



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, April 2, 2025
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - A. Regular Planning & Zoning Commission Meeting Minutes dated
4. UNFINISHED BUSINESS
5. NEW BUSINESS
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

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ITEM 5.A
VILLAGE OF OAK BROOK
3702 Frederick Dr – VAR

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VILLAGE OF OAK BROOK
Zoning Board of Appeals

STAFF REPORT

DATE: March 12, 2025

CASE NO: 2025-6-ZO-VAR

DESCRIPTION: Zoning variation for rear yard setback

PETITIONER: David and Veronica Northey
3702 Frederick Dr
Oak Brook, IL 60523

ADDRESS/LOCATION: 3702 Frederick Drive

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

PARCEL SIZE: 44,412 square feet

ZONING/USE OF SURROUNDING PROPERTY:

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

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

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

West: INST, Institutional District, Bronswood Cemetery.

DISCUSSION:

Veronica and David Northey submitted a zoning variation request for the construction of a new screen porch at 3702 Frederick Drive in the Wendel Woods Homeowners Association (HOA). The property is zoned R-2, Single-Family Detached Residence District and is improved with a two-story single-family home.

The homeowner is requesting a zoning variation to Section 13-6B-3.H.3 of the Oak Brook Zoning Ordinance (OBZO) to permit and allow a 14'-3" reduction in the required rear yard setback from 60-feet to 45'-9" for an enclosed porch. The proposed porch is intended to enclose a portion of an existing deck. Decks are permitted accessory structures in the rear yard. The entire screen porch is approximately 267.50 square feet, with 173 square feet within the setback. The property owner is renovating the home on the subject property.

Please see the materials provided by the petitioners in the case file for a more detailed description and the rationale for the requested variation.

**NORTHEY – REAR YARD SETBACK
3702 FREDERICK DR
CASE NO. 2025-6-ZO-VAR**

Staff Comments

Please note the following:

1. The Wendel Woods Resubdivision was approved by the Village Board in 1976, Lot 3 of the Subdivision is 44,412 square feet, and the minimum lot area in the R-2 District is 43,560 square feet (1 Acre).
2. The screen porch project is part of a renovation to a home built in 1974. Building permits have recently been approved for re-roofing (BP-24-553), interior renovation (BP-24-516), and replacing the wood deck (BP-24-845). Earlier Village records of building permit is connection to the Village water in 1983 and kitchen addition in 1998.
3. The rear yard setback variation being proposed is a reduction from 60' to 49'-9", which is a 23.75% reduction to the depth of the rear yard for a length of approximately 14'-3". Reducing the required rear yard setback directly impacts the ability to construct and install accessory structures in the rear yard of the property. The existing deck faces the rear yard and Bronswood cemetery and is surrounded by trees and vegetation.
4. The Lot Coverage, Principal Building Lot Coverage and the Floor Area Ratio (FAR), with the addition of the screened porch, comply with the zoning requirements.
5. The petitioner included within their application three letters of support for the request, two from neighboring properties, and one from the Homeowners Association (HOA).

RESPONSIBILITIES OF HEARING BODY:

The Planning & Zoning Commission has the responsibility to make a recommendation on a request for a variation. Please include in your consideration your findings with respect to the standards specified in the Zoning Ordinance for the requested 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 & Zoning Commission shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of supplementing the above standards, the Planning & 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:

**NORTHEY – REAR YARD SETBACK
3702 FREDERICK DR
CASE NO. 2025-6-ZO-VAR**

- a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
- b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.
- c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
- e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
- f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.”

CONCLUSION:

Staff has reviewed the petition and the accompanying Findings of Fact and concurs with the request to reduce the required rear yard setback from 60-feet to 45’-9” for the screen porch addition enclosing a portion of the existing deck.

If the Planning & Zoning Commission (P&Z) is of the opinion that the applicant has satisfied the requirements for the requested rear yard variation for the property at 3702 Frederick Drive, an affirmative recommendation should be provided to approve the requested variation in accordance with submitted standards for variation subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance to the site plan and conceptual building elevations as submitted.
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 and specific commentary should be provided to justify the negative recommendation.

Respectfully Submitted,



Rama Raman
Village Planner

PUBLIC NOTICE

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, April 2, 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, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the petitioner, David Northey seeking a variation from the setback 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 reduction in the rear yard setback from 60-feet to approximately 45.9-feet in the Wendel Woods Subdivision.

The property may be generally described as 3702 Frederick Drive, Oak Brook, IL, with the PIN as follows:
PIN: 06-35-401-019

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 March 14, 2025 (282130)

CERTIFICATE OF PUBLICATION

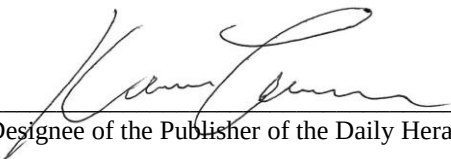
Paddock Publications, Inc.

**DuPage County
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 282130 *DUPAGE*





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

March 14, 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, April 2, 2025

Board of Trustees Meeting.....7:00 p.m., Tuesday, April 22, 2025***

*Public Hearing Body – Variation

*** Pending P&Z

The application has been filed by: David Northey
3702 Frederick Drive
Oak Brook, IL 60523

The property in question is located at: 3702 Frederick Drive
Oak Brook, IL 60523

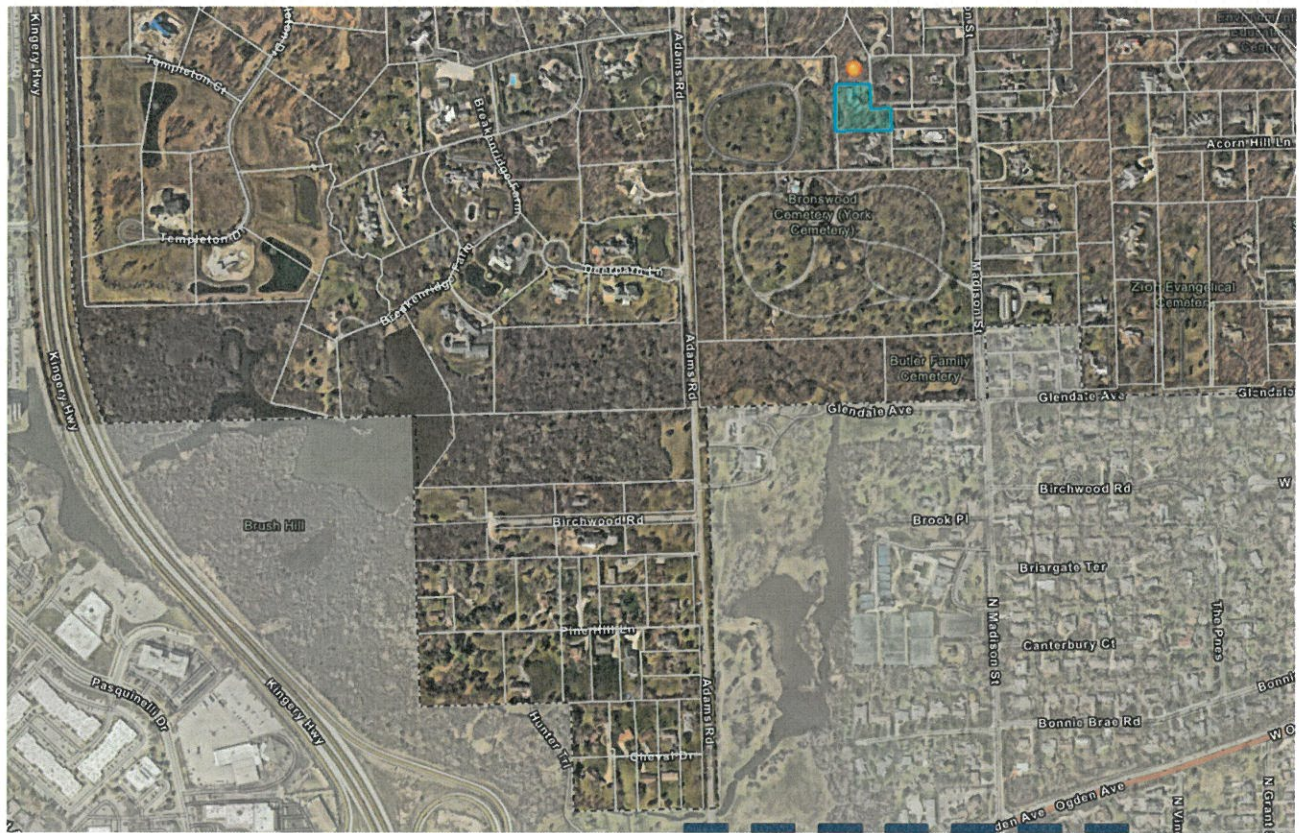
Relationship of applicant to property: Owner

The petitioner is requesting a variation to allow a reduction in the rear yard setback from 60-feet to approximately 45.9-feet in the Wendel Woods 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.C.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
March 11, 2025

SUBJECT: 3702 Frederick Drive - Rear Yard Setback Variation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a rear yard setback Variation at 3702 Frederick Drive to the Planning & Zoning Commission (P&Z) for a public hearing and recommendation.

Background/History:

David and Veronica Northey, the owners of the subject property, have submitted a zoning variation request to Section 13-6.B.3.H.3 of the Zoning Code to allow a reduction in the rear yard setback from 60-feet to approximately 45.9-feet. The property is zoned R-2 Single-Family Residential. The proposed screened porch addition would be constructed over an existing deck.

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 rear yard setback Variation request to the P&Z Commission for public hearing, review, and recommendation.

Attachments:

1. Exhibits

13-6B-3: LOT AREA REQUIREMENTS:

H. Yards: Except as required in subsections B and D under "accessory uses and structures" in section 13-6A-1 of this chapter, yards shall be provided as follows:

3. Rear: Not less than sixty feet (60') in depth.



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 3702 FREDERICK DR PERMANENT PARCEL NO* 06- 35- 401 - 019

LOT NO. 3 SUBDIVISION WENDEL WOODS LEGAL ADDRESS* 3702 FREDERICK DR

ZONING DISTRICT R-2 ZONING ORDINANCE SECTION 13-6-3.1.3 ACTION REQUESTED VARIATION TO REDUCE

PORTION OF REAR SETBACK FROM 60'-0" TO 45'-9" TO ACCOMMODATE NEW ENCLOSED PORCH APPROXIMATELY 14'-3" WIDER

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

OWNER(S) OF RECORD NORTHEY TR, VERONICA J PHONE 630-209-5441

ADDRESS 3702 FREDERICK DR CITY OAK BROOK STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST Veronica Northey PHONE (630) 209-5440

ADDRESS 3702 Frederick Dr. CITY Oak Brook STATE IL ZIP 60523

NAME OF APPLICANT (and Billing Information) David Northey PHONE (630) 209-5441

ADDRESS 3702 Frederick Dr. CITY Oak Brook STATE IL ZIP 60523

Contact Name and E-mail Address(s) NORTHEY@AMERITECH.NET

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.

VJN
Signature of Owner

2/19/25
Date

TRB
Signature of Applicant

2/19/25
Date

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

Date Filed 2/21/25 Fee Paid \$ 800.00 Receipt No. 763980 Received By CC

Board of Trustees (Referral) 3/11/25 Notice Published 3/14/25 Newspaper Daily Herald Adj. Property Owners Notified 3/14/25

PUBLIC HEARING DATES: Planning & Zoning Commission 4/2/25

Board of Trustees 4/22/25

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK

Natasha Scarpinet
Date 3/4/25

**Northey Home
7302 Frederick Drive**

February 21, 2025

Narrative

In May of 2024, David and Veronica Northey purchased the home at 3702 Frederick Drive and started planning an interior gut rehab of the once mid-century modern home. At the time of their purchase, the home included some interior modifications that were not consistent with the original mid-century modern aesthetic. The interiors were brought back and opened to flow as intended in the original design.

On the exterior, the aging roof was replaced with materials that are best suited with the wooded site; and the rambling deck was replaced with a similar deck but with structurally appropriate pier foundations. The rear facing deck with its fantastic views is one of the home and site's most compelling features. Accordingly, The Northey's requested the construction of a screened in porch. The design team was notified by the Village of Oak Brook that the deck as designed needed a zoning variance because of its proximity to the rear property line. The team responded saying that the porch's location was chosen to be as visibly unobtrusive to neighbors while at the same time located in the most reasonable location relative to the existing home. See the proposed site plan showing the location of the screened in porch location on Sheet SK1 dated 2.21.25

Veronica and Dave Northey request the Zoning Board of Appeals an approval for the construction of the proposed screened-in-porch as proposed in the Application.

We look forward to presenting before you.

WENDEL WOODS HOMEOWNERS ASSOCIATION

C/O MARK CAPPETTA
3612 FREDERICK DR.
OAK BROOK, IL 60523

July 31, 2024

Mr. & Mrs David Northey
3702 Frederick Drive
Oak Brook, IL 60523

and

Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Attn: Building Department

Ladies and Gentlemen:

Please be advised that Wendel Woods Homeowners Association has been informed of the remodeling and construction project at the Northey residence at 3702 Frederick Drive. The Association has no objections to the project at this time as long as it complies with the Village code.

Mr. Northey has further assured the Association that any damages caused to Frederick Dr. or Association property as a result of the construction project will be repaired at his expense.

WENDEL WOODS HOMEOWNERS ASSOCIATION

By: 

President

To the Oak Brook Planning Department

To Whom it May Concern,

Please be advised that I have reviewed the plans for a screened in porch to Dave and Veronica's home at 3702 Frederick Drive in Oak Brook dated 1.31.25.

I am a neighbor living in the home adjacent to theirs.

I do not have any objection to their plans, and hope you will approve their plans.

Thank you,

Name Jacob Lillioja

Address 3616 Frederick Dr

Date 2/19/24

Signature 

To the Oak Brook Planning Department

To Whom it May Concern,

Please be advised that I have reviewed the plans for a screened in porch to Dave and Veronica's home at 3702 Frederick Drive in Oak Brook dated 1.31.25.

I am a neighbor living in the home adjacent to theirs.

I do not have any objection to their plans, and hope you will approve their plans.

Thank you,

Name Kathy Brinati
Address 3618 Frederick Dr.
Date 2/19/25

Signature Kathy Brinati

**Northey Home
7302 Frederick Drive**

February 21, 2025

EXCERPTED FROM THE VILLAGE OF OAK BROOK CODE
TITLE 13, ZONING REGULATIONS, Chapter 14, Section 6
(13-14-6) Variations

(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.

While the Applicant and the author of this document, John Conrad Schiess Architect, are not real estate appraisers, as a team the Applicant and author frequently employed the services of real estate appraisers and real estate agents for determining residential values. In this work, it is often a point of detailed discussion regarding a home's value relative to neighboring properties – often called comparable value assessments - COMPS. The skills learned in the practice of real estate development were used in this private venture by the Applicant. It is a fact that both adjoining neighbors to this property are improved with screened in porches. While not solely, this condition led the Applicant to consider improving their home with a screened in porch since they wanted to be improved with similar features to those adjacent homes.

The hardship therefore comes from the fact that, if the proposed variance is not granted, then this property would not yield a reasonable return given the acquisition cost and costs of improvement without the screened in porch.

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

The Applicant has submitted the property survey that shows the unique configuration of the property boundaries and unique land parcel shape. Additionally, the creek's current path through the subject property also creates critically unique circumstances.

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

The Applicant has submitted a Site Plan and Elevations of the proposed screened in porch. These designs and location of the screened in porch are such that it is both in character with surrounding properties and with the original architecture and character of the home at 3702 Frederick drive.

(2) For the purpose of supplementing the above standards, the Zoning Board of Appeals, 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 regulations were to be carried out.

As mentioned in Standard 1(b), The Applicant has submitted the property survey that shows the unique configuration of the property boundaries and unique land parcel shape. Additionally, the creek's current path through the subject property also creates critically unique circumstances. Moreover, the topographical features of this specific site at the rear of the property were, before the Applicant's purchase of the property, graded and configured so that those features limit the location, size and design of the rear deck area. If the strict regulations were carried out, the screened in porch would not be able to be in a rational place on the property given the design of the existing home.

(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.

Given the specific size, shape, configuration and location of the creek and the existing home, it is extremely unlikely (almost physically impossible) that all of these metrics could be duplicated on 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.

The screened in porch as designed is positioned so as not to be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Moreover, the design, if approved will be subject to review by building code officials will further support the compliance with public welfare.

(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.

The proposed screened in porch is located and constructed with materials so that not impair an adequate supply of light and air to adjacent property, substantially increase the danger of fire, or otherwise endanger the public safety

Further, the proposed screened in porch substantially diminish or impair property values within the neighborhood since it is of reasonably good design that is in character with other similar structures.

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

The desire of the Applicant and her husband is to enjoy the beautiful views to the rear of their home while staying dry and generally mosquito free. A view from the rear of their home confirms the couple's desire. This is not a money-making venture for them. They simply want to maximize their enjoyment.

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

The Applicant purchased the property in May of 2024. The hardship in terms of land configuration, location of the home relative to the property boundaries and the location of the creek preceded their acquisition.

END OF STANDARDS RESPONSES

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)



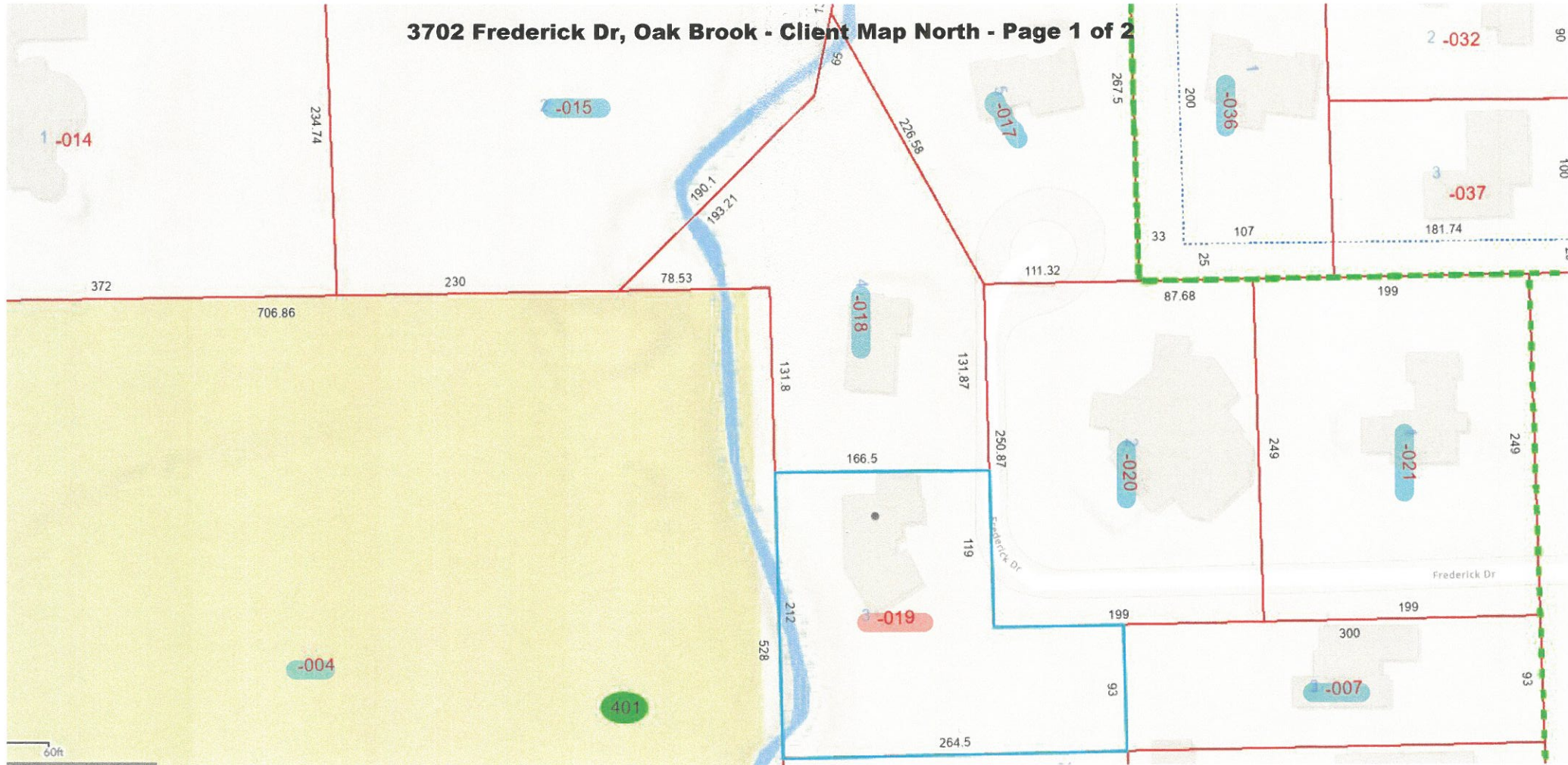
Search Criteria: Find all Properties where County is DUPAGE and Tax Number is in (06354010040000, 06354010060000, 06354010070000, 06354010080000, 06354010090000, 06354010100000, 06354010150000, 06354010170000, 06354010180000, 06354010190000, 06354010200000, 06354010210000, 06354030360000)

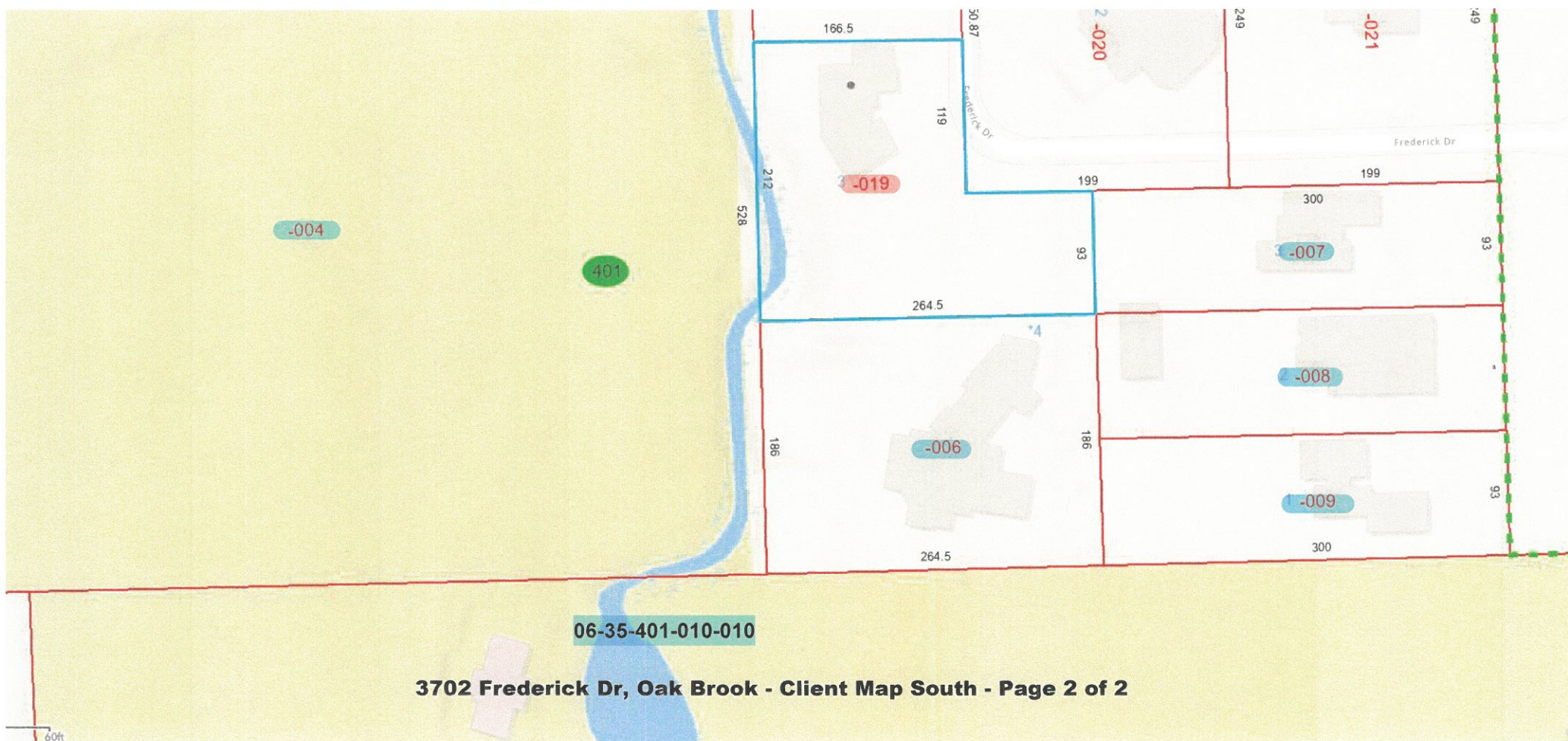
Records Found: 13

1) Tax ID: 06-35-401-004-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	BRNSWOOD CEMETERY, INC 3805 MADISON ST, OAK BROOK, IL 60523 n/a n/a n/a
2) Tax ID: 06-35-401-006-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	THE JEANNE B. WITZ TRUST DATED AUGUST 29, 2022, AND ANY AMENDMENTS THERETO , WITZ, JEANNE B 3706 FREDERICK DR, OAK BROOK, IL 60523 \$1,450,000 11/04/2019 2019100892
3) Tax ID: 06-35-401-007-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	PIELA, JOANNE G , THE JOANNE G. PIELA REVOCABLE TRUST DATED MARCH 30, 2000, AND ANY AMENDMENTS OR RESTATEMENTS THERETO 3700 MADISON ST, OAK BROOK, IL 60523 n/a n/a n/a
4) Tax ID: 06-35-401-008-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	CARLA L. BROOKS REVOCABLE TRUST DATED JUNE 7, 2021 3704 MADISON ST, OAK BROOK, IL 60523 \$2,450,000 07/26/2021 2021112318
5) Tax ID: 06-35-401-009-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	OLSSON, ALEXIS B , OLSSON, SUSAN S , THE SUSAN S OLSSON TRUST DATED DECEMBER 18, 2013 3708 MADISON ST, OAK BROOK, IL 60523 \$887,500 09/03/2015 2015098760
6) Tax ID: 06-35-401-010-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	BRNSWOOD CEMETERY, INC 3805 MADISON ST, OAK BROOK, IL 60523 n/a n/a n/a
7) Tax ID: 06-35-401-015-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	KAUFMAN, MARK , KAUFMAN, MARY A 3605-15 ADAMS RD, OAKBROOK, IL 60614 \$2,600,000 08/17/2000 2000127892
8) Tax ID: 06-35-401-017-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	CHICAGO TITLE LAND TRUST SUCESSOR TO LASALLE NAT BK TR #51861 3612 FREDERICK DR, OAK BROOK, IL 60523 n/a n/a n/a
9) Tax ID: 06-35-401-018-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	LILLIOJA, ALICE JISEUNG , LILLIOJA, JACOB 3616 FEDRICK DR, OAK BROOK, IL 60523 \$1,160,000 10/26/2021 2021156861

10) Tax ID: 06-35-401-019-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	NORTHEY, VERONICA J , VERONICA J. NORTHEY DECLARATION OF TRUST DATED JUNE 1, 1996 3702 FREDERICK DR, OAK BROOK, IL 60523 \$1,035,007 05/28/2024 2024029194
11) Tax ID: 06-35-401-020-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	BRINATI, KATHLEEN , BRINATI, MICHAEL J , THE MICHAEL J. BRINATI AND KATHLEEN BRINATI REVOCABLE TRUST DATED JANUARY 12, 2021 3618 FREDRICK DR, OAKBROOK, IL 60521 \$700,000 06/07/1994 1994127126
12) Tax ID: 06-35-401-021-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	TARSHA, FOUSI , TARSHA, MOUHAMMAD FOUSI , THE FAYE TARSHA 1993 TRUST , THE MOUHAMMAD FOUSI TARSHA TRUST 3620 MADISON ST, OAK BROOK, IL 60521 n/a n/a n/a
13) Tax ID: 06-35-403-036-0000	Owner Name: Address: Sale Amount: Sale Date: Document #:	SARELAS, DENNIS J , SARELAS, ROXEMARIE J 3610 MADISON AV, OAK BROOK, IL \$470,000 04/18/1994 1994089483

3702 Frederick Dr, Oak Brook - Client Map North - Page 1 of 2





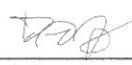
Certification Surrounding Property Owners

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>Trust of Veronica J. Northey</u> Printed Name of Owner	<u>David Northey</u> Printed Name of Applicant
<u></u> Signature of Owner	<u></u> Signature of Applicant
<u>2-19-25</u> Date	<u>2-19-25</u> Date

BILL TO INFORMATION:

<u>David Northey</u> Print Name/Company	<u>David Northey</u> Contact Person	<u>(630) 209-5441</u> Contact Phone
<u>3702 Frederick Dr. Oak Brook IL 60523 United States</u> Address To be Billed		<u>(630) 209-5440</u> 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.

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

- See attached

I verify that the information provided above is accurate.

Relationship to Applicant: _____

Date _____

EXHIBIT "A"

LOT 3 IN WENDEL WOODS RESUBDIVISION, A RESUBDIVISION OF LOT 3 IN WAGNER'S WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, ALSO LOT 4 (EXCEPT THE SOUTH 186 FEET AS MEASURED ON THE WEST LINE AND ON THE EAST LINE OF THE WEST 264.5 FEET OF SAID LOT 4) IN WENDEL WOODS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JUNE 4, 1976 AS DOCUMENT R76-34909, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3702 Frederick Drive, Oak Brook, IL 60523

PERMANENT INDEX NUMBER: 06-35-401-019

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

765 ILCS 405/1, ET AL (1993)

NAME OF TRUSTEE: VERONICA J. NORTHEY TRUST

PPN #: 06.35.401.019

PROPERTY ADDRESS: 3702 FREDERICK DRIVE - OAK BROOK - IL

NAME & ADDRESS OF BENEFICIARIES:

1. VERONICA J. NORTHEY -

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

VERONICA J. NORTHEY 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.

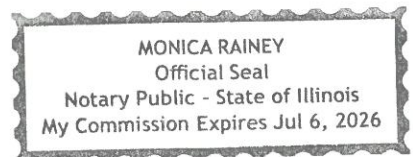
V. Northey
Signature

Subscribed and sworn to before me this 21st day

of February, 2025.

(SEAL)

Monica Rainey
Notary Public



Please Deposit Check in: Zoning Account 10-4302

For:

3702 Frederick Dr - Setback VAR

NOTE: 2 check(s) – Total **\$ 800**

Variations Application **\$750**

Public Hearing Signs (1) **\$50**

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

MISCELLANEOUS PAYMENT RECPT#: 763980
DATE: 02/21/25 TIME: 15:42:17
CLERK: jwozniak DEPT:
CUSTOMER#:

COMMENT: 3702 FREDERICK DR-SE

REVENUE:

1	10	43020	800.00
ZONING/SUBDIV APPLICATION			
ZONING/SUBDIVISION			

CASH:

99	1105	800.00
CASH -PLD		

AMOUNT PAID: 800.00

PAID BY: GORDON JONES, LLC
PAYMENT METH: MULTIPLE

METH: CH CHECK/REF: 1473

QTY: 1 ADD'L REF: GORDON JONES, LLC

AMT: 750.00

METH: CH CHECK/REF: 1474

QTY: 1 ADD'L REF: GORDON JONES, LLC

AMT: 50.00

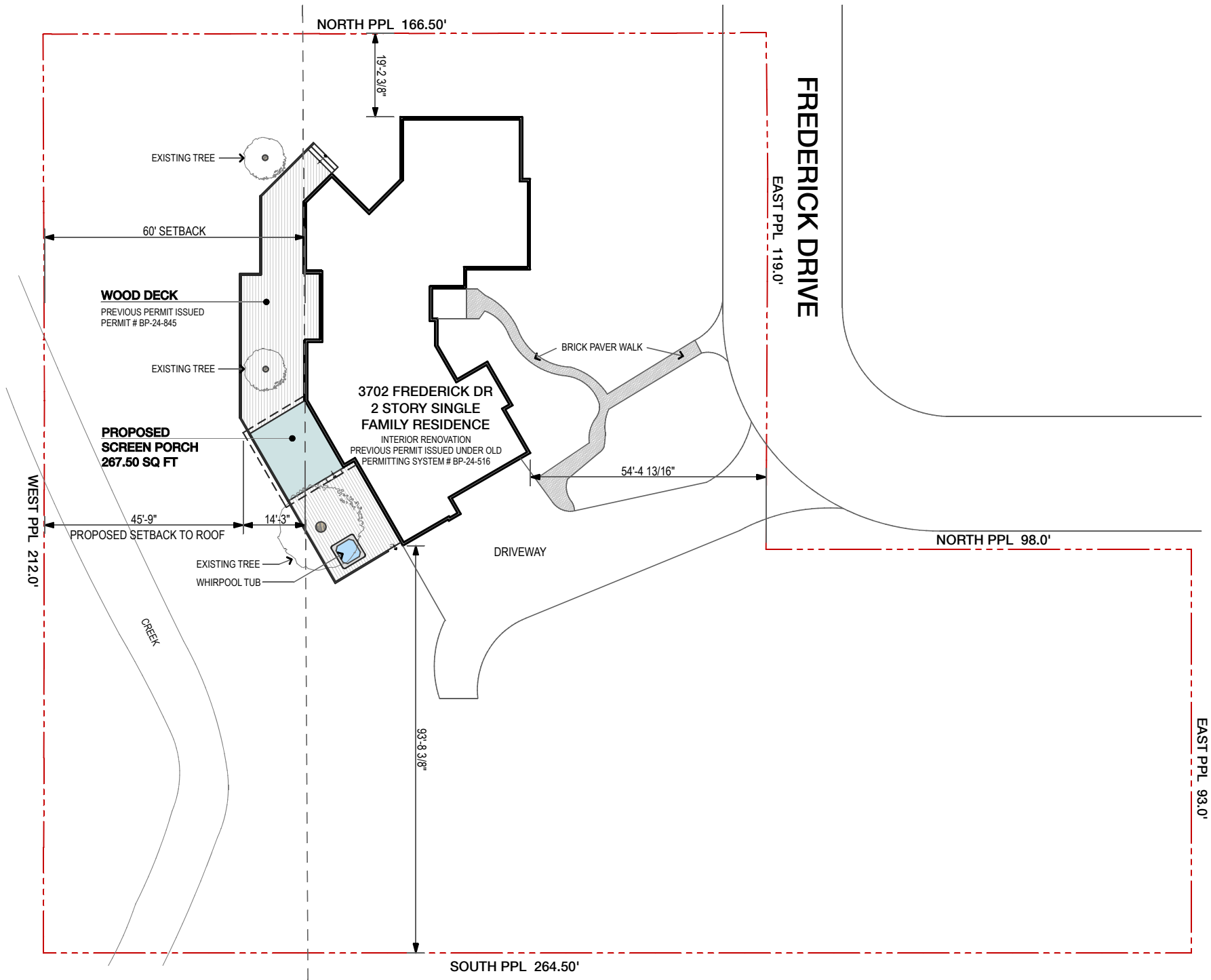
REFERENCE: GORDON JONES

AMT TENDERED: 800.00

AMT APPLIED: 800.00

CHANGE: .00

H



SITE PLAN

Scale: 1" = 30'-0"

ZONING DISTRICT: R2 SINGLE FAMILY DETACHED RESIDENCE DISTRICT

BUILDING DATA

BUILDING AREA	3,421 SQ FT
DRIVEWAY + WALK	2,070 SQ FT (IMPERVIOUS)
BRICK PAVED WALK	306 SQ FT (PERVIOUS)
OPEN WOOD DECK	1,212.5 SQ FT (PERVIOUS)
NEW SCREEN PORCH	267.50 SQ FT

ZONING ANALYSIS:

	R-2 DISTRICT	PROPOSED
MINIMUM LOT AREA	43,530 SQ FT (1 ACRE)	44,412 SQ FT (1.02 ACRE)
MINIMUM LOT WIDTH	150'-0"	212'-0"
MAXIMUM STRUCTURE HEIGHT	45'-0"	20'-0"
MAXIMUM PRINCIPAL BUILDING LOT COVERAGE	0.20 (8,882.4 SF)	0.08 (3,421SF (BUILDING) + 267.50 (ENCLOSED PORCH) = 3,688.5 SQ FT)
MAXIMUM LOT COVERAGE	0.375 (16,654.5 SF)	0.13 (3,688.5 SF (BUILDING) + 2,070 SF (DRIVEWAY + WALK) = 5,758.5 SF)
MAXIMUM FAR	0.4	0.1
		BASEMENT _____ 1,097 SQ FT
		1ST FLOOR _____ 2,324 SQ FT
		2ND FLOOR _____ 1,085 SQ FT
		NEW SCREEN PORCH _____ 267.50 SQ FT
		TOTAL _____ 4,773.5 SQ FT
FRONT YARD SETBACK	40'-0"	54'-3 13/16"
INTERIOR SIDE YARD SETBACK	18' or 23' *	NORTH _____ 19' - 2 3/8"
		SOUTH _____ 93' - 8 3/8"
REAR YARD SETBACK	60'-0"	45'-9" (14'-3" REDUCTION)



VIEW LOOKING NORTH OF EXISTING WOOD DECK



VIEW LOOKING SOUTH OF EXISTING WOOD DECK



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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DESIGN FIRM - ARCHITECT
LICENSE # 184.007511-0001
001.014717
EXP. 04/30/2025

_____	_____
_____	_____
_____	_____
VARIATION	02/21/2025
REVIEW	01/31/2025
Issue for:	Date

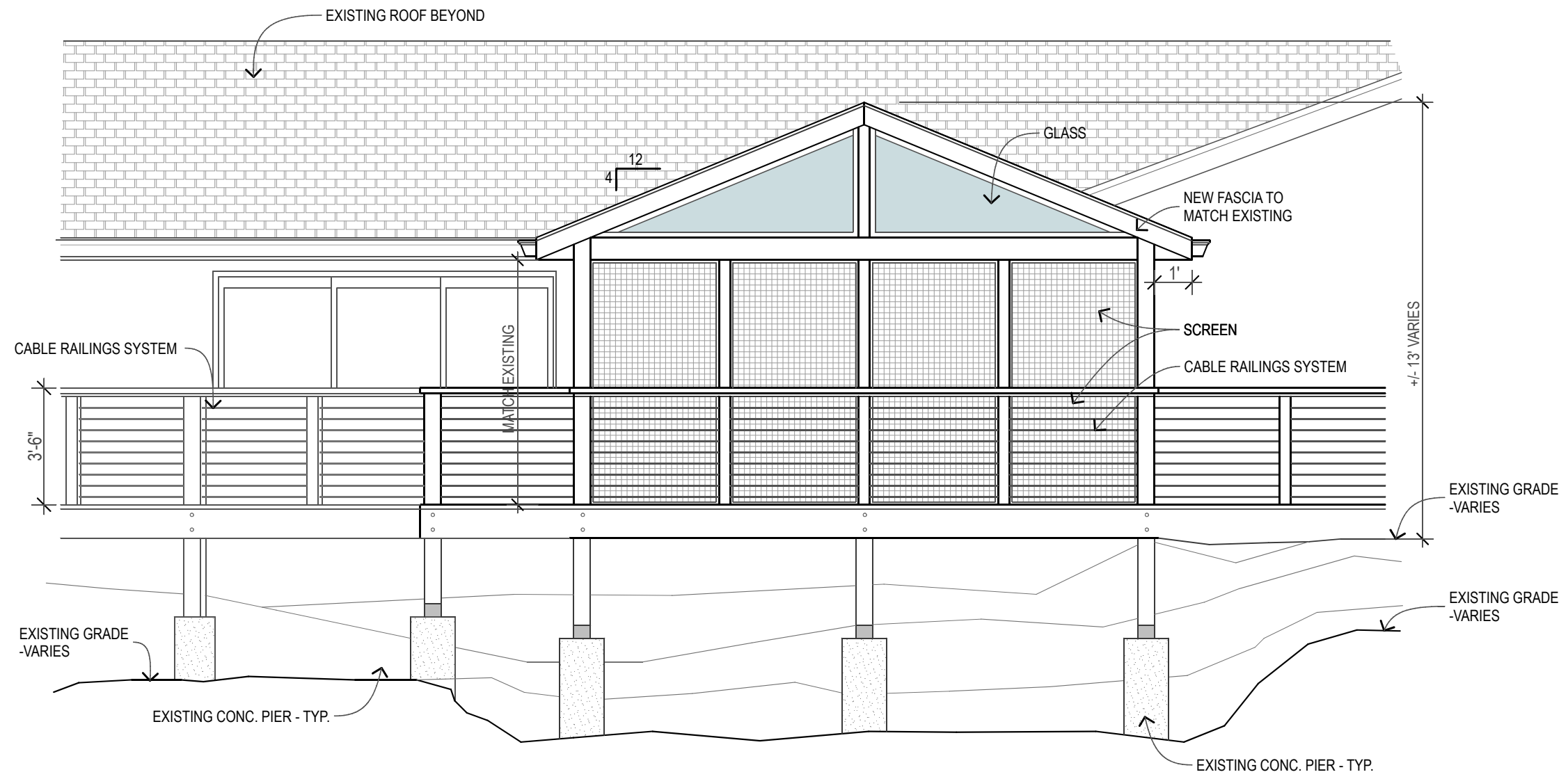
PROPOSED
SCREEN PORCH

3702 Frederick Dr
Oak Brook, Illinois

Sheet Title
site plan

SK1

Sheet No.



A **SCREEN PORCH - WEST ELEVATION**
SCALE: 1/4" = 1'-0"



John Conrad Schiess
Architect + LEED AP
905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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LICENSE # 184.007511-0001
001.014717
EXP. 04/30/2025

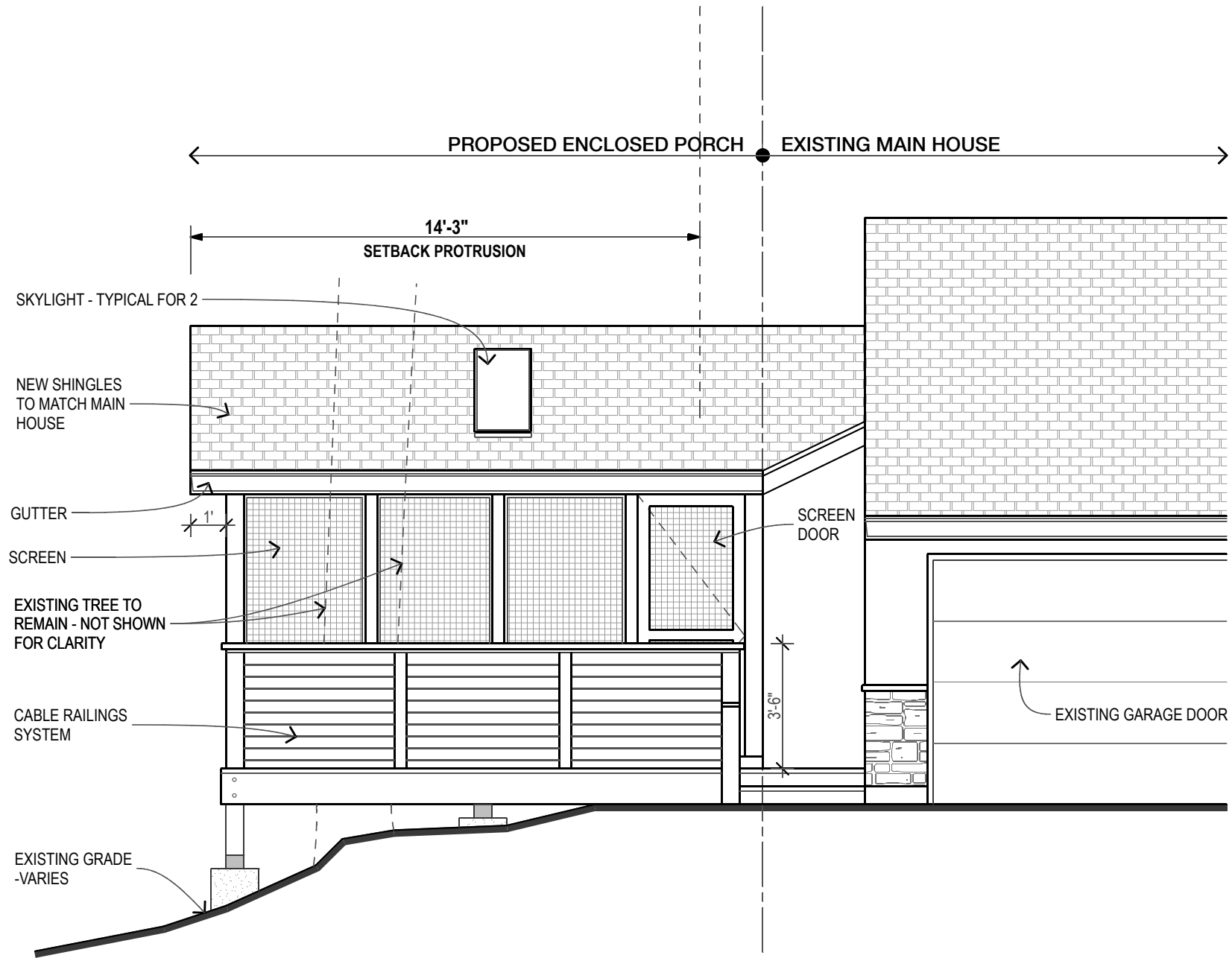
VARIATION	02/21/2025
REVIEW	01/31/2025
Issue for:	Date

**PROPOSED
SCREEN PORCH**
3702 Frederick Dr
Oak Brook, Illinois

Sheet Title
elevation

SK2

Sheet No.



B **SCREEN PORCH - SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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DESIGN FIRM - ARCHITECT
LICENSE # 184.007511-0001
001.014717
EXP. 04/30/2025

VARIATION	02/21/2025
REVIEW	01/31/2025
Issue for:	Date

**PROPOSED
SCREEN PORCH**
3702 Frederick Dr
Oak Brook, Illinois

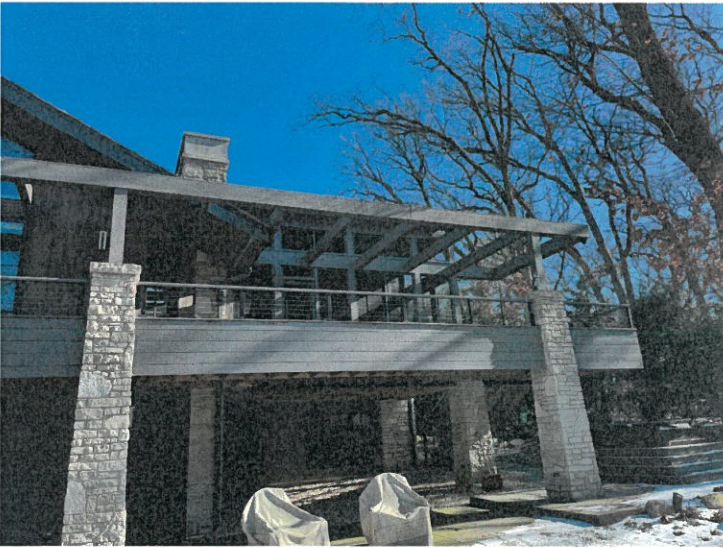
Sheet Title
elevation

SK3

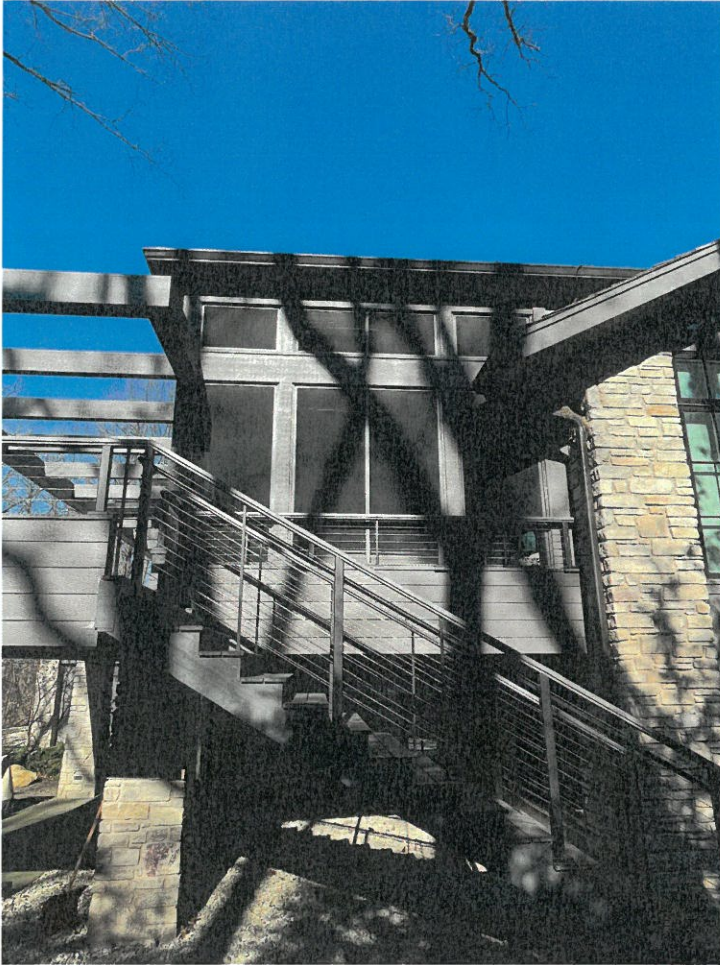
Sheet No.



3616 Frederick Drive
Neighbor to the North



3706
~~3616~~ Frederick Drive
Neighbor to the South



3706
~~3616~~ Frederick Drive
Neighbor to the South

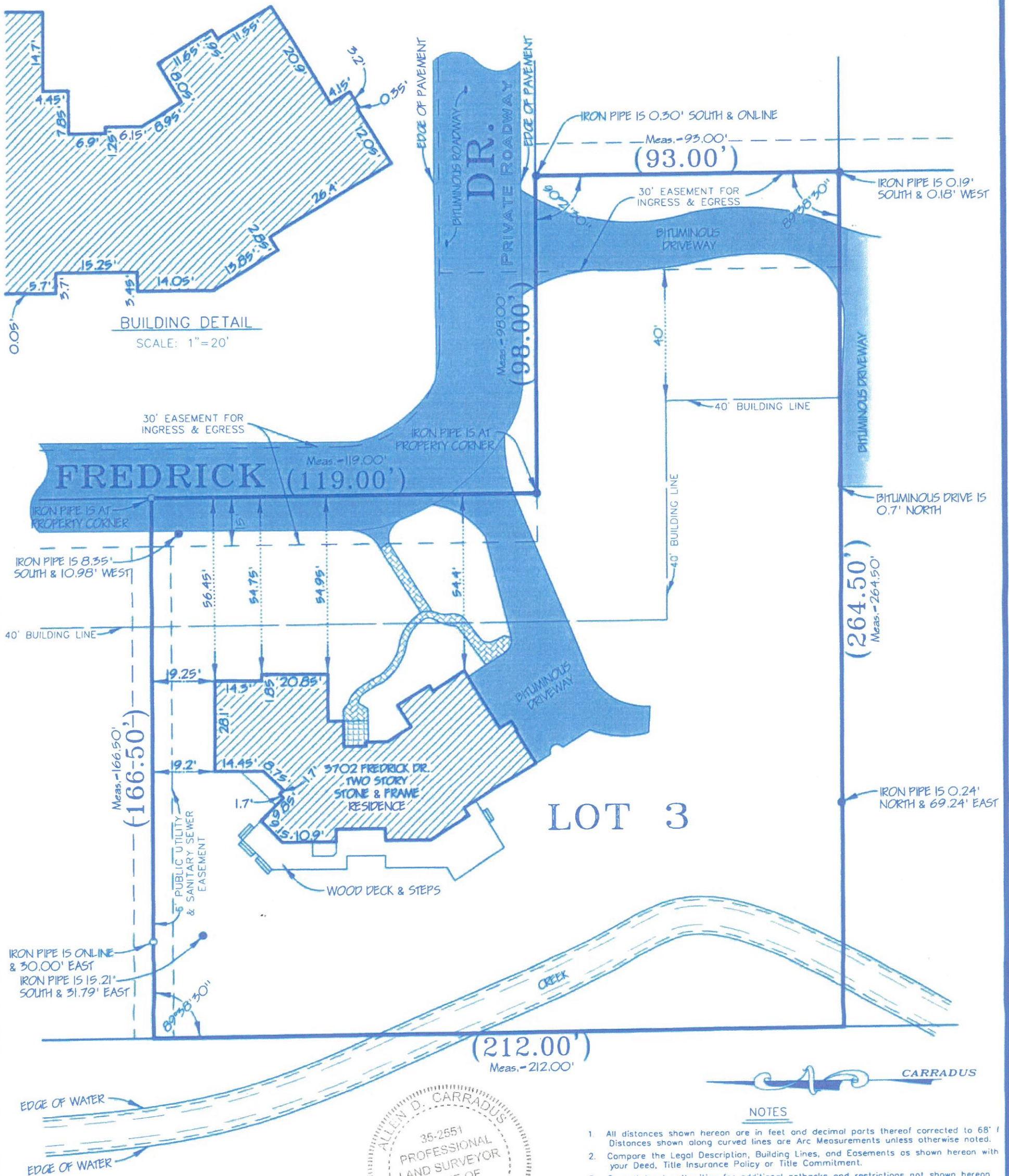
LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X- Fence Line

PLAT OF SURVEY

LOT 3 IN WENDEL WOODS RESUBDIVISION, A RESUBDIVISION OF LOT 3 IN WAGNER'S WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, ALSO LOT 4 (EXCEPT THE SOUTH 186 FEET AS MEASURED ON THE WEST LINE AND ON THE EAST LINE OF THE WEST 264.5 FEET OF SAID LOT 4) IN WENDEL WOODS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JUNE 4, 1976, AS DOCUMENT R76-34909, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE= 44,412 SQ. FT.



LOT 3



NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS) ss
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 17th DAY OF August, A.D. 2023
BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2024.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. Gary Ave. Suite 180, Carol Stream, Illinois 60188
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

PREPARED FOR:	KOSTAS CIOS
DRAWN BY:	JW
DATE OF FIELD WORK:	08/17/23
SCALE:	1" = 30'
FLD. BK. - PAGE:	48-00
PROJECT NO.:	39067



OAK BROOK
Illinois

ITEM 5.B

FINAL PLAT OF CONSOL
328 WALNUT LANE

INDEX

PAGE	CONTENTS
5	Staff Report dated March 13, 2025
4	Engineering Reviews of Final Plat dated March 26, March 21, March 13 & January 7, 2025
3	Resident Letter dated March 14, 2025
2	Referral Memo Village Board Agenda March 11, 2025
1	Subdivision Regulations – Plats Required Section 14-3-1 and 14-3-2

Application Materials

A	Subdivision Application
B	Surrounding Property Owners
C	Narrative
D	Certification of Surrounding Property Owners
E	Subject Property Verification
F	Fee/Receipt for Final Plat
G	Final Plat of Subdivision Current Revision dated March 25, 2025
H	Survey from 1958

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: March 13, 2025

CASE NO: 2025-7-SR-FP

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

PETITIONER: Dean G. Galanopoulos
340 W Butterflied Rd., #1 A
Elmhurst, IL 60126

ADDRESS: 328 Walnut Lane

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

ZONING/USE OF SURROUNDING PROPERTY:

North: R-4, Single-Family Detached Residence District, single-family homes with a minimum lot size of 18,000 SF.

South: Same

East: Same

West: Same

DISCUSSION:

Attorney Dean G Galanopoulos representing Ronald and Vienna Bennett, owners of the subject property, has submitted a petition requesting approval of a Final Plat of Consolidation to combine two (2) existing parcels and vacate easements to create one lot consisting of approximately .58 acres (or 25,439 SF). The parcels are zoned R-4 Single Family Detached Residence District.

The existing home is under contract with a buyer. The existing home was built over the parcel lines and the homeowners would like to resolve that issue prior to conveying the property. The minimum required lot area in the R-4 district is 18,000 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

**STAFF REPORT – 328 WALNUT LANE CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-7-SR-FP**

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in November, 1973.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 25,439 SF.
- The proposal complies with the minimum lot size, lot frontage, and setback requirements for the R-4 Single-Family Detached Residence District and no zoning variations are being requested. Additionally, larger lots are more desirable for open spaces.
- The rear and side property line abuts R-4, Single-Family Detached Residential District.
- The parcels are located within a special flood hazard area as identified by FEMA.
- The proposed consolidated lot will have one address, 328 Walnut Lane.
- No right-of-way (ROW) improvements are required.

Additional application materials have been submitted by the petitioner to further discuss and explain the proposal. Please see the materials provided by the petitioner in the case file for a more detailed description of this request.

RESPONSIBILITIES OF HEARING BODIES:

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

CONCLUSION:

Staff has reviewed the 328 Walnut Lane of Consolidation and recommends approval of the plat subject to final engineering review and approval.

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

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

**STAFF REPORT – 328 WALNUT LANE CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-7-SR-FP**

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

Respectfully Submitted,

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

Rama Raman
Village Planner

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
328 Walnut Lane – Consolidation Plat	2025 07 SR FP	4	Approved

EZA Engineering received the following permit submittal documents on March 26, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
328 Walnut Lane Consolidation	Carradus Land Survey	1	3-25-25

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. No further comment.

This consolidation plat is approved and recommended for presentation to the Planning & Zoning Commission and Board of Trustees.



March 21, 2025

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
328 Walnut Lane – Consolidation Plat	2025 07 SR FP	3	Not Approved

EZA Engineering received the following permit submittal documents on March 18, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
328 Walnut Lane Consolidation	Carradus Land Survey	1	3-11-25
Comment Response Letter	Carradus Land Survey	1	3-12-25

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 submitted plat was printed on 8.5"x11" paper. Please make sure the next submittal is printed at full size. This is essential for scaling purposes as well as legibility of text on the plat.
2. The bearing of the west property line should not be assumed. Please use accurate bearings as they relate to true north.
3. Provide an itemized comment response letter in the next submittal.



March 13, 2025

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
328 Walnut Lane – Consolidation Plat	2025 07 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on March 12, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
328 Walnut Lane Consolidation	Carradus Land Survey	1	3-11-25
Comment Response Letter	Carradus Land Survey	1	3-12-25

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 submitted plat was printed on 8.5"x11" paper. Please make sure the next submittal is printed at full size.
2. Provide an itemized comment response letter in the next submittal.

328 WALNUT LANE CONSOLIDATION

3. Please confirm the bearing of the west property line is 00°00'00".
4. It appears the plat of easement vacation has been eliminated as the vacated easements are now shown on the consolidation plat. Please add the utility vacation certificates (previously shown on the plat of easement vacation) to the consolidation plat. Certificates to be added include Comcast, Nicor, ComEd, and AT&T.



VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
328 Walnut Lane – Plat of Easement	BP 25 38	1	Not Approved

EZA Engineering received the following permit submittal documents on January 21, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Plat of Easement Vacation	Carradus Land Survey	1	1-7-25

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. License status with IDFPR for Carradus Land Survey, Inc. (184007086-0010) is indicated to be **Inoperative**. Please renew the license such that the license is changed to **Active**.

PLAT OF EASEMENT VACATION

2. Please provide the document showing a consolidation between Parcel 1 and Parcel 2 as referenced in the legal description. Our search shows that Parcel 2 (Lot 12 of the Lake Doran Estates subdivision plat (R1953-678192)) is still a part of the property commonly known as 341 Timber View Drive.
3. Revise the language in the Owner's Certificate to match the language found in Title 14-7-5 of the Village Code. The certificate includes the easement provisions for the public utility and drainage easement (PU&DE) to be granted.



VILLAGE OF
OAK BROOK
Illinois

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

March 14, 2025

Dear Resident:

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

MEETING DATE AND INFORMATION:

Planning & Zoning Commission6:30 p.m., Wednesday, April 2, 2025

Board of Trustees Meeting 7:00 p.m., Tuesday, April 22, 2025***

*** Pending P&Z

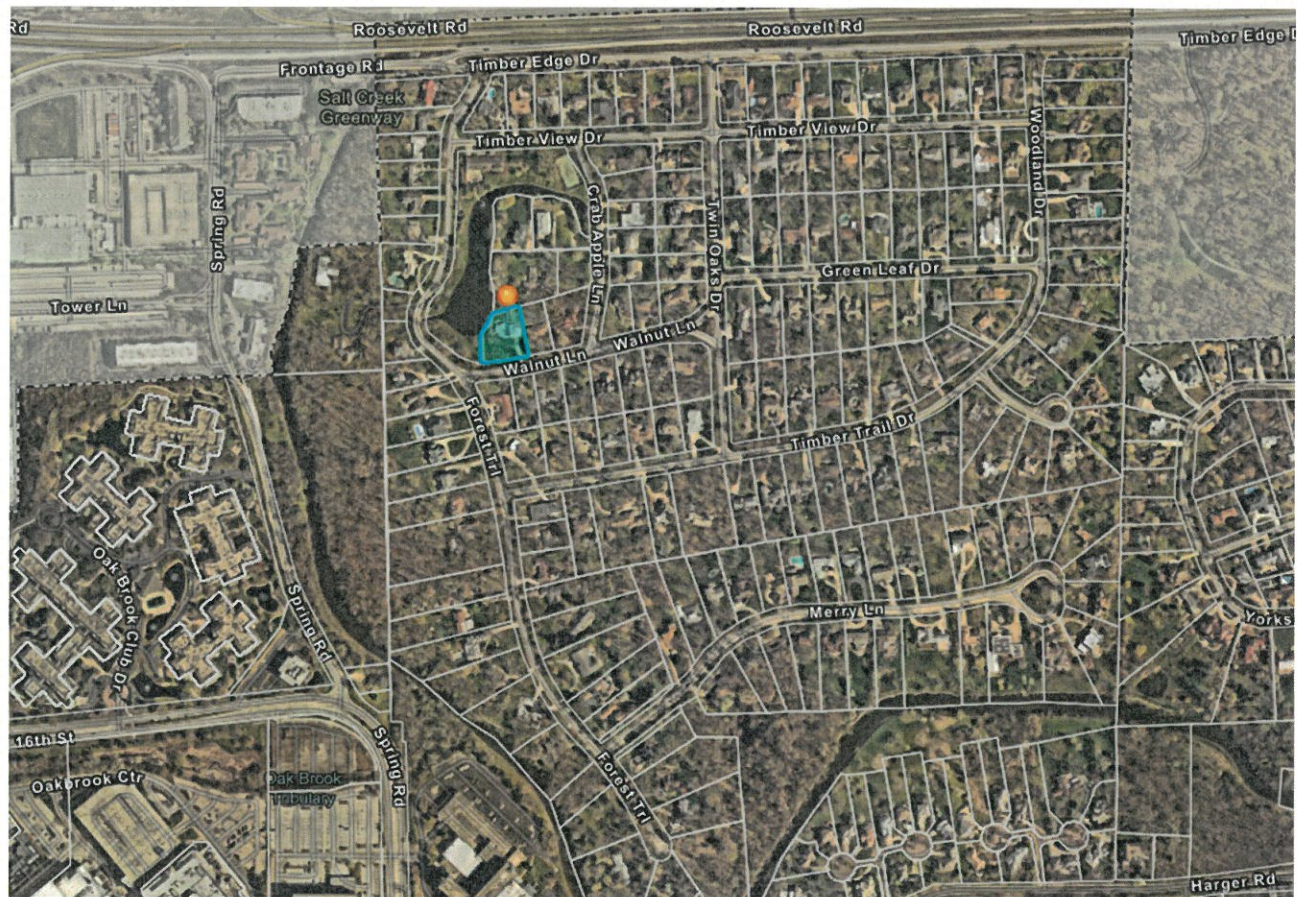
The application has been filed by:	Ronald & Vienna Bennett 328 Walnut Lane Oak Brook, IL 60523
The property in question is located at:	328 Walnut Lane Oak Brook, IL 60523
Relationship of applicant to property:	Owner

The petitioner is requesting approval of a final plat of consolidation to combine two (2) existing parcels and vacate easements to create one lot. The house crosses the parcel lines and the homeowners would like to resolve that issue prior to conveying the property.

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.C.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
March 11, 2025

SUBJECT: 328 Walnut Lane - Final Plat of Consolidation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for the Final Plat of Consolidation to the Planning & Zoning Commission for review and recommendation.

Background/History:

Ronald and Vienna Bennett, owners of the subject property, have submitted a petition requesting approval of a Final Plat of Consolidation to combine two (2) existing parcels and vacate easements to create one lot consisting of approximately .58 acres (or 25,439 SF). The parcels are zoned R-4 Single Family Detached Residence District.

The existing home is under contract with a buyer. The existing home was built over the parcel lines and the homeowners would like to resolve that issue prior to conveying the property. The minimum required lot area in the R-4 district is 18,000 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

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

Recommendation:

Staff recommends that the Village Board refer the Final Plat of Consolidation 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 328 WALNUT LANE CONSOLIDATION DATE FILED 02/19/2025

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

328 WALNUT LANE, 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. 06-23-203-009
NAME OF APPLICANT (and Email Address) DEAN G. GALANOPoulos PHONE (630) 433-4643
DEAN.G.GALANOPoulos@GALLAW.COM
ADDRESS 340 W. BUTTERFIELD RD., #1A CITY ELMHURST STATE IL ZIP 60126
RELATIONSHIP of APPLICANT TO PROPERTY ATTORNEY FOR OWNER
OWNER OF RECORD RONALD & VIENNA BENNETT PHONE (630) 200-7053
ADDRESS 328 WALNUT LN 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.

x Ronald Bennett 2/26/25 Signature of Owner Date
x Vienna Bennett 2/26/2025 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 PARCEL 11	COMMERCIAL	OPEN SPACE PARCEL 12	OTHER	TOTAL
NUMBER of LOTS	1		1		2
NUMBER of ACRES	0.35		0.23		0.58
NUMBER of SQUARE FEET	15,465		9,974		25,439

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
JOSEPH GILARDI	314 WALNUT LANE	(SAME)	06-23-203-006
PHILIP & ALICE KARRK	300 WALNUT LANE	(SAME)	06-23-203-007
NANCY & WILLIAM DOUGHER	313 WILLOWVIEW LN	(SAME)	06-23-203-010
RICHARD CALSWELL	130 CRAB APPLE LN	(SAME)	06-23-203-011

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 Gail 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), Fifteen (15) folded copies of the proposed subdivision (pursuant to the Plat Act maximum sheet size permitted is 30" x 36"), 4 copies of Plat of Survey with Legal Description, Common Address and P.I.N. noted. Include a CD of all plats and plans (or send a PDF 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 **15th of the month** for Plan Commission review on the **third Monday of the following 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>2/27/25</u>	Fee Paid \$ <u>750.00</u>	Receipt No. <u>764502</u>	Received By <u>ce</u>
HEARING DATES: Board of Trustees (Referral) <u>3/11/25</u> Plan Commission <u>4/1/25</u> Board of Trustees <u>4/22/25</u>			
SIGNED - VILLAGE CLERK <u>Petasha Scarpet</u>		Date <u>3/4/2025</u>	

B

PIN	BILLNAME	BILL ADDRESS	BILL CITY	BILLZIP	PROPERTY
623206003	EILS, MARILYN J TR	313 WALNUT LN	OAK BROOK IL	60523	313 WALNUT LN
623206001	NASREEN, TAIBA	221 FOREST TRAIL DR	OAK BROOK IL	60523	221 FOREST TRAIL DR
623203003	KARPIK, PHILIP	310 WILLOW VIEW LN	OAK BROOK IL	60523	310 WILLOW VIEW LN
623206015	SIMONS, BRETT C	279 WALNUT LN	OAK BROOK IL	60523	279 WALNUT LN
623200029	SINGH, SUKHWINDER & RITU	180 FOREST TR	OAK BROOK IL	60523	180 FOREST TR
623206004	AVILA, ARACELI	285 WALNUT LN	OAK BROOK IL	60523	285 WALNUT LN
623200012	PARILLE, ANTHONY	214 FOREST TRAIL	OAK BROOK IL	60523	214 FOREST TR
623203006	GILARDI, JOSEPH JAMES	314 WALNUT LN	OAK BROOK IL	60523	314 WALNUT LN
623206009	KENIGSBERG, NATASHA T	304 TIMBER TRAIL DR	OAK BROOK IL	60523	304 TIMBER TRAIL DR
623203010	COUGHLIN, NANCY LOMBARDI	313 WILLOW VIEW LN	OAK BROOK IL	60523	313 WILLOW VIEW LN
623206010	WENHOLZ, THOMAS & ANN	282 TIMBER TRAIL DR	OAK BROOK IL	60523	282 TIMBER TRAIL DR
623200034	PAPADOPOULOS, VALERIE	2005 S MEYERS RD UNIT 322	OAKBROOK TE IL	60181	240 FOREST TR
623200008	KUCHARSKI, JAN & MARIA	136 FOREST TRAIL DR	OAK BROOK IL	60523	136 FOREST TRAIL DR
623200030	KORDIK, DANIEL J TR	200 FOREST TR DR	OAK BROOK IL	60523	200 FOREST TR DR
623203002	KAMM, EDMUND & J SHORT	324 WILLOW VIEW LN	OAK BROOK IL	60523	324 WILLOW VIEW LN
623203007	KARPIK, PHILIP & ALICE G	300 WALNUT LN	OAK BROOK IL	60523	300 WALNUT LN
623203009	BENNETT, RONALD & VIENNA	328 WALNUT LN	OAK BROOK IL	60523	328 WALNUT LN
623206008	GURROLA, VICTOR & DESIREE	330 TIMBER TRAIL DR	OAK BROOK IL	60523	330 TIMBER TRAIL DR
623204011	VAN ZANDT, DIANE	264 WALNUT LN	OAK BROOK IL	60523	264 WALNUT LN
623203011	COGSWELL, RICHARD B	520 W HURON ST UNIT 612	CHICAGO IL	60654	130 CRAB APPLE LN
623200009	CANTORE, JOSEPH F	925 S RT 83	ELMHURST IL	60126	160 FOREST TR
623206002	DEL VECCHIO, SYLVIA	323 WALNUT LN	OAK BROOK IL	60523	16W323 WALNUT LN
623200032	BAHRAINWALA, SHABBIR & T	252 FOREST TRAIL DR	OAK BROOK IL	60523	252 FOREST TRAIL DR
623203008	DU BOSE, TONI F	341 TIMBERVIEW DR	OAK BROOK IL	60523	341 TIMBERVIEW DR

SUBDIVISION APPLICATION – SUPPLEMENTAL INFORMATION

Property Address: 328 Walnut Lane, Oak Brook, Illinois 60523
PINs: 06-23-203-009

This information is provided by the applicant to supplement the Subdivision Application to approve a Plat of Consolidation.

On August 8, 1981, the owner acquired title to the property commonly known as 328 Walnut Lane, Oak Brook (Lot 11 in Lake Doran Estates and part of Lot 12 of Lake Doran Estates).

The 328 Walnut Lane lots are situated in the R-3 Single Family Attached Residence District. The owner maintains their primary residence on Lot 11 and an addition extends across the common boundary line with Lot 12 leaving the remainder of the lot vacant.

Lot 11 in Lake Doran Estates subdivision contains 15, 465 square feet or 0.35 acres.

Lot 12 in Lake Doran Estates subdivision contains 9,974 square feet or 0.23 acres.

The combined lot will have 25,439 square feet and 0.58 acres.

The consolidation of Lots 11 and 12 in Lake Doran Estates will create a single lot of 0.58 acres, be compatible with the surrounding residential property and enhance the underlying value of the property in question.

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-23-203-009
2. Common Address: 328 WALNUT LN, OAK BROOK, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

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

06-23-203-009; 328 WALNUT LANE, OAK BROOK, IL 60523

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

STEPHANIE

Only First name of Contact is required.

Date called:

2/25/2025

I verify that the information provided above is accurate.

DEAN G. CHLANOWSKI, APPLICANT

Printed Name

Signature

Date

Relationship to Applicant:

2/26/25

D

328 WALNUT LANE, OAK BROOK IL 60523

**CURRENT LEGAL DESCRIPTION
PIN 06-23-203-009**

PARCEL 1:

LOT 11 IN LAKE DORAN ESTATES, BEING A SUBDIVISION OF LOT "A" OF TIMBER TRAIL ESTATES UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID LAKE DORAN ESTATES, RECORDED MARCH 31, 1953 AS DOCUMENT 678192, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

PART OF LOT 12 COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF LAKE DORAN ESTATES FOR A PLACE OF BEGINNING, THENCE WEST, ALONG THE SOUTH LINE OF LOT 12, BEING ALSO THE NORTH LINE OF WALNUT LANE, 60 FEET; THENCE NORTH, PARALLEL TO THE WEST LINE OF LOT 11, TO THE SHORE-LINE OF LAKE DORAN; THENCE IN A MEANDERING COURSE NORTHEASTERLY ALONG THE SHORE-LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LOT 11 EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID EXTENDED NORTH LINE OF LOT 11 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH ALONG THE WEST LINE OF LOT 11 TO THE PLACE OF BEGINNING IN LAKE DORAN ESTATES, BEING A SUBDIVISION OF LOT "A" OF TIMBER TRAILS ESTATES UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE DORAN ESTATES RECORDED MARCH 31, 1953 AS DOCUMENT 678192, IN DUPAGE COUNTY, ILLINOIS.

PROPOSED LEGAL DESCRIPTION

PARCEL ONE OF THE 328 WALNUT LANE CONSOLIDATION PLAT OF LOT 11 IN LAKE DORAN ESTATES AND THAT PART OF LOT 12 IN LAKE DORAN ESTATES, COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF LAKE DORAN ESTATES FOR A PLACE OF BEGINNING, THENCE WEST, ALONG THE SOUTH LINE OF LOT 12, BEING ALSO THE NORTH LINE OF WALNUT LANE, 60 FEET; THENCE NORTH, PARALLEL TO THE WEST LINE OF LOT 11, TO THE SHORE-LINE OF LAKE DORAN; THENCE IN A MEANDERING COURSE NORTHEASTERLY ALONG THE SHORE-LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LOT 11 EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID EXTENDED NORTH LINE OF LOT 11 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH ALONG THE WEST LINE OF LOT 11 TO THE PLACE OF BEGINNING IN LAKE DORAN ESTATES, BEING A SUBDIVISION OF LOT "A" OF TIMBER TRAILS ESTATES UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE DORAN ESTATES RECORDED MARCH 31, 1953 AS DOCUMENT 678192, ACCORDING TO THE PLAT THEREOF RECORDED _____ AS DOCUMENT _____, IN DUPAGE COUNTY, ILLINOIS.

Please Deposit Check in: Zoning Account 10-4302

For:

328 Walnut - Final Plat

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

\$ 750

MISCELLANEOUS PAYMENT RECPT#: 764502
DATE: 03/04/25 TIME: 10:18:42
CLERK: jwozniak DEPT:
CUSTOMER#:

\$750

COMMENT: 328 WALNUT-FINAL PLA

REVENUE:

1	10	43020	750.00
ZONING/SUBDIV APPLICATION			
ZONING/SUBDIVISION			

CASH:

99	1105	750.00
CASH -PLD		

AMOUNT PAID: 750.00

PAID BY: GALANOPOULOS AND GAL
PAYMENT METH: CHECK
15235

REFERENCE: GALANOPOULOS

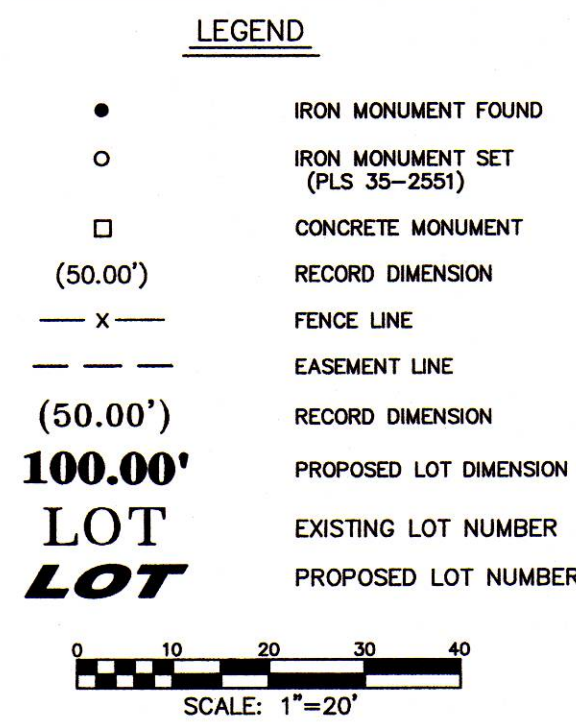
AMT TENDERED: 750.00
AMT APPLIED: 750.00
CHANGE: .00

E

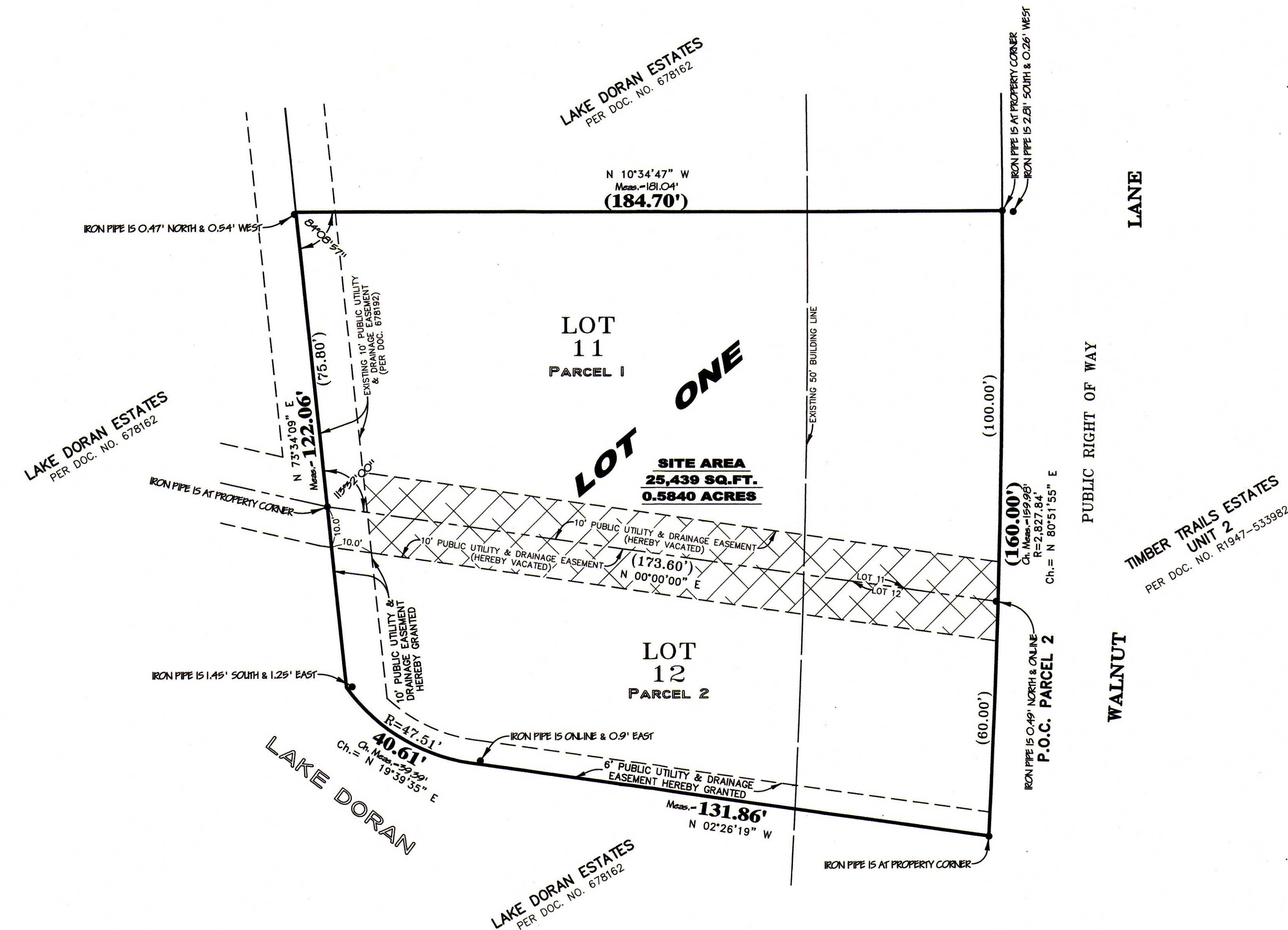
328 WALNUT LANE CONSOLIDATION

PARCEL 1: LOT 11 IN LAKE DORAN ESTATES, BEING A SUBDIVISION OF LOT 'A' OF TIMBER TRAIL ESTATES UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE DORAN ESTATES, RECORDED MARCH 31, 1953 AS DOCUMENT 678162, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: PART OF LOT 12 COMMENCING AT THE SOUTHWEST CORNER OR LOT 11 OF LAKE DORAN ESTATES FOR A PLACE OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF LOT 12, BEING ALSO THE NORTH LINE OF WALNUT LANE, 60 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF LOT 11, TO THE SHORE-LINE OF LAKE DORAN; THENCE IN A MEANDERING COURSE NORTHEASTERLY ALONG THE SHORE-LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LOT 11 EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID EXTENDED NORTH LINE OF LOT 11 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH ALONG THE WEST LINE OF LOT 11 TO THE PLACE OF BEGINNING IN LAKE DORAN ESTATES, BEING A SUBDIVISION OF LOT 'A' OF TIMBER TRAILS ESTATES UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE DORAN ESTATES, RECORDED MARCH 31, 1953 AS DOCUMENT 678192, IN DUPAGE COUNTY, ILLINOIS.



CARRADUS



VILLAGE ENGINEERS CERTIFICATE

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

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

VILLAGE ENGINEER

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }
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

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
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

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
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

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE 328 WALNUT LANE, CONSOLIDATION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH THE PROPERTY LIES:

ELEMENTARY: _____

HIGH SCHOOL: _____

DATED THIS ____ DAY OF ____ 20__

BY: _____ OWNER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
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

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, _____ NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW ____ TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING 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 THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ____ A.D. 20__

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT SUBMITTED FOR RECORDING BY:

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

PREPARED FOR:

Law Offices of Galanopoulos & Galgan
340 W. BUTTERFIELD RD. SUITE 1A
ELMHURST GROVE, IL. 60126
(630) 852-6666x7

MAIL TO:

ALLEN D. CARRADUS
191 S. GARY AVE. SUITE 180
CAROL STREAM, ILLINOIS 60188
(630) 588-0416
(FAX) 653-7682

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
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 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, HINSDALE SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUB, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTIONS") 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: 328 WALNUT LANE

DATED THIS ____ DAY OF ____ 20__

BY: _____ OWNER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2551, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 11 IN LAKE DORAN ESTATES, BEING A SUBDIVISION OF LOT 'A' OF TIMBER TRAIL ESTATES UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE DORAN ESTATES, RECORDED MARCH 31, 1953 AS DOCUMENT 678162, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: PART OF LOT 12 COMMENCING AT THE SOUTHWEST CORNER OR LOT 11 OF LAKE DORAN ESTATES FOR A PLACE OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF LOT 12, BEING ALSO THE NORTH LINE OF WALNUT LANE, 60 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF LOT 11, TO THE SHORE-LINE OF LAKE DORAN; THENCE IN A MEANDERING COURSE NORTHEASTERLY ALONG THE SHORE-LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LOT 11 EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID EXTENDED NORTH LINE OF LOT 11 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH ALONG THE WEST LINE OF LOT 11 TO THE PLACE OF BEGINNING IN LAKE DORAN ESTATES, BEING A SUBDIVISION OF LOT 'A' OF TIMBER TRAILS ESTATES UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE DORAN ESTATES, RECORDED MARCH 31, 1953 AS DOCUMENT 678192, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK (OR WITHIN 1-1/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK) WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT A PART OF THE LANDS SHOWN ON THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 1704300177J, EFFECTIVE DATE OF AUGUST 1, 2019, ZONE X, AE.

DATED AT CAROL STREAM, ILLINOIS, THIS ____ DAY OF ____ A.D. 20__

Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2025

P.I.N.: 06-23-203-009

Date of Field Work:	01/07/25	Drawn By:	JW
Scale:	1" = 20'	Checked By:	EAC
Plat Bk. Pg.:	48-00	Approved:	ADC
Date:	03/11/25	Revised:	
	03/13/25	REVISE PER VILLAGE COMMENTS	
	03/25/25	REVISE PER VILLAGE COMMENTS	

Prepared For:	Law Offices of Galanopoulos & Galgan
Prepared By:	CARRADUS LAND SURVEY, INC.
	(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

Sheet

1

of 1

Project #

41168-CON

- NOTES
- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
 - Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
 - Consult local authorities for additional setbacks and restrictions not shown hereon.
 - Compare all survey points and report any discrepancies immediately.
 - Consult utility companies and municipalities prior to the start of any construction.
 - Dimensions to and along buildings are exterior foundation measurements.
 - Do Not Assume distances from scaled measurements made hereon.



VILLAGE OF
OAK BROOK
Illinois

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ITEM 5.C
VILLAGE OF OAK BROOK
TA – FAR Text Amendment

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VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: March 13, 2025

CASE NO: 2025-8-ZO-TA

DESCRIPTION: Text Amendment to Zoning Regulations to exclude basements from Floor Area Ratio calculations.

PETITIONER: Village of Oak Brook

ADDRESS/LOCATION: NA

EXISTING ZONING: NA

Discussion:

The Village of Oak Brook has initiated a petition for a text amendment to the Zoning Regulations, related to Floor Area Ratio (FAR) Regulations for residential districts. The Village adopted Text Amendments to the Zoning Regulations in 2024 that includes FAR for residential districts. The definition for Floor Area for Determining Floor Area Ratio includes the basement floor area which has been in the Village code since 1959. At the January 14, 2025 meeting, the Village Board discussed the inclusion of basement in the definition for determining FAR. The Board asserted that the inclusion of basement in the FAR does not impact the bulk of the structure and therefore may not be needed in the calculation.

Existing definitions in the Village code.

Section: 13-2-2

FLOOR AREA RATIO: The numerical value obtained by dividing the floor area within a building or buildings on a lot by the area of such lot. (The floor area ratio as designated for each district, when multiplied by the lot area in square feet, shall determine the maximum permissible floor area for the building or buildings on the lot).

FLOOR AREA FOR DETERMINING FLOOR AREA RATIO: The sum of the gross horizontal area of the several stories including the basement of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two (2) buildings. The floor area shall also include the horizontal areas on each story devoted to: a) elevator shafts and stairwells; b) mechanical equipment, except that located on roofs whether open or enclosed, i.e., bulkheads, water tanks, and cooling towers; c) habitable attic space as permitted by the building code of the Village; d) interior balconies and mezzanines; e) enclosed porches; and f) accessory uses. For Office and Business Districts, the horizontal area in every story of a building devoted to enclosed off-street parking and off-street loading facilities shall not be included in the floor area.

FLOOR AREA FOR DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS: Floor area when prescribed as the basis of determining off-street parking and off-street loading requirements shall be the sum of the gross horizontal area of the several stories of a structure taken

**STAFF REPORT – VOB – CODE UPDATE TO ZONING REGULATIONS
CASE NO. 2025-8-ZO-TA**

from glass line to glass line and including the structure's primary and permanent working area, but excluding the basement.

Related definitions from building code- 2018 IRC Section R202* (see attached)

***BASEMENT:** That portion of a building that is partly or completely below grade (see "Story above grade plane").*

***STORY ABOVE GRADE PLANE:** Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:*

- 1. More than 6 feet (1829 mm) above grade plane; or*
- 2. More than 12 feet (3658 mm) above the finished ground level at any point.*

**(Village adopted International Residential Code: 2021 edition)*

Historical definitions

The definition for floor area for determining FAR was first adopted in 1959, then modified in 1966 and 1972. The definitions included basement area in the FAR calculations as shown below.

***Zoning Ordinance G-8, 1959
Section III***

FLOOR AREA—for the purpose of determining the floor area ratio, conversions of existing structures and maximum size of business establishments. The sum of the horizontal area of the floor space contained in all floors, including a basement floor, but not including a cellar floor of a building or buildings on a lot—measured in square feet from the exterior faces of the exterior walls of each building, or from the center line of party walls separating two buildings.

Such floor area shall also include:

- a. space devoted to elevator shafts and stairwells at each floor;
- b. floor space used for mechanical equipment when the structural headroom exceeds seven feet, ten inches in height, except equipment such as bulkheads, water tanks, and cooling towers, when located on the roof, whether or not such equipment is in the open or enclosed;
- c. floor space in that part of a half-story where headroom is seven feet, ten inches or more in height;
- d. floor space devoted to interior balconies, mezzanines, and enclosed porches;
- e. floor space devoted to accessory uses in the principal building and in the accessory building or buildings; and
- f. floor space devoted to enclosed off-street parking and off-street loading.

STAFF REPORT – VOB – CODE UPDATE TO ZONING REGULATIONS
CASE NO. 2025-8-ZO-TA

FLOOR AREA—for the purpose of determining off-street parking and off-street loading requirements. The sum of the gross horizontal areas of the several floors of the building or portion thereof devoted to such use requiring off-street parking and off-street loading, including accessory storage areas located within selling or working space such as counters, racks, or closets, and any basement floor area devoted to dwelling purposes, to retailing activities, to the production or processing of goods, or to business or professional offices. However, such floor area shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or cellar floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

Zoning Ordinance G-60, 1966
Section XIV, B., # 53 & #54

53. FLOOR AREA - FOR DETERMINING FLOOR AREA RATIO – the sum of the gross horizontal area of the several stories including the basement of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two buildings. The floor area shall also include the horizontal areas on each story devoted to: (a) elevator shafts and stairwells; (b) mechanical equipment, except that located on roofs whether
54. FLOOR AREA - FOR DETERMINING OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS – floor area when prescribed as the basis of determining off-street parking and off-street loading requirements shall be the sum of the gross horizontal area of the several stories of a structure taken from glass line to glass line and including the structure's primary and permanent working area, but excluding (a) basement, (b) storage space, (c) space permanently devoted to public use (such as elevator shafts and lobbies interior stairwells, rest rooms, common corridors); and (d) space permanently devoted to building maintenance and operation (such as rooftop mechanical penthouses for the containment of such uses as heating and air conditioning equipment, elevator mechanisms, and cooling towers; janitorial workrooms and storerooms; electrical cabinets; and duct work).

Zoning Ordinance G-142, 1972
Section XIV, B., #54

54. Floor Area - For determining off-street parking and off-street loading requirements - floor area when prescribed as the basis of determining off-street parking and off-street loading requirements shall be the sum of the gross horizontal area of the several stories of a structure taken from glass line, to glass line and including the structure's primary and permanent working area, but excluding the basement.

**STAFF REPORT – VOB – CODE UPDATE TO ZONING REGULATIONS
CASE NO. 2025-8-ZO-TA**

Staff researched surrounding communities FAR regulations for residential districts (see attached) and found that out of 10 communities, only 3 communities use FAR and two of them include basement up to 50% in the FAR calculations. Also included is a spreadsheet of measurements from recent new construction and definition from International Residential Code (see attached).

The Village code definition for Floor Area for Determining FAR includes basements, however, FAR was not used in residential districts until the Text Amendments were adopted in 2024. Regulating FAR is intended to protect the character of Oak Brook neighborhoods and commercial districts by regulating the bulk of buildings. Additionally, lot coverage and maximum principal area lot coverage were adopted in the Text Amendments to regulate the bulk.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission (P&Z) have the responsibility to make a recommendation on the request for a text amendment to the Zoning Ordinance. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for amendments. The materials submitted and drafted by staff specifically address each of these zoning amendment standards.

CONCLUSION:

If the P&Z Commission concurs with the removal of basements from the FAR calculations, Staff requests that a recommendation to approve this Text Amendment in the draft dated February 28, 2025, be made in accordance with the accompanying zoning amendment factors. If the P&Z Commission prefer to further modify the proposed language or deny please provide findings of fact detailing the Commission's concerns. Either recommendation will then be forwarded to the Village Board for further review, deliberation, and discussion.

As always, please contact staff if you have any questions prior to Wednesday's P&Z meeting.

Respectfully Submitted,



Rama Raman
Village Planner

PUBLIC NOTICE

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, April 2, 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, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application by The Village of Oak Brook regarding a text amendment related to Floor Area Ratio (FAR). The Village of Oak Brook, petitioner has submitted an application seeking approval of a proposed text amendment to Title 13, the Zoning Regulations of the Village Code to consider revising the FAR definition. The petitioner's application, including all supporting documents is on file with the Development Services Department. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

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 Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald March 14, 2025 (282131)

CERTIFICATE OF PUBLICATION

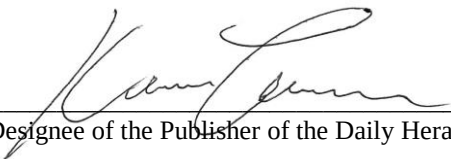
Paddock Publications, Inc.

**DuPage County
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 282131





VILLAGE OF
OAK BROOK
Illinois

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

March 14, 2025

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a Text Amendment at the meeting scheduled below.

The application has been filed by: The Village of Oak Brook

The petitioner, the Village of Oak Brook is proposing to redefine Floor Area Ratio (FAR) in the Zoning Regulations of the Village Code (Title 13).

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

Planning & Zoning Commission 6:30 p.m., Wednesday, April 2, 2025

Board of Trustees Meeting 7:00 p.m., Tuesday, April 22, 2025***

*** Pending P&Z

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 between 8-4, Monday through Friday, with the exception of scheduled holidays.

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



ITEM 6.C.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
March 11, 2025

SUBJECT: VOB – Floor Area Ratio (F.A.R.) Definition – Zoning Regulations Text Amendment

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the requested Text Amendment to the Planning & Zoning Commission for review and recommendation.

Background/History:

At the January 14, 2025 Village Board meeting there was a brief discussion on the inclusion of basements within the definition of Floor Area Ratio (F.A.R.). The discussion was in response to a Variation request for relief from the FAR standards at 23 Concord Drive. The Planning & Zoning Commission completed a review of that Variation request, and by a vote of 3 to 2 recommended denial of the Variation. Following the direction of the Village Board, staff has drafted a Text Amendment to further the discussion of the FAR standards and completed an analysis of historical definitions, surrounding communities, and recent Floor Area Ratio measurements of new construction.

The proposal would remove basements from the FAR. Attached is the application and early analysis for the Village Board review.

Recommendation:

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

Attachments:

1. Exhibits
2. FAR in Comp. Communities
3. NEW RESIDENTIAL 2023 FAR 3.3.2025
4. NEW RESIDENTIAL 2024 FAR 3.3.2025



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 Village of Oak Brook PERMANENT PARCEL NO* - - -

LOT NO. N/A SUBDIVISION N/A LEGAL ADDRESS* 1200 Oak Brook Road

ZONING DISTRICT N/A ZONING ORDINANCE SECTION ACTION REQUESTED

Text Amendment to Chapter 2 of Title 13 of the Village Code to modify the definition of Floor-Area-Ratio (FAR)

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

OWNER(S) OF RECORD PHONE

ADDRESS CITY STATE ZIP

BENEFICIARY(IES) OF TRUST PHONE

ADDRESS CITY STATE ZIP

NAME OF APPLICANT (and Billing Information) Village of Oak Brook, Greg Summers -Village Manager PHONE 630.368.5000

ADDRESS 1200 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

Contact Name and E-mail Address(s)

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

Signature of Owner

2/27/25
Date

Signature of Applicant

2/27/25
Date

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

Date Filed 2-21-2025 Fee Paid \$ Waived Receipt No. N/A Received By

Board of Trustees (Referral) 3-11-2025 Notice Published 3/13/25 Newspaper Daily Herald Adj. Property Owners Notified 3/14/25

PUBLIC HEARING DATES: Planning & Zoning Commission 4-2-2025

Board of Trustees

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK

Date

3/4/2025

ZONING AMENDMENT FACTORS

The character of the neighborhood

RESPONSE:

The proposed code revisions are intended to serve as a Zoning Ordinance update to address the following item:

Zoning Ordinance Update

Updated Chapter	Revision
Chapter 2 – Definition	FAR – To exclude basements within the calculation of Floor-area-ratio.

In 2024, the Village adopted FAR into the Residence Districts, FAR requirements already applied to the Business and Office Districts. The Village’s existing definition of “Floor Area for Determining Floor Area Ratio” includes basement within the area to be calculated. At the January 14, 2025 meeting of the Village Board, there was a brief discussion regarding inclusion of basement area within the FAR definition. Regulating FAR is intended to protect the character of Oak Brook neighborhoods and commercial districts by regulating the bulk of buildings. The Village Board noted that basements do not generally add bulk to a building’s massing and should therefore not be considered in the calculation.

The extent to which property values are diminished by the particular zoning restrictions:

RESPONSE: Codes that are regularly reviewed and updated to allow municipal staff to better regulate land uses within the Village. Property values are maintained if not improved by up-to-date references within the Village Code.

The extent to which the removal of the existing limitations would depreciate the value of other property in the area;

RESPONSE: An overly restrictive FAR standard could depreciate property values by restricting the amount of square footage that can be constructed on a property. By removing the basements from the calculation structures will be permitted to increase in size relative to the property size.

The suitability of the property for the zoned purposes.

RESPONSE: This amendment applies to all property within the Village and not a specific location.

The existing uses and zoning of nearby property.

RESPONSE: New construction will be less restricted if the Code is updated.

The length of time under the existing zoning that the property has remained unimproved, considered in the context of land development;

RESPONSE: N/A

The relative gain to the public as compared to the hardship imposed on the individual property owner;

RESPONSE: Property owners benefit by more specific and updated code amendments that will protect property values and promote better overall construction that is more in keeping and compatible to the residential and commercial districts.

The extent to which the proposal promotes the health, safety, morals or general welfare of the public;

RESPONSE: The proposed code amendments better promote the health, safety and general welfare of the community.

The relationship of the proposed use to the Comprehensive Plan; and

RESPONSE: Proportional and compatible construction is responsive to the adopted comprehensive plan.

The community need for the use proposed by the property owner

RESPONSE: The code amendment is intended to balance property rights and regulations to avoid nuisance and inappropriate construction throughout the Village.

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)

Association	President
Breakenridge Farm Homeowners Assoc.	Anthony Pasquinelli
Briarwood Lakes Community Assoc.	David Arts
	Joe Spingola
Property Manager	Lou Rymarsuk
Brook Forest Community Assoc.	Wayne Ziemer
Chateaux Woods Community Assoc.	Nicholas Cuda
Covington Court Community Assoc.	Constance Lara
Forest Gate Homeowners Assoc.	Walter Barber
Forest Glen Homeowners Assoc.	Dario Del Fiacco
Fullersburg Woods Area Assoc.	Anthony DiCanio
Gateway Homeowners Assoc. Inc.	Anthony Chiarito
Ginger Creek Community Assoc.	John Cecala
Heritage Oaks Homeowners Assoc.	David Steeb
Hunter Trails Community Assoc.	Donald Leone
Midwest Club Homeowners Assoc.	Beverly Taylor
Oak Brook Club Community Area Assoc.	Kerry Krafthefer
Oak Brook Hills Road Homeowners Assoc.	John Ciciora
Proxy	Ray Paice
Oak Brook Lakes Homeowners Assoc., Inc.	David Arch
Oakland Property Owners Assoc.	Hope Sabbagha
Old Oak Brook Homeowners Assoc.	Prasant Atluri
Robin Hood Ranch Assoc.	Cristin Jones
Saddle Brook Community Assoc.	Alan Koren
Steeplechase Community Assoc. of Oak Brook	Bob Sheppel
Timber Trails-Merry Lane Property Owners Assoc.	Samantha Gurrola
Trinity Lakes Improvement Assoc.	Amanda Kumar
Tuscan Court	Safi Mohammed
Wendell Woods Homeowners Assoc.	Mark Cappetta
West Oak Brook Homeowners Assoc.	James Wolak
Woodside Estates Homeowners Assoc.	Eric Svandra
Vice President	Kris Reetz
York Woods Homeowners Assoc.	Cindy Groh
Yorkshire Woods Property Owners Assoc.	Siobhainn VanSanten
OK to release <u>home</u> telephone number to residents <u>only</u> ** OK to release <u>office</u> telephone number to residents <u>only</u>	
Midwest Chase Private Roadway Assoc.	Sharad Kapur

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.

N/A		Greg Summers - Village Manager	
Printed Name of Owner		Printed Name of Applicant	
N/A			
Signature of Owner		Signature of Applicant	
Date		2/27/25	
Signature of Owner		Date	

BILL TO INFORMATION:

<u>Village of Oak Brook</u>	<u>Finance Department</u>	
Print Name/Company	Contact Person	Contact Phone
<u>1200 Oak Brook Road</u>	<u>Oak Brook, IL</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.

DEFINITIONS

ment level in an areaway and the outside ground level would be considered a stairway. A series of steps between the floor of a story and a mezzanine within that story would also be considered a stairway.

[RB] STAIRWAY, SPIRAL. A stairway with a plan view of closed circular form and uniform section-shaped treads radiating from a minimum-diameter circle.

❖ This definition determines the specific plan view geometry for the type of stairs that are to be regulated by Section R311.7.10.1. These space-saving stairs have a preferred walking path at the outside perimeter. This definition is not intended to restrict the use of a center column in spiral stairs.

[RE] STANDARD REFERENCE DESIGN. For the definition applicable in Chapter 11, see Section N1101.6.

[RB] STANDARD TRUSS. Any construction that does not permit the roof-ceiling insulation to achieve the required *R*-value over the *exterior walls*.

❖ The term “standard truss” describes typical roof truss construction where the insulation cannot achieve the necessary *R*-value mandated for the roof-ceiling assembly.

[MP] STATIONARY FUEL CELL POWER PLANT. A self-contained package or factory-matched packages that constitute an automatically-operated assembly of integrated systems for generating useful electrical energy and recoverable thermal energy that is permanently connected and fixed in place.

❖ Fuel cells generate electricity from hydrocarbon fuels and, when pure hydrogen is used, release water and heat as the only by-products (see commentary, Section M1903 for a description of the conversion process). Stationary fuel cell appliances cannot exceed 1,000 kW of power output, listed and tested in accordance with ANSI Z21.83 and installed in accordance with NFPA 853 and the manufacturer’s instructions. These appliances may be independent of or connected to the local electrical power grid and may be fueled by fuel tanks or permanent piping systems.

[MP] STORM SEWER, DRAIN. A pipe used for conveying rainwater, surface water, subsurface water and similar liquid waste.

❖ This is the general term used to describe the piping that conducts rainwater or surface-water waste from structures to the point of disposal.

[RB] STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

❖ A story is that portion of a building from a floor surface to the floor surface or roof above. In the case of the topmost story, the height of the story is measured from the floor surface to the top of the ceiling joists of an attic. Where a ceiling does not create an attic, such as a cathedral ceiling, the story height is measured to the

top of the roof rafters (see definition, “Story above grade plane”).

[RB] STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above *grade plane*, or in which the finished surface of the floor next above is either of the following:

1. More than 6 feet (1829 mm) *above grade plane*.
2. More than 12 feet (3658 mm) above the finished ground level at any point.

❖ The code defines a “Story above grade plane” as any story having its finished floor surface entirely above grade. However, the critical part of the definition involves whether a basement is a story above grade. A level that is a story above grade may be either an inhabited story or unused under-floor space. Two criteria are important to the determination of whether a given floor level is a story above grade or a basement:

1. If the finished floor above the level under consideration or above the under-floor space is more than 6 feet (1829 mm) above the grade plane as defined in Section R202, the level under consideration is a story above grade.
2. If the finished floor level above the level under consideration or above the under-floor space is more than 12 feet (3658 mm) above the finished ground level at any point, the floor level under consideration or the under-floor space is a story above grade.

Conversely, if the finished floor level above the level under consideration is 6 feet (1829 mm) or less above the grade plane, and is 6 feet (1829 mm) or less above the finished ground level for more than 50 percent of the perimeter and does not exceed 12 feet (3658 mm) at any point, the floor level under consideration is a basement. Or, described a bit differently, a basement is a floor level that does not qualify as a story above grade. Commentary Figure R202(15) illustrates the definition of “Story above grade plane.”

[RB] STRUCTURAL COMPOSITE LUMBER. Structural members manufactured using wood elements bonded together with exterior adhesives.

Examples of structural composite lumber are:

Laminated strand lumber (LSL). A composite of wood strand elements with wood fibers primarily oriented along the length of the member, where the least dimension of the wood strand elements is 0.10 inch (2.54 mm) or less and their average lengths are not less than 150 times the least dimension of the wood strand elements.

Laminated veneer lumber (LVL). A composite of wood veneer elements with wood fibers primarily oriented along the length of the member, where the veneer element thicknesses are 0.25 inch (6.4 mm) or less.

Oriented strand lumber (OSL). A composite of wood strand elements with wood fibers primarily oriented along the length of the member, where the least dimension of the wood strand elements is 0.10 inch (2.54 mm) or less and their average lengths are not less than 75 times and less than 150 times the least dimension of the wood strand elements.

Parallel strand lumber (PSL). A composite of wood strand elements with wood fibers primarily oriented along the length of the member, where the least dimension of the wood strand elements is 0.25 inch (6.4 mm) or less and their average lengths are not less than 300 times the least dimension of the wood strand elements.

- ❖ ASTM D5456 is the standard by which structural composite lumber is evaluated. This definition is consistent with the types of structural composite lumber defined in ASTM D5456. These products are being used as beams, headers, long length studs, floor and roof framing and other applications where high strength, long length and/or dimensional stability make the use of structural composite lumber more desirable than sawn lumber.

[RB] STRUCTURAL INSULATED PANEL (SIP). A structural sandwich panel that consists of a lightweight foam

plastic core securely laminated between two thin, rigid wood structural panel facings.

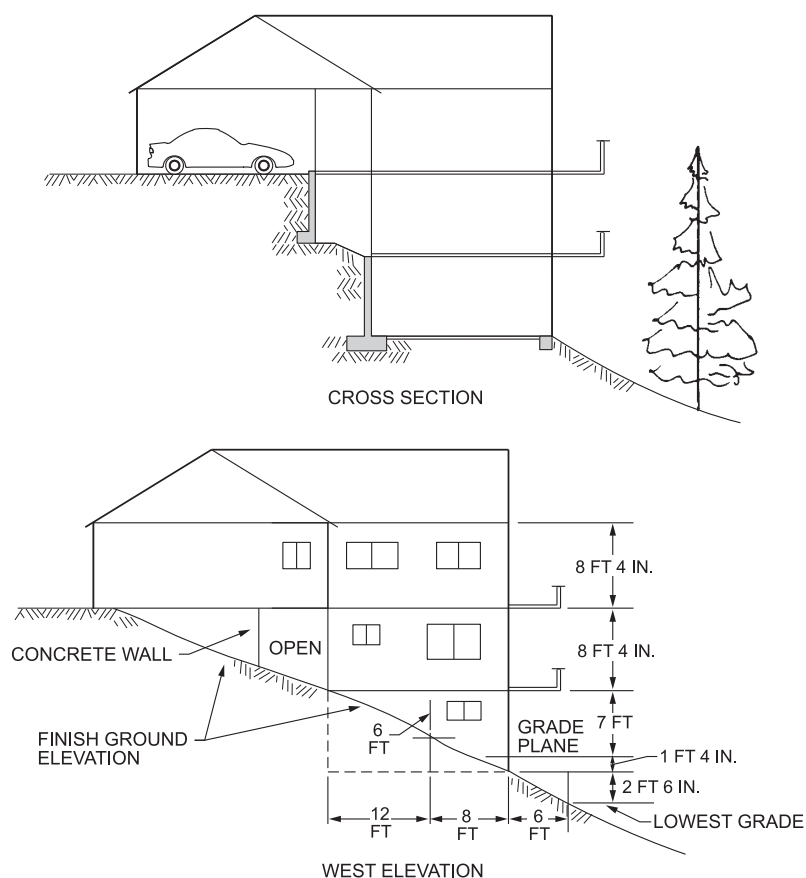
- ❖ Structural insulated panels are construction elements composed of solid-core insulation panels enclosed within structural wood-panel membranes. These panels are fabricated at the factory, then brought to the job site and installed.

[RB] STRUCTURE. That which is built or constructed.

- ❖ This definition is intentionally broad so as to include within its scope—and therefore the scope of the code (see Section R101.2)—everything that is built as an improvement to real property. See also the definition for “Building” for the difference between a building and structure.

[RB] SUBSOIL DRAIN. A drain that collects subsurface water or seepage water and conveys such water to a place of disposal.

- ❖ These drains are generally installed adjacent to the foundation footing of a building. They are intended to alleviate problems caused by subsurface (ground) water. Additionally, any other piping that collects either subsurface water or seepage would be termed a subsoil drain as well.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Commentary Figure R202(15)
THREE-STORY BUILDING

FAR in Illinois Municipalities

Municipality	FAR used in Residential Districts	Basement included in FAR definition	Saitwells, Mechanical, Shafts included in FAR	Parameters for bulk control in Residential districts
Gurnee	NO	N/A	N/A	FAR was removed in 2015. Maximum Impervious Surface Ratio , Maximum Building Height , Maximum Building Coverage ,and setbacks are used.
Long Grove	NO	YES	YES	Maximum impervious surface coverage and setbacks is used. FAR not used.
Vernon Hills	YES	NO	N/A	Building height, setbacks and FAR is used. No basement.
Barrington	YES up to 0.50 FAR	YES	NO	Lot coverage (including impervious surface), setbacks, building height is used. Basements included up to 0.50 FAR. Basements shall not be included in the gross floor area, provided the height to the underside of the ceiling joist is four (4) feet or less above grade. The gross floor area for basements having a height to the underside of the ceiling joists of greater than four (4) feet above grade at the highest point shall be computed on a prorated basis as follows: a. Greater than 4 feet above grade to 7 feet above grade: 0.25 x basement floor area b. Greater than 7 feet above grade: 0.50 x basement floor area
Downers Grove	NO	YES	YES Stairwells and Elevator shafts	Setbacks, maximum building coverage (% of lot, principal + accessory), building height is used. FAR used only for R-6 and non-residential. Basement included.
Elmhurst	NO	YES	YES	Setbacks, maximum lot coverage, building height is used. FAR not used.
Hinsdale	YES	YES up to 50%	N/A	Maximum building coverage, maximum total accessory uses(%), maximum lot coverage, setbacks and FAR is used. Basement included up to 50%.
Lombard	NO	YES	N/A	Setbacks, building height, minimum required open space is used. FAR not used.
Naperville	NO	YES	YES	Setbacks and height used in Residential districts. FAR not used.
Schaumburg	YES	YES	YES	Maximum lot coverage, setbacks, building height and FAR is used.

NEW RESIDENTIAL SINGLE FAMILY - 2023

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	GENERAL CONTRACTOR	ZONING DISTRICT	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)
2/27/2023	22-1-913	27 CAMBRIDGE DR	Brook Forest	LIV MODERN	R-4	17,014	4,282	25	9,531	0.56
3/10/2023	23-1-013	9 WINDSOR DR	York Woods	LIV MODERN	R-3	21,875	6,133	28	7,886	0.36
3/22/2023	22-1-947	6 BRIGHTON LN	York Woods	ROSE NEXUS DEV	R-3	22,281	3,985	18	8,464	0.38
4/7/2023	22-1-020	4014 ADAMS RD	Fullersburg Woods Area Assoc.	TCI CONTRACTORS, LLC	R-2	28,314	3,629	13		
4/10/2023	22-1-848	1020 35TH ST	Fullersburg Woods Area Assoc.	DAVE KNECHT COMMERCIAL	R-1	78,710	6,139	8	10,967	0.14
5/2/2023	23-1-042	5 ROYAL VALE DR	Ginger Creek	BIG SKY CUSTOM HOMES	R-2	51,401	6,058	12	14,821	0.29
5/11/2023	22-1-821	408 CANTERBERRY LN	Fullersburg Woods Area Assoc.	EBLA BUILDERS	R-2	43,558	7,054	16		
5/24/2023	22-1-961	26 YORKSHIRE WOODS	Yorkshire Woods	NICHOLAS ROZDOLSKY Replaced by Larry Robins ICC	R-3	15,981	3,687	23	7,357	0.46
6/7/2023	22-1-702	16 TEMPLETON CT	Templeton Reserve	SOMERSET BUILDERS	R-1	91,829	6,299	7	13,828	0.15
6/28/2023	22-1-746	1 TEMPLETON DR	Templeton Reserve	MONDO BUILDERS INC	R-1	110,642	5,525	5	8,131	0.07
7/27/2023	BP-23-202	121 INDIAN TRAIL RD	Hunter Trails	Patrick J Murphy	R-2	45,738	4,738	10	12,596	0.28
8/11/2023	BP-23-122	402 LUTHIN RD	Fullersburg Woods Area Assoc.	LIV MODERN	R-2	39,043	3,751	10	9,777	0.25
8/11/2023	22-1-070	3024 MEYERS RD		CREBER CONSTRUCTION INC.	R-2	20,488	2,899	14	7,226	0.35
8/22/2023	BP-23-233	2903 OAK BROOK HILLS RD	Oak Brook Hills Rd.	Tiburon Homes LLC	R-2	114,024	5,263	5	11,805	0.10

AVERAGE

15

0.28

NEW RESIDENTIAL SINGLE FAMILY-2024

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	GENERAL CONTRACTOR	ZONING DIST	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)
1/16/2024	BP-23-429	3712 ADAMS RD	Fullersburg Woods Area	Brat Capital Partners	R-1	101,228	8,841	9	9,154	0.09
1/26/2024	BP-23-600	12 HUNT CLUB LANE		HOYD Builders Inc	R-1	86,972	12,126	14	21,563	0.25
1/29/2024	BP-23-617	31 ROBINHOOD RANCH	Robinhood Ranch	Matthies Builders, Inc.	R-2	24,072	4,808	20	7,045	0.29
2/5/2024	BP-23-491	222 OAKBROOK RD		j century construction inc	R-1	91,019	7,175	8	11,661	0.13
2/6/2024	BP-23-609	13 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	140,237	6,837	5	15,793	0.11
3/5/2024	BP-23-713	2901 AVE. LORIE	Chateaux Woods	Hinsbrook Construction Inc.	R-2	43,585.91	5,497.68	13	8,466	0.19
4/11/2024	BP-23-803	3 BERSEEM CT	Ginger Creek	LivModern, LLC	R-2	41,205	3,447	8	8,470	0.21
5/31/2024	BP-23-239	4 TEMPLETON DR	Templeton Reserve	Bloomfield Construction	R-1	93,572	6,010	6	13,150	0.14
7/1/2024	BP-24-254	3020 COOLIDGE ST		BIG SKY CUSTOM HOMES	R-3	27,005	3,014	11	8,776	0.32
7/3/2024	BP-24-202	9 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	154,638	7,154	5	15,804	0.10
7/10/2024	BP-24-186	2 OAK CT	Oak Brook Lakes	GlenHaven Builders, Inc.	R-2	50,701	7,006	14	14,510	0.29
7/16/2024	BP-24-237	303 MIDWEST CLUB PKWY	Midwest Club	Aspen Const	R-3	28,314	5,332	19	11,822	0.42
7/17/2024	BP-24-84	324 OAK BROOK RD		Meadowbrook Builders, LLC	R-2	57,935	3,887	7	10,093	0.17
7/31/2024	BP-23-347	405 OAK BROOK RD	Fullersburg Woods Area Assoc	McNaughton Brothers Construction	R-2	48,352	5,060	10	11,301	0.23
8/8/2024	BP-24-145	7 YORK LAKE CT	Fullersburg Woods Area Assoc	Renove LLC	R-2	66,647	3,765	6	9,233	0.14
8/14/2024	BP-24-148	3050 HUNT CLUB DR		HJH Homes, Inc.	R-2	45,427	6,751	15	11,822	0.26
AVERAGE								11		0.21