General Business District
- B-4 Hotel-Office District
- INST Institutional District
- O-3 Office District
- O-4 Office District
- ORA-1 Office-Research-Assembly District
- ORA-2 Office-Research-Assembly District
- ORA-3 Office-Research-Assembly District
- CR Conservation/Recreation Area

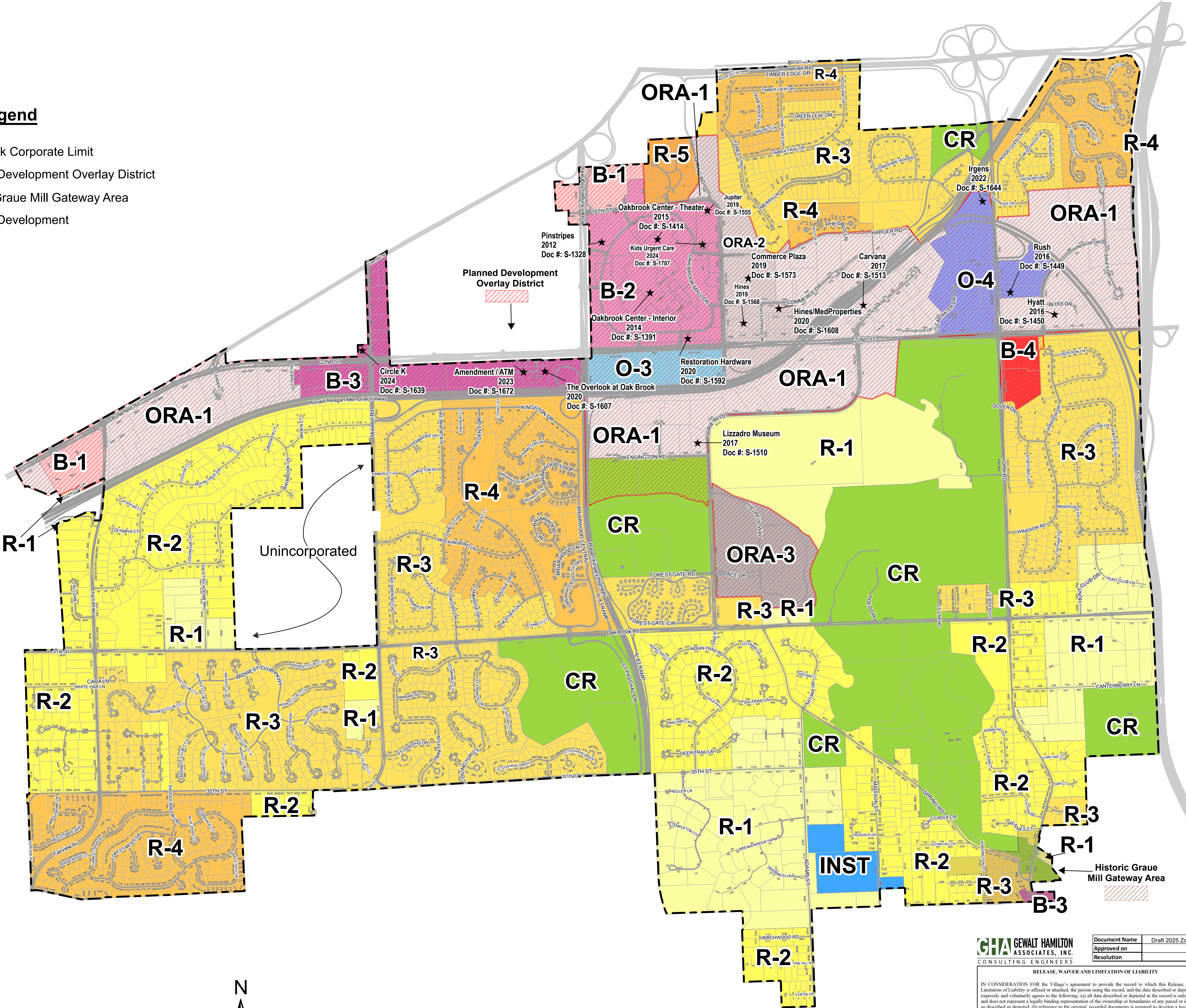
- Oak Brook Corporate Limit
- Planned Development Overlay District
- Historic Graue Mill Gateway Area
- Planned Development

General Requirements Village of Oak Brook

District	Maximum Height		Minimum Lot Width	Minimum Lot Width Within Buildable Area	Maximum F.A.R.	Lot coverage
	Stories	Feet				
Residential						
R-1	None	50 ft (R)* 45 ft (N)	220 ft	2 acres	0.4 (N)*	0.375 ft
R-2 (Lots > 1 acre)		45 ft (R) 45 ft (N) & (I)	150 ft	1 acre		
R-2 (Lots < 1 acre)		40 ft (R) 45 ft (N) & (I)	None	None		
R-3		40 ft (R)* 45 ft (N) & (I)	100 ft	25,000 sq ft		
R-4		35 ft (R)* 45 ft (N) & (I)	75 ft	18,000 sq ft	0.5 (N)*	0.30 ft
R-5 (Lots >4 acres)		Duplexes 35 ft - flat roofs 30 ft**	NA	**		
Business						
B-1	2 stories	50 ft	None	None	0.5	
B-2	None	None			0.5	
B-3	3 stories	35 ft			1.2	
B-4	5 stories	None			0.6	
Institutional						
INST, INST (R)		45ft 90 ft (towers, spires, steeples)	None	None	0.4	
Office Research Assembly						
ORA-1	5 stories	76 ft	None	None	0.48	See code 13-10B-3A
ORA-2	12 stories	174 ft		None		
ORA-3	3 stories	35 ft		24 acres	0.44	
Office						
O-3	None	None	None	None	0.8	
O-4	8 stories	118 ft			0.8	
O-4 (mixed use)	16 stories	180 ft			1	
Conservation/Recreation						
CR	None	30 ft	220 ft	5 acres	0.15	

*See Exceptions

**See Zoning Regulations, Residence District- Article E
R= Residential N= Non Residential F.A.R. = floor Area Ratio I = Institutional



GHA GEWALT HAMILTON ASSOCIATES, INC. CONSULTING ENGINEERS	
Document Name	Draft 2025 Zoning Map
Approved on	
Resolution	

RELEASE, WAIVER AND LIMITATION OF LIABILITY

IN CONSIDERATION FOR the Village's agreement to provide the record to which this Release, Waiver and Limitation of Liability is affixed or attached, the person using the record, and the data described or depicted therein, expressly and voluntarily agrees to the following: (a) all data described or depicted in the record is only an estimate and does not represent a legally binding representation of the ownership or boundaries of any parcel or improvement so described or depicted; (b) reference to the original, recorded documents is required to develop a legal opinion of the ownership or boundaries of any parcel or improvement so described or depicted; (c) the data is presented as-is, where-is, with all faults, and the Village expressly disclaims all warranties, express or implied, including any warranty of accuracy, title or fitness for a particular purpose; (d) the user, for itself and its successors, assigns, contractors and employees, releases the Village from and waives any and all claims arising from the use of the data described or depicted in the record or any inaccuracy thereof; and (e) the user agrees to indemnify, defend and hold harmless the Village, its officers, employees and agents of any liability arising from the use of the data described or depicted in the record or the inaccuracy thereof.

Data Sources: Village of Oak Brook, GHA, DuPage & Cook Counties