



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

Regular Meeting
Wednesday, May 7, 2025
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - A. Regular Planning & Zoning Commission Meeting Minutes dated April 2, 2025
4. UNFINISHED BUSINESS
 - A. VOB - Text Amendment - Floor Area Ratio (F.A.R.) Definition - Zoning Regulations
5. NEW BUSINESS
 - A. 3500 Madison Street - Final Plat of Consolidation
6. PUBLIC COMMENT
7. ADJOURNMENT

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

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

STAFF REPORT

DATE: April 23, 2025

CASE NO: 2025-8-ZO-TA

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

PETITIONER: Village of Oak Brook

ADDRESS/LOCATION: NA

EXISTING ZONING: NA

Following the discussions at the P&Z Commission meeting on April 2, 2025 staff researched and provides the following information:

1. Nonconforming Lot Analysis - Survey of undersized lots and locations.

- The Village has significant number of undersized parcels in R-3 and R-4 zoning districts (see attached map).

2. New Residential Single-Family Construction for R-3 and R-4 2019-2024
(including 11 Regent Ct)

- Staff identify undersized lots, reviewed permits issued for R-3 and R-4 districts, analyzing lot size, Principal Lot Coverage, Total Lot Coverage and FAR.

R-3 District (28 permits issued)

- 12 parcels (44%) exceeded the 0.40 FAR.
 - 13 parcels are undersized, with 9 undersized parcels (69%) exceeding 0.40 FAR.

R-4 District (9 permits issued)

- 7 parcels (78%) exceeded the 0.40 FAR.
 - 3 parcels classified are undersized, with all undersized parcels exceeding 0.40 FAR

3. Material Coverage for Exterior Walls – 2023 & 2024 (see attached) - Estimated percentages of material coverage (50% stone or brick for each side of the building) from 2023 & 2024.

- 2023: 14 permits issued – 43% of homes had less than 50% stone/brick exterior.
- 2024: 16 permits issued – 56% of homes had less than 50% stone/brick exterior.

Other materials used on the exterior walls are stucco, siding, etc.

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

Findings on FAR

The findings indicate that a significant number of homes exceed FAR thresholds from recent years, particularly among undersized lots. Please note that only a few examples are regularly discussed as exceeding the expectations of the community. Staff encourages Commissioners to drive through the Village and review sites that exceed the FAR standards.

In addition, as FAR was not previously regulated, any requirement of FAR will limit future structures. However, if the FAR standards are too restrictive it may impact future reinvestment within the residential areas. The Village Board requested removing the basement from the FAR calculation as this will allow a regulation of FAR but also lessen the risk of too stringent a rule.

Staff looks forward to further discussions on the FAR as we work to conclude the Commission's recommendations.

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.

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

Respectfully Submitted,








Rama Raman
Village Planner



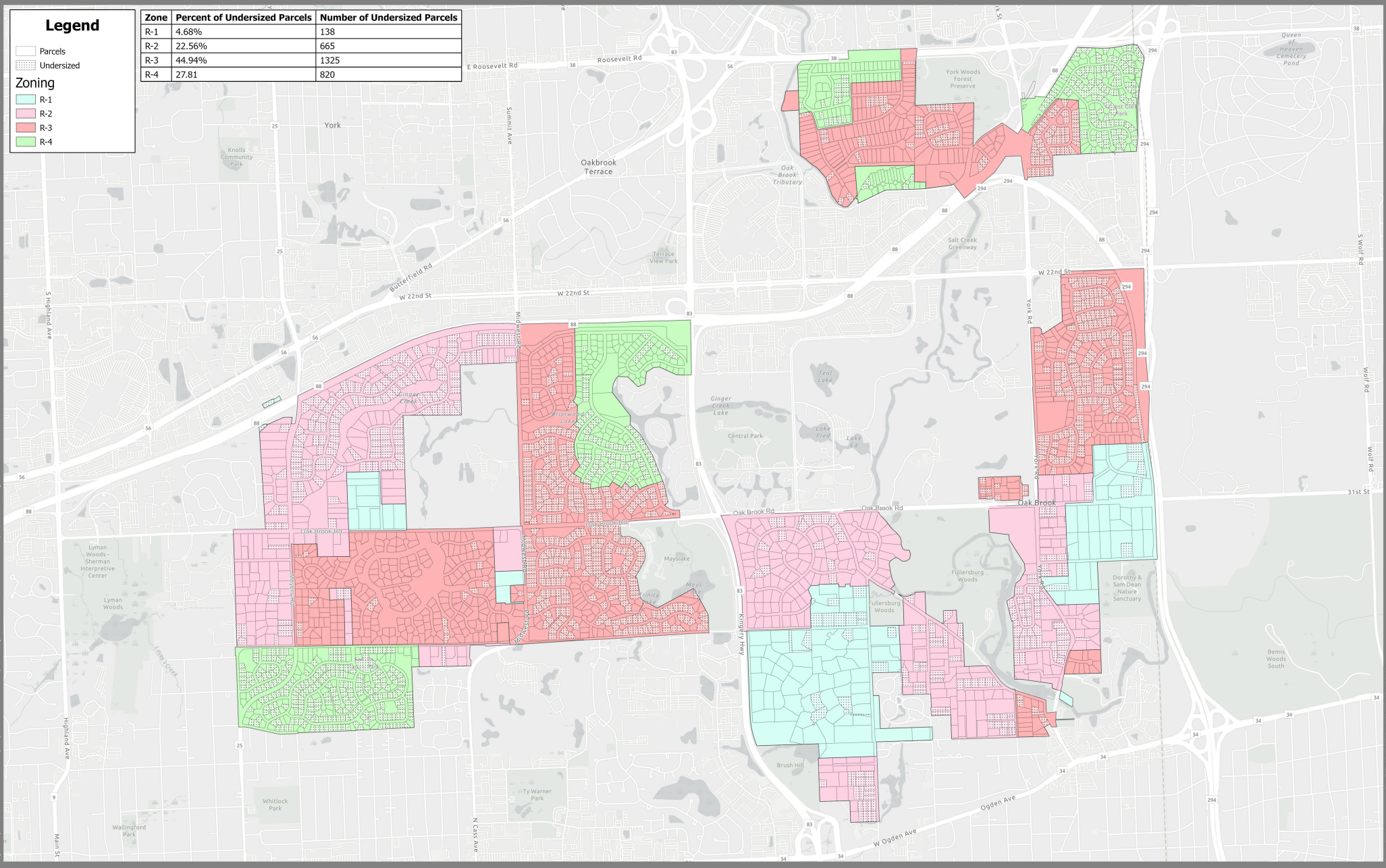
Rebecca Von Drasek
Director

Legend

-  Parcels
-  Undersized
- Zoning**
-  R-1
-  R-2
-  R-3
-  R-4

Zone	Percent of Undersized Parcels	Number of Undersized Parcels
R-1	4.68%	138
R-2	22.56%	665
R-3	44.94%	1325
R-4	27.81	820

Light Gray Reference: East Community Maps Contributors: County of DuPage, East, Tom Tom, Garmin, SafeGraph, Geo technologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Parcel Lot Requirements

Village of Oak Brook, Illinois

1 inch = 1,000 Feet



File: Z:\B\Clients\Oak_Brook\Maping\6114\6114.aprx Drawn By: gha

NEW RESIDENTIAL SINGLE FAMILY R-3 (2019-2024)
required Lot Area 25,000 SF

Minimum

PERMIT #	ADDRESS	ZONING DISTRICT	LOT AREA (SF)	UNDERSIZED	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	LOT COVERAGE	LOT COVERAGE PERCENTAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)	Est. FAR after REMOVING one floor of PS
18-1-693	28 Sheffield Ln	R-3	23086	Y	4307	0.19	8321	0.36	10329	0.45	0.26
18-1-988	25 Windsor Dr	R-3	22427	Y	3694	0.16	5998	0.27	4290	0.19	0.03
18-1-064	1801 Midwest Club Pkwy	R-3	32904		4241	0.13	10349	0.31	10788	0.33	0.20
19-1-042	42 Wooside Dr	R-3	20362	Y	4828	0.24	6707	0.33	4828	0.24	0.00
18-1-1033	25 Yorkshire Woods	R-3	25991		3253	0.13	7476	0.29	7477	0.29	0.16
18-1-885	208 Roslyn Rd	R-3	27299		3472	0.13	10670	0.39	7010	0.26	0.13
19-1-291	401 Midwest Club Pkwy	R-3	27623		4376	0.16	8475	0.31	10010	0.36	0.20
19-1-573	721 Midwest Club Pkwy	R-3	37764		5845	0.15	13656	0.36	11251	0.30	0.14
19-1-482	3111 Cara Ln	R-3	25250		3143	0.12	3870	0.15	4475	0.18	0.05
19-1-968	27 Yorkshire Woods	R-3	15246	Y	3540	0.23	5760	0.38	8150	0.53	0.30
19-1-890	204 Polo Ln	R-3	25893		8038	0.31	12672	0.49	12520	0.48	0.17
20-1-021	1402 Midwest Club Pkwy	R-3	27737		5778	0.21	10626	0.38	13856	0.50	0.29
20-1-293	18 Windsor Dr	R-3	27081		4497	0.17	5879	0.22	10963	0.40	0.24
20-1-424	1 Lambeth Ct	R-3	26640		2990	0.11	8290	0.31	6934	0.26	0.15
21-1-059	3004 Lincoln Rd	R-3	34173		4488	0.13	9794	0.29	10277	0.30	0.17
21-1-129	5 Sheffield Ln	R-3	21780	Y	4162	0.19	10027	0.46	9707	0.45	0.25
21-1-380	3112 Cara Ln	R-3	25104		1923	0.08	2735	0.11	3307	0.13	No Basement
20-1-868	800 Merry Ln	R-3	27064		3304	0.12	8287	0.31	6368	0.24	0.11
21-1-951	51 Yorkshire Woods	R-3	18622	Y	4850	0.26	9740	0.52	8823	0.47	0.21
21-1-843	21 Windsor Dr	R-3	21707	Y	3419	0.16	6132	0.28	9404	0.43	0.28
21-1-344	19 Devonsire Dr	R-3	22000	Y	3874	0.18	7000	0.32	9420	0.43	0.25
22-1-615	39 Chatham Ln	R-3	21930	Y	4553	0.21	9101	0.42	12274	0.56	0.35
21-1-863	63 Sheffield Ln	R-3	22178	Y	4441	0.20	9792	0.44	13292	0.60	0.40
23-1-013	9 WINDSOR DR	R-3	21875	Y	6,133	0.28	8754	0.40	7,886	0.36	0.08
22-1-947	6 BRIGHTON LN	R-3	22281	Y	3,985	0.18	6371	0.29	8,464	0.38	0.20
22-1-961	26 YORKSHIRE WOODS	R-3	16445	Y	3,687	0.22	5460	0.33	7,357	0.45	0.22
BP-24-254	3020 COOLIDGE ST	R-3	27005		3,014	0.11	4,955	0.18	8,776	0.32	0.21
BP-24-237	303 MIDWEST CLUB PKWY	R-3	28314		5,332	0.19	11,756	0.42	11,822	0.42	0.23

AVERAGES	0.18	0.33	0.37	0.20
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NEW RESIDENTIAL SINGLE FAMILY R-4 (2019-2024)
Minimum required Lot Area 18,000 SF

PERMIT #	ADDRESS	ZONING DISTRICT	LOT AREA (SF)	UNDERSIZED	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	LOT COVERAGE	LOT COVERAGE PERCENTAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)	Est. FAR after REMOVING one floor of PS
18-1-929	120 Saddlebrook Dr	R-4	19489		3627	0.19	5759	0.30	8044	0.41	0.23
19-1-428	27 Mockingbird Ln	R-4	15281	Y	4106	0.27	8829	0.58	9723	0.64	0.37
19-1-796	50 Kingston Dr	R-4	18000		3652	0.20	8786	0.49	8860	0.49	0.29
20-1-190	2725 35th St	R-4	19920		2763	0.14	5938	0.30	6515	0.33	0.19
20-1-066	29 Mockingbird Ln	R-4	16293	Y	4488	0.28	7863	0.48	10141	0.62	0.35
21-1-132	11 Regent Ct	R-4	19166		3240	0.17	7886	0.41	8019	0.42	0.25
21-1-887	31 Hamilton Ln	R-4	19367		4274	0.22	9564	0.49	10287	0.53	0.31
21-1-106	812 Red Stable Way	R-4	17993	Y	2690	0.15	4559	0.25	6794	0.38	0.23
22-1-786	12 Hamilton Ln	R-4	18700		3839	0.21	5714	0.31	8519	0.46	0.25

AVERAGES	0.20	0.40	0.47	0.27
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NEW RESIDENTIAL SINGLE FAMILY

EXTERIOR WALL, STONE OR

BRICK PERCENTAGE (%)

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)	Est. FAR after REMOVING one floor of PS	EXTERIOR WALL, STONE OR BRICK PERCENTAGE (%)
1/16/2024	BP-23-429	3712 ADAMS RD	Fullersburg Woods Area Assoc.	Brat Capital Partners	R-1	101,228	8,841	8.73	9,154	0.09	0.09	73.75
1/26/2024	BP-23-600	12 HUNT CLUB LANE		HOYD Builders Inc	R-1	86,972	12,126	13.94	21,563	0.25	0.11	96.25
1/29/2024	BP-23-617	31 ROBINHOOD RANCH	Robinhood Ranch	Matthies Builders, Inc.	R-2	24,072	4,808	19.97	7,045	0.29	0.09	22.5
2/5/2024	BP-23-491	222 OAKBROOK RD		j century construction inc	R-1	91,019	7,175	7.88	11,661	0.13	0.05	98.25
2/6/2024	BP-23-609	13 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	140,237	6,837	4.88	15,793	0.11	0.06	0
3/5/2024	BP-23-713	2901 AVE. LORIE	Chateaux Woods	Hinsbrook Construction Inc.	R-2	43,585.91	5,497.68	12.61	8,466	0.19	0.07	33.75
4/11/2024	BP-23-803	3 BERSEEM CT	Ginger Creek	LivModern, LLC	R-2	41,205	3,447	8.37	8,470	0.21	0.12	41.25
5/31/2024	BP-23-239	4 TEMPLETON DR	Templeton Reserve	Bloomfield Construction	R-1	93,572	6,010	6.42	13,150	0.14	0.08	0
7/1/2024	BP-24-254	3020 COOLIDGE ST		BIG SKY CUSTOM HOMES	R-3	27,005	3,014	11.16	8,776	0.32	0.21	0.06
7/3/2024	BP-24-202	9 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	154,638	7,154	4.63	15,804	0.10	0.06	42.5
7/10/2024	BP-24-186	2 OAK CT	Oak Brook Lakes	GlenHaven Builders, Inc.	R-2	50,701	7,006	13.82	14,510	0.29	0.15	100
7/16/2024	BP-24-237	303 MIDWEST CLUB PKWY	Midwest Club	Aspen Const	R-3	28,314	5,332	18.83	11,822	0.42	0.23	100
7/17/2024	BP-24-84	324 OAK BROOK RD		Meadowbrook Builders, LLC	R-2	57,935	3,887	6.71	10,093	0.17	0.11	0
7/31/2024	BP-23-347	405 OAK BROOK RD	Fullersburg Woods Area Assoc.	McNaughton Brothers Construction	R-2	48,352	5,060	10.46	11,301	0.23	0.13	15.25
8/8/2024	BP-24-145	7 YORK LAKE CT	Fullersburg Woods Area Assoc.	Renove LLC	R-2	66,647	3,765	5.65	9,233	0.14	0.08	100
8/14/2024	BP-24-148	3050 HUNT CLUB DR		HJH Homes, Inc.	R-2	45,427	6,751	14.86	11,822	0.26	0.11	71.25
2/27/2023	22-1-913	27 CAMBRIDGE DR	Brook Forest	LIV MODERN	R-4	17,014	4,282	25	9,531	0.56	0.31	55
3/10/2023	23-1-013	9 WINDSOR DR	York Woods	LIV MODERN	R-3	21,875	6,133	28	7,886	0.36	0.08	45
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	0.20	100
4/7/2023	22-1-020	4014 ADAMS RD	Fullersburg Woods Area Assoc.	TCI CONTRACTORS, LLC	R-2	28,314	3,629	13			-0.13	80
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	0.06	47.5
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	0.17	100
5/11/2023	22-1-821	408 CANTERBERRY LN	Fullersburg Woods Area Assoc.	EBLA BUILDERS	R-2	43,558	7,054	16			-0.16	100
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	0.23	100
6/7/2023	22-1-702	16 TEMPLETON CT	Templeton Reserve	SOMERSET BUILDERS	R-1	91,829	6,299	7	13,828	0.15	0.08	100
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	0.02	47.5
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	0.17	100
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	0.15	21
8/11/2023	22-1-070	3024 MEYERS RD		CREBER CONSTRUCTION INC.	R-2	20,488	2,899	14	7,226	0.35	0.21	0
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	0.06	0



Section 8.03 Nonconforming Lots of Record

(A) [Nonconforming lots](#) of record are those lots of record, as defined in Article 20, existing and lawful prior to the [effective date](#) of this Ordinance or amendments thereto, which could not be created lawfully thereafter. The following regulations shall apply to any [nonconforming lot of record](#) or [nonconforming lot](#) described in a deed or land contract executed and delivered prior to the [effective date](#) of this Ordinance or amendment thereto:

- (1) **Use of Nonconforming Lots.** Any [nonconforming lot](#) shall be used only for a [use](#) permitted in the district in which it is located. Notwithstanding limitations imposed by other provisions of this Ordinance, a permitted [use](#) may be [Erected](#) on any single [lot of record](#) in existence at the [effective date](#) of adoption or amendment thereto. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, provided that the lot can be developed as proposed without any significant adverse impact on surrounding properties or the public health, safety, and welfare.
- (2) **Area and Bulk Requirements.** No new division of any [parcel](#) shall be made which creates a non-conforming lot with area or frontage less than the area or [bulk](#) requirements of this Ordinance, for the [zoning district](#) in which it is situated.
- (3) **Nonconforming Contiguous Lots under the Same Ownership.** If a nonconforming [lot of record](#) abuts one or more [nonconforming lots](#) of record in the same ownership, such lots shall be legally consolidated to reduce or eliminate the non-conformity. No lot shall be used or sold in a manner which diminishes compliance with lot area or frontage requirements of this Ordinance, nor shall any division of a lot be made which creates a lot with area or frontage less than the requirements stated in this Ordinance. These provisions shall not apply to [contiguous lots](#) in single ownership where each of the lots is [occupied](#) by an existing home, unless such lots are at any time consolidated under a single tax identification number or unless one or more of the existing homes is removed.

Section 8.04 Modification to Nonconforming Uses or Structures

(A) No [nonconforming use](#) or [structure](#) shall be enlarged, extended, or structurally altered, nor shall any [nonconformity](#) be changed to a different [nonconformity](#) which increases the intensity of [use](#) or [nonconformity](#), except as permitted in this Section.

- (1) **Applicability.** The following regulations shall apply to any [nonconforming use](#) or [structure](#), including:
 - (a) [Nonconforming uses](#) of open land.
 - (b) [Nonconforming use](#) of [buildings](#) designed for a conforming use.
 - (c) [Nonconforming use](#) of [buildings](#) specifically designed for the type of use that occupies them but not suitable for a conforming use.
 - (d) [Buildings](#) designed and used for a conforming use but not in conformance with area and [bulk](#), parking, loading, or [landscaping](#) requirements.



(e) [Nonconforming structures](#), such as [fences](#), [walls](#), [decks](#), and [signs](#).

(2) **Nonconforming Structures by Reason of Dimensional Inadequacies.** Where a lawful [structure](#) exists on the [effective date](#) of this Ordinance or amendments thereto which could not be built under its terms by reason of restrictions on area, height, yards, location on the lot, or other dimensional requirements, such a [structure](#) may be continued so long as it remains otherwise lawful, provided:

- (a) Repairs and maintenance necessary for health or safety reasons or to keep such a [nonconforming structure](#) in a sound condition may be made.
- (b) A [nonconforming structure](#) may be enlarged, expanded or altered, so long as the nonconforming characteristic of the structure is not enlarged upon, extended or increased in its degree of nonconformance.
- (c) Should such a [nonconforming structure](#) be relocated for any reason or for any distance whatever, it shall thereafter conform to the regulations for the [zoning district](#) in which it is located.
- (d) Under no circumstances shall a non-conforming structure be rebuilt if the structure is determined to be located on more than one lot or parcel. The Township may require the owner/applicant to provide a current survey of the property. The survey shall be acceptable to the Zoning Administrator and shall include all structures on the property.
- (e) If such a [nonconforming structure](#) becomes physically unsafe or unlawful due to lack of repairs and maintenance and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the [zoning district](#) in which it is located.
- (f) Any non-conforming structure that is voluntarily demolished or razed shall not be re-built unless in full compliance with the terms of this Ordinance.
- (g) Such a [nonconforming structure](#) which is damaged or destroyed by wind, fire, explosion, a natural calamity may be altered, repaired or replaced and the nonconforming nature thereof continued, provided that:
 - (i) The repair, replacement or alteration is undertaken within two years following the damage,
 - (ii) There is no change in [use](#), and
 - (iii) The extent of the nonconformance with the provisions of this Ordinance is not increased.
 - (iv) The site shall be secured by the owner within fourteen (14) days of the natural calamity, in order to safeguard the public health, safety, and welfare. The Building Official shall determine what permits and safeguards are required.

(3) **Nonconforming Land or Structures by Reason of Use.** Where a lawful [use](#) of land or a structure exists on the [effective date](#) of this Ordinance or amendments thereto which would not thereafter be permitted in the [zoning district](#), such [use](#) may be continued so long as it remains otherwise lawful, provided:



- (a) The [nonconforming use](#) of land or structure shall not be enlarged, extended or expanded in such a way as to increase the nonconforming nature of the [use](#), such as the addition of [dwelling units](#), additional manufacturing or selling area, or by the addition of facilities which would allow the establishment of other [nonconforming uses](#).
- (b) A [nonconforming structure](#) by reason of [use](#) shall not be moved in whole or in part to any portion of the lot or [parcel](#) other than that [occupied](#) by such structure at the [effective date](#) of adoption or amendment of this Ordinance.
- (c) Normal repairs, maintenance and renovation necessary for health or safety reasons or to keep any structure in a sound condition may be made, but a [nonconforming structure](#) by reason of [use](#) shall not be structurally altered except in order to change its [use](#) to one permitted in the [zoning district](#) in which it is located.
- (d) Any structure in which a [nonconforming use](#) is superseded by a permitted [use](#) shall thereafter conform to the regulations for the [zoning district](#), and the [nonconforming use](#) may not thereafter be resumed.
- (e) If a structure or portion of a structure containing a [nonconforming use](#) becomes physically unsafe or unlawful due to lack of repairs and maintenance and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the [zoning district](#) in which it is located.

(4) Enlargement, Extension, or Alteration.

- (a) **Increase in Nonconformity Prohibited.** Except as specifically provided in this section, no person may engage in any activity that causes an increase in the extent of any [nonconformity](#). For example, physical alteration of structures or the placement of new structures on open land is unlawful if such activity results in:
 - (i) An increase in the total amount of space devoted to a [nonconforming use](#), or
 - (ii) Greater [nonconformity](#) with respect to dimensional restrictions, such as [setback](#) requirements, height limitations, [density](#) requirements, or other requirements in the district in which the property is located.
- (b) **Permitted Extension.** Any [nonconforming use](#) may be extended throughout any part of a [building](#) which was manifestly arranged or designed for such [use](#) at the time of adoption or amendment of this Ordinance, but no such [use](#) shall be extended to occupy any land outside such [building](#). No [nonconforming use](#) of land shall be enlarged, increased, or extended to occupy a greater area of land, nor shall any such [use](#) be moved in whole or in part to any portion of the lot or [parcel](#) than was [occupied](#) on the [effective date](#) of this Ordinance or amendment thereto.
- (c) **Alterations that Decrease Nonconformity.** Any [nonconforming structure](#) or any structure or portion thereof containing a [nonconforming use](#), may be altered if such alteration serves to decrease the nonconforming nature of the structure or [use](#).

(5) Repairs, Improvements, and Modernization.



- (a) **Required Repairs.** Repairs or maintenance deemed necessary by the [Building Official](#) to keep a [nonconforming building](#) structurally safe and sound are permitted. However, if a non-conforming structure or a structure containing a [nonconforming use](#) becomes physically unsafe and/or unlawful due to lack of maintenance and repairs and is declared as such by the [Building Official](#), it shall not thereafter be restored, repaired, or rebuilt except in full conformity with the regulations in the district in which it is located.
- (b) **Additional Permitted Improvements.** Additional repairs, improvements, or modernization of [nonconforming structures](#), beyond what is required to maintain the safety and soundness of the structure, shall be permitted provided such repairs or improvements do not exceed fifty percent (50%) of the assessed value of the structure during any period of twelve (12) consecutive months. The provisions in this paragraph shall apply to all structures except as otherwise provided in this Article for single-family residential uses and for reconstruction of structures damaged by fire or other catastrophe.

(6) Damage by Fire or Other Catastrophe.

- (a) Any [nonconforming structure](#) that is damaged by fire, flood, or other catastrophe in excess of seventy-five percent (75%) of the structure's pre-catastrophe fair market value (as determined by the Township Assessor) shall not be rebuilt, repaired, or reconstructed except in complete conformity with the provisions of this Ordinance, or on the exact same footprint, with all other aspects brought into conformity with the Ordinance.
- (b) Any [nonconforming structure](#) or structure housing a [nonconforming use](#) that is damaged by fire, flood, or other catastrophe by less than or equal to seventy-five percent (75%) of the structure's pre-catastrophe fair market value (as determined by the Township Assessor) may be restored to its pre-catastrophe status, provided that restoration is completed within a period of twenty-four (24) months from the date of such fire, flood, or other catastrophe.
- (c) Residential [developments](#) that are non-conforming by virtue of being a higher [density](#) (i.e. more [dwelling units](#) per acre) than permitted in the [zoning district](#) may be rebuilt to 50% of their previous density, or to the maximum [density](#) permitted in the [zoning district](#), whichever is greater, if damaged by fire, flood, or other catastrophe by more than seventy-five percent (75%) of the structure's pre-catastrophe fair market value (as determined by the Township Assessor).

Section 8.05 Nonconforming R-1 Lots of Record (NCR-1 Designation)

- (A) **Intent.** In portions of the R-1 [zoning district](#) where there is a preponderance of properties requiring [variances](#) to allow construction or remodeling, [variances](#) are often sought to permit this activity as these lots often do not meet the standards of the Zoning Ordinance, created subsequent to the platting of these lots. The intent of these standards to provide appropriate and standardized requirements for these areas of [parcels](#) less than 20,000 square feet in size to guide and expedite the review and approval process of the [Zoning Board of Appeals](#) and ensure consistency over the course of their decisions. This will allow for beneficial use of the property by the owners in a manner consistent with the goals and objectives of the [zoning district](#) and the Township [master plan](#).



(B) **Designation.** During the zoning review of the proposed development of a vacant non-conforming lot of record in the R-1 district, the Zoning Administrator shall direct the Building Official to thoroughly review drainage and stormwater patterns on the site prior to issuing any Building Permit. Any drainage issues shall be corrected as described in this Ordinance. If the drainage and stormwater can be brought into compliance, the Zoning Administrator shall designate the non-conforming lot of record as NCR-1 (Non-Conforming R-1). Lots designated NCR-1 shall be exempt from the provisions of [Section 8.03](#) and may be legally developed in the same manner as conforming lots, provided that they meet the [development](#) standards set forth in Subsection D below.

(C) **Uses.**

- (1) All [permitted uses](#) permitted in the R-1 district shall be permitted in NCR-1 areas.
- (2) All [accessory structures](#) / uses permitted in the R-1 district shall be permitted in NCR-1 areas.
- (3) All [special land uses](#) permitted in the R-1 shall be permitted in NCR-1 areas following issuance of a [special land use](#) permit that has been recommended by the [Planning Commission](#) and approved by the Township Board, subject, however, to the applicable general and specific standards in Section 17.03.

(D) **Development Standards.** The following [development](#) standards are a requirement for approval of [development](#) of NCR-1 lots.

- (1) [Density](#), height, [bulk](#), and coverage requirements shall be based on the following table. Differentiation between the three designations within the NCR-1 classification (NCR1-A, NCR1-B, and NCR1-C) shall be based solely on the [net lot area](#) and used strictly for allocating these different standards.

Designations	Net Lot Area	Minimum Setbacks (b)			Max Lot Coverage	Building height		Min Dwelling Unit Size (SF)
		Front	Side	Rear		Feet	Stories	
NCR1-A	9,999 sq. ft. or less	Lesser of 30' or (a)	10'	30'	20%	18 feet	1.5	942 (c)
NCR1-B	10,000 sq. ft. to 14,999 sq. ft.	Lesser of 30' or (a)	10'	30'	20%	20 feet	1.5	942
NCR1-C	15,000 sq. ft. to 19,999 sq. ft.	Lesser of 30' or (a)	10'	30'	25%	22 feet	2	942

See footnotes below.

- (a) **Front Yard Setback.** In lieu of complying with the fixed [front yard setback](#) requirements of Section 4.02, [buildings](#) and structures with NCR-1 designations must be set back from the [property line](#) either a distance equal to the average [front yard setback](#) of the nearest two lots on either side of the subject lot or 30 feet, whichever is less. When the lot is a [corner lot](#) or adjacent to a corner lot, the average [setback](#) will be computed based on the nearest two lots on either side of the structure that fronts on the same [street](#), even if one of those structures is across a [street](#).
- (b) **Architectural features,** such as cornices, eaves, gutters, chimneys, pilasters, and the like may extend into a required yard a maximum of two (2) feet in NCR-1 designated areas.
- (c) In NCR1-A, for parcels below 4,700 square feet, the minimum dwelling unit size shall be 20% of the area of the lot.



Nathan Karaway is Back!

[Visit Premier Brick Sales Website](#)



And he is bringing his 25 years of brick industry experience and his new company with him.

Introducing our newest member:
Premier Brick Sales of Illinois.

As the President, Nathan Karaway will lead a new team in his expansion of the brick market.

We wish him great success in this new venture.

To learn more, please see the detailed attachment below, and reach out to Nathan for additional information and/or consultation regarding your design and supply needs.



FOR IMMEDIATE RELEASE

April 7, 2025

Premier Brick Sales Expands Footprint with the Launch of Premier Brick Sales of Illinois

[Chicago, IL] – Premier Brick Sales, LLC, a strategic joint venture between The Belden Brick Company and Endicott Clay Products Company, is proud to announce the establishment of Premier Brick Sales of Illinois, LLC. This expansion marks a significant milestone in the company's growth and its commitment to serving the Chicagoland market.

Premier Brick Sales of Illinois, LLC will be owned by Premier Brick Sales, LLC and Nathan Karaway, a seasoned industry leader with extensive experience in Chicago. Nathan's deep understanding of the architectural market and proven leadership will be instrumental in driving the company's success.

"We are thrilled to welcome Nathan as a partner and our leader in this pivotal market. Building on our successful operations in Indiana, we are confident that Premier Brick Sales of Illinois will become the foremost architectural brick distributor in the greater Chicagoland area," said Ryan Parker, President of Endicott Clay Products Company.

"Nathan's expertise, coupled with the combined strength and reputation of Belden Brick and Endicott, will enable us to deliver unparalleled service and high-quality brick solutions to architects and customers in Illinois and northern Indiana," added Brad Belden, President of The Belden Brick Company.

Premier Brick Sales of Illinois, LLC will offer a comprehensive range of premium brick products, catering to the diverse needs of architects, builders, masons, and contractors. The company is committed to providing exceptional customer service and fostering long-term relationships with its clients.

Contact

Nathan Karaway
Premier Brick Sales of Illinois, LLC
President & CEO
Mobile: 312-533-8105
Email: nathan.karaway@premierbricksales.com
Web: premierbricksales.com

About Premier Brick Sales, LLC

Premier Brick Sales, LLC is a joint venture between The Belden Brick Company and Endicott Clay Products Company, the two leading manufacturers of high-quality architectural brick. Possessing the integrity, family values, and capital backing of The Belden Brick Company and Endicott Clay Products Company, the company was formed in 2021 to invest in distribution subsidiaries that sell premier architectural brick and to provide innovative and sustainable solutions to the architectural community.



www.masonryadvisorycouncil.org

847-297-6704

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Masonry Advisory Council 201 W. Prospect Ave. Mount Prospect, Illinois 60056
United States 1 (847) 297-6704

Letter to the Planning and Zoning Committee

Date: April 26, 2025

Planning and Zoning Commission Board Members
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: Immediate Action Requested to Correct F.A.R. Language Impacting Property Values

Dear Planning and Zoning Commission,

I am writing to express my strong support for the staff's recommendation regarding the Floor Area Ratio (F.A.R.) amendment and to urge immediate corrective action. The staff's position is well-reasoned, supported by the Board, in line with Oak Brook's historical zoning practices, and necessary to protect the economic vitality of our community.

It is important to note that only a few members of the PZC have blocked action on this matter since January, despite both staff and the Board's support for the correction. Their continued inaction is disappointing and increasingly harmful.

For simple understanding: the staff is proposing a return to traditional F.A.R. standards that exclude fully below-grade basements. The restrictive F.A.R. language currently in place had never previously existed in Oak Brook until October 2024.

The delay in applying the staff-supported changes is already causing significant harm to current residents. Every property currently listed for sale in Oak Brook is being negatively impacted. Home sales are proceeding at artificially suppressed valuations due to the flawed F.A.R. language implemented at the end of October 2024. To underscore the urgency: homes in Oak Brook are now spending 45% longer on the market compared to same time last year, more than 5 times the national average increase of only 8.2%. This means the problem is Oak Brook specific and will continue to reverberate through our property market because online algorithms use these depressed sales to calculate future valuations.

We urge the Commission to act swiftly during the May 2nd meeting and approve the staff recommendations. Correct this error before more Oak Brook residents suffer.

For further detail, please reference the staff report PDF available or reach out to staff for assistance understanding the changes.

Respectfully,

Ardi Baftiri

27 Sheffield Ln., Oak Brook

630-202-5555

**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.

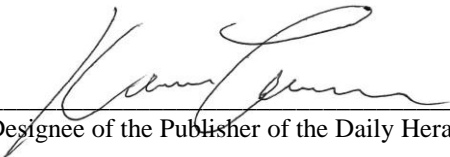
Netasha Scarpiniti
Village Clerk
Published at the direction of the Corporate Authorities and the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald March 14, 2025 (282131)

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

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.

Association	President
Breakenridge Farm Homeowners Assoc.	Anthony Pasquinelli
Briarwood Lakes Community Assoc.	David Arts
	Joe Spingola
	Lou Rymarsuk
Property Manager	
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
	2/27/25
Date	Date

BILL TO INFORMATION:

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

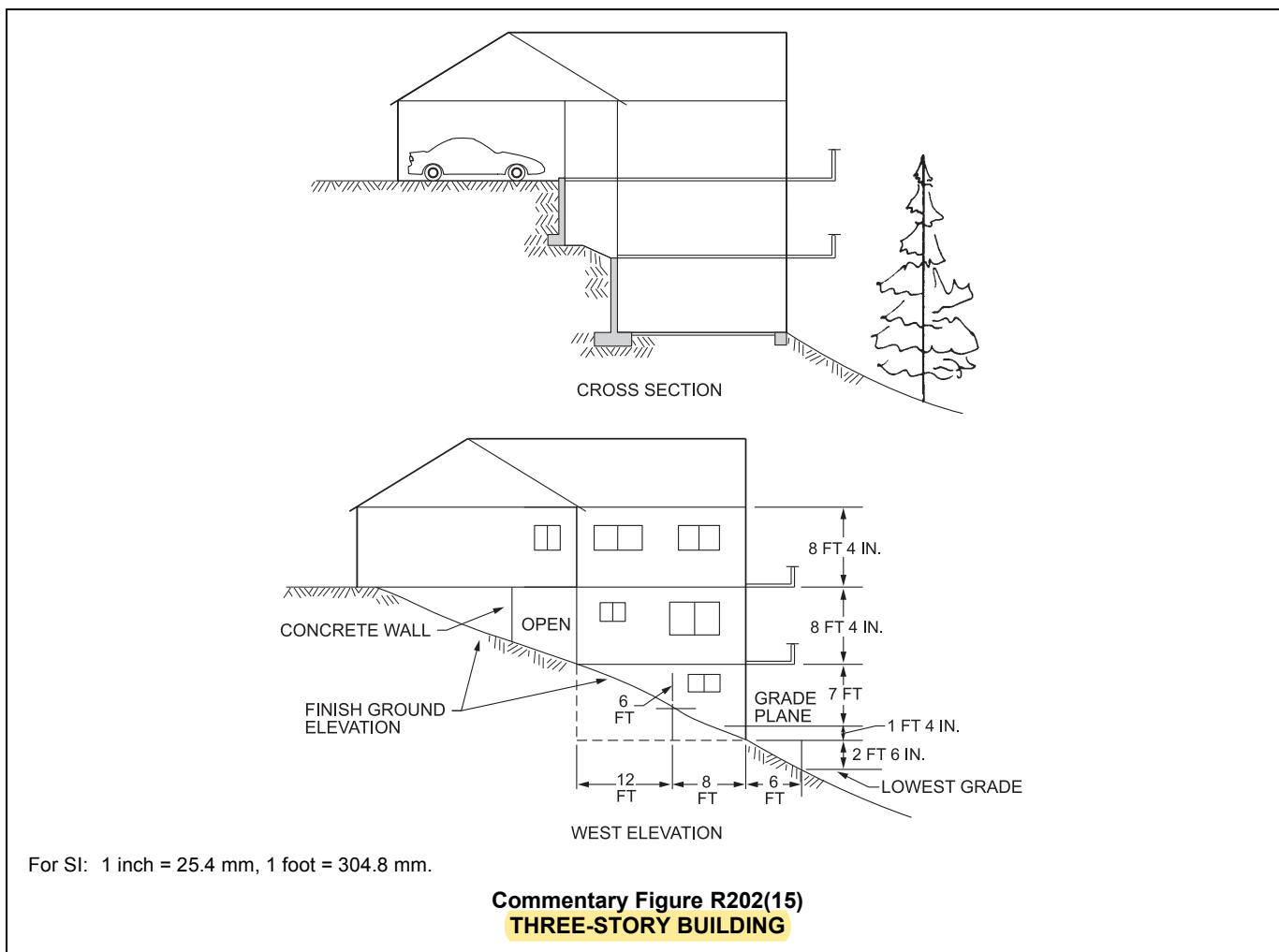
- ❖ Structural insulated panels are construction elements composed of solid-core insulation panels enclosed within structural wood-panel membranes. These panels are fabricated at the factory, then brought to the job site and installed.

[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.



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	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	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	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.	Tiburón 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 Assoc	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

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: April 30, 2025

CASE NO: 2025-9-SR-FP

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

PETITIONER: Oakley Home Builders
5216 Main St
Downers Grove, IL 60515

ADDRESS: 3500 Madison Street

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

ZONING/USE OF SURROUNDING PROPERTY:

North: R-2, Single-Family Detached Residence District, single-family homes with a minimum lot size of 1 acre.

South: Same

East: Same

West: R-1, Single-Family Detached Residence District, single-family homes with a minimum lot size of 2 acres.

PROPERTY INFORMATION:

- **Number of Lots – 2**
- **Combined Property Size – 1.3 acres (57,270 sq ft)**
- **PINs – 06-35-402-007 & 06-35-402-008**

SUBMITTALS:

This report is based on the following documents, which are on file with the Development Services Department:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Location Map
4. Plats of Survey and Proposed Final Plat

**STAFF REPORT – 3500 MADISON CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-9-SR-FP**

DISCUSSION:

Oakley Home Builders, the applicant for the owners of the property, submitted a petition requesting approval of a Final Plat of Consolidation to combine two (2) existing parcels to create one lot consisting of approximately 1.31 acres (or 57,270 SF). The parcels are zoned R-2 Single Family Detached Residence District.

Lot-1 has an existing home that will be demolished. The consolidated lots will provide ample space for the construction of a new residence. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

NOTICE:

Notice was provided to all property owners 250 feet or less from the subject property in addition to posting the public hearing sign. Staff received three phone calls inquiring about the petition after seeing a public hearing sign. One neighbor visited to review the petition materials.

STAFF COMMENTS:

- The two parcels are made up of multiple lots and roadways from the River Bluff Addition to Hinsdale subdivision (1895). In 1950, Thurlow Street and the public alley (between Budd and Summit) were vacated. Summit Avenue was then vacated in 1984.
- The property was annexed into the Village of Oak Brook in October 1962. The existing home was constructed prior to the annexation. Village records indicate multiple renovations and additions.
- 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 parcel totaling approximately 57,270 SF.
- The proposal complies with the minimum lot size and lot frontage for the R-2 Single-Family Detached Residence District and no zoning variations are being requested. Additionally, larger lots are more desirable for open spaces.
- The proposed consolidated lot will have one address, 3500 Madison Street.
- No right-of-way (ROW) improvements are required. Madison Street is shown as dedicated on the River Bluff Addition Hinsdale subdivision document.

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.

**STAFF REPORT – 3500 MADISON CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-9-SR-FP**

CONCLUSION:

Staff reviewed the 3500 Madison Street Plat of Consolidation and recommends approval of the plat subject to final engineering review and approval.

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

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

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

Respectfully Submitted,



Rebecca Von Drasek
Development Services Director



VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3500 Madison Street – Consolidation Plat	2025 09 SR FP	3	Not Approved

EZA Engineering received the following permit submittal documents on April 25, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of 3500 Madison Consolidation	Nekola Survey	1	4-18-25

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. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. Please note that permits applications have been submitted to the Village for the demo of the existing residence and the construction of a new single family residence on this development site. A response to this comment is not necessary.

FINAL PLAT OF 3500 MADISON CONSOLIDATION

2. Title 14-4-2.D.6 – Revise the Sanitary District Certificate to match the Village standard language found in 14-7-5. Language is provided below for reference:

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

I, _____, Secretary of the _____ Sanitary District, DuPage County, Illinois, hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been confirmed against the tract of land included in the plat.

Dated at _____, Illinois, this __ day of _____, 20__.

Secretary

3. Title 14-4-2.D.9 – Revise the Planning & Zoning Commission Certificate to the match the Village standard language found in 14-7-5. Language is provided below for reference:

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

Approved by the Planning & Zoning Commission of the Village of Oak Brook, DuPage County, Illinois, this __ day of _____, 20__.

Chairman



April 15, 2025

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3500 Madison Street – Consolidation Plat	2025 09 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on April 11, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of 3500 Madison Consolidation	Nekola Survey	1	4-11-25

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. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. Please note that permits applications have been submitted to the Village for the demo of the existing residence and the construction of a new single family residence on this development site. A response to this comment is not necessary.
2. Provide an itemized comment response letter in the next submittal.

FINAL PLAT OF 3500 MADISON CONSOLIDATION

3. The Nekola Survey logo is blocking important plat information in the lower left corner of the plat. Please revise so all text is legible, as intended.
4. Title 14-4-2.B.2 – It does not appear the legal description from the Wolf Pack Consulting plat of survey (west lot) was added to the final plat. Please include as part of the legal description at the top of the sheet. The Wolf Pack Consulting plat is attached for reference.
5. Title 14-4-2.C.1 – The perimeter of the consolidated lot is unclear as the lineweight and linestyle matches that of several other lines on the plat. Please make the consolidated lot line bold and easy to identify.
6. Title 14-4-2.D.3 – Revise the Surveyor’s Certificate to include the revised legal description (see comment #4 above).
7. Title 14-4-2.D.6 – Revise the Sanitary District Certificate to identify the Flagg Creek Water Reclamation District. The certificate also states it is dated at **Flagg Creek Water Reclamation District, Illinois**. Revise as this is intended to be the city (Burr Ridge) within Illinois.
8. Title 14-4-2.D.8 – The Certificate As To Special Assessments still references the **Collector for the Village of Oak Brook**. Revise to reference the **Village Treasurer** instead of the **Collector**.
9. Title 14-4-2.D.9 – Change **Plan Commission** to **Planning & Zoning Commission**.



April 5, 2025

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3500 Madison Street – Consolidation Plat	2025 09 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on April 2, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of 3500 Madison Consolidation	Nekola Survey	1	3-27-25
Plat of Survey	Wolf Pack Consulting	1	1-17-24
Plat of Survey	David A. Ring Associates	1	1-24-24

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

GENERAL COMMENTS

1. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. Please note that permits applications have been submitted to the Village for the demo of the existing residence and the construction of a new single family residence on this development site. A response to this comment is not necessary.
2. Provide an itemized comment response letter in the next submittal.

FINAL PLAT OF 3500 MADISON CONSOLIDATION

3. Title 14-4-2.B.2 – Please review and revise the legal descriptions provided at the top of the sheet.
 - For example, Parcel 2 refers to the **east 112 (of the vacated alley...**, but it should be the **east ½ (of the vacated alley...**
 - The provided legal descriptions only appear to be for the land shown on the David A. Ring Associates plat of survey. Please make sure the Wolf Pack Consulting legal description is also included.
4. Title 14-4-2.B.5 – Indicate the date of preparation.
5. Title 14-4-2.C.4 – Show all sections lines tied to the lines of the subdivision by distances and angles.
6. Title 14-4-2.C.7 – Indicate the location of all iron stakes and permanent markers to be set by the surveyor.
7. Title 14-4-2.C.9 – Remove the **Declaration of Restrictive Covenants** and the **Easement Provisions**.
8. Title 14-4-2.D.1 – Revise the Owner’s Certificate to match the language provided in Title 14-7-5. The easement provisions do not need to be included as there are no required easements to be granted. Additionally, the school district statement can be included within the Owner’s Certificate or as a standalone School District Certificate.
9. Title 14-4-2.D.2 – Revise the Notary Certificate to match the language provided in Title 14-7-5.
10. Title 14-4-2.D.3 – Revise the Surveyor’s Certificate to match the language provided in Title 14-7-5. The legal description shall be revised as required (see comment #1 above). The subdivision is not located within a special flood hazard area.

11. Title 14-4-2.D.6 – Revise the Sanitary District Certificate to match the language provided in Title 14-7-5. The sanitary district in this area is the Flagg Creek Water Reclamation District.
12. Title 14-4-2.D.7 – Remove the Director of Community Development certificate and replace it with the Village Engineer’s Certificate. Language is provided in Title 14-7-5.
13. Title 14-4-2.D.8 – Remove the Village Collector Certificate and replace it with the Certificate As To Special Assessments. Language is provided in Title 14-7-5.
14. Title 14-4-2.D.9 – Add the Plan Commission Certificate to the plat. The language shall be revised to replace **Plan Commission** with **Planning & Zoning Commission**.
15. Title 14-4-2.D.10 – Add the Village Clerk’s Certificate. Language is provided in the Title 14-7-5.
16. Title 14-4-2.D – Revise the School District Certificate to match the language provided in Title 14-7-5.
17. Title 14-4-2.D – Remove the Drainage Certificate. It is not necessary as there are no required land improvements associated with this consolidation.

COMMON ADDRESS:

3500 MADISON ST., OAK BROOK, IL
AREA = 57,270 S.F. (MORE OR LESS)

PIN: 06-35-402-008

FINAL PLAT OF 3500 MADISON CONSOLIDATION

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO;

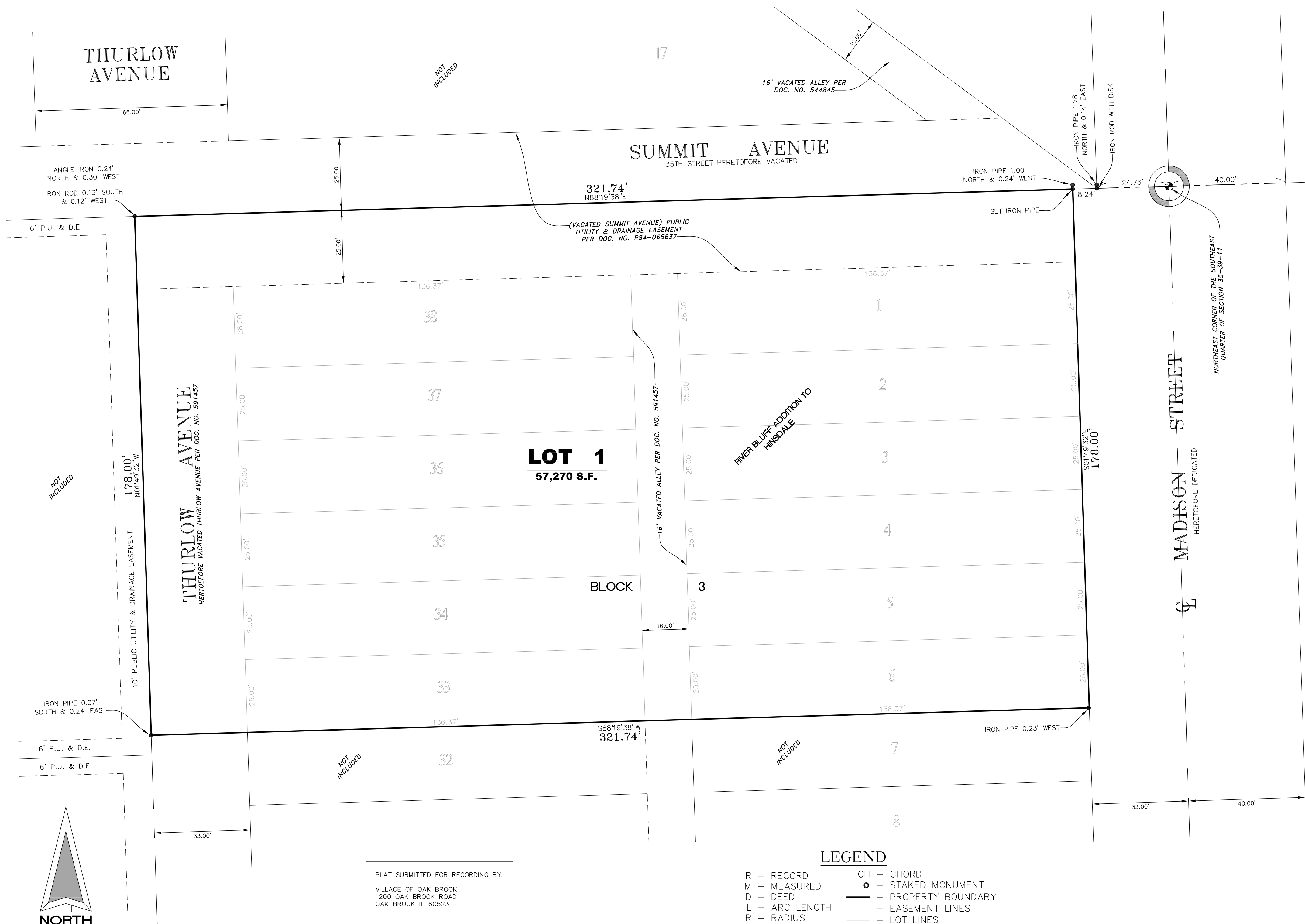
LOTS 33, 34, 35, 36, 37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DU PAGE COUNTY, ILLINOIS, ALSO;

THE EAST 1/2 (OF THE VACATED ALLEY WEST OF AND ADJACENT TO LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO;

THE WEST 1/2 OF THE VACATED ALLEY (ACCORDING TO DOCUMENT 591457), LYING EAST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 AND PART OF VACATED THURLOW STREET (DOCUMENT 591457), LYING WEST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 ALL BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO;

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OWNER'S CERTIFICATE.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE _____
PLEASE PRINT THE AUTHORIZED CORPORATION NAME, TITLE AND ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

NOTARY _____

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____.

RECORDER OF DEEDS _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, VILLAGE TREASURER FOR 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 NOT BEEN APPOINTED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

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

TREASURER _____

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE 3500 MADISON CONSOLIDATION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:

ELEMENTARY _____ HIGH SCHOOL _____

DATED THIS _____ DAY OF _____, 20____.

ADDRESS _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

VILLAGE CLERK _____

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

THIS _____ DAY OF _____, 20____.

CHAIRMAN _____



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO;

LOTS 33, 34, 35, 36, 37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DU PAGE COUNTY, ILLINOIS, ALSO;

THE EAST 1/2 (OF THE VACATED ALLEY WEST OF AND ADJACENT TO LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO;

THE WEST 1/2 OF THE VACATED ALLEY (ACCORDING TO DOCUMENT 591457), LYING EAST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 AND PART OF VACATED THURLOW STREET (DOCUMENT 591457), LYING WEST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 ALL BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO;

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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 1/2 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 NONE OF THE LANDS SHOWN ON THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

WAYNE W. NEKOLA I.P.L.S. NO.: 2923
LICENSE RENEWAL DATE: 11/30/2026

PREPARED FOR: GABRIEL GROUP, INC.
JOB ADDRESS: 3500 MADISON ST., OAK BROOK, IL.
PREPARED ON: MARCH 3, 2025
JOB NO.: 25-03-0902

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WAYNE W. NEKOLA SURVEY, C.O.M.
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

VILLAGE ENGINEER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

VILLAGE ENGINEER _____

SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

SECRETARY _____

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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 THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

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

COUNTY CLERK _____

LEGEND

- MONUMENT FOUND/SET
- (50.0') RECORD DIMENSION
- 50.0' M. MEASURED DIMENSION
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

**WOLF PACK CONSULTING, LLC
PLAT OF SURVEY**

TOTAL AREA = 31,571.97 SQUARE FEET (PARCELS 1, 2 AND 3)

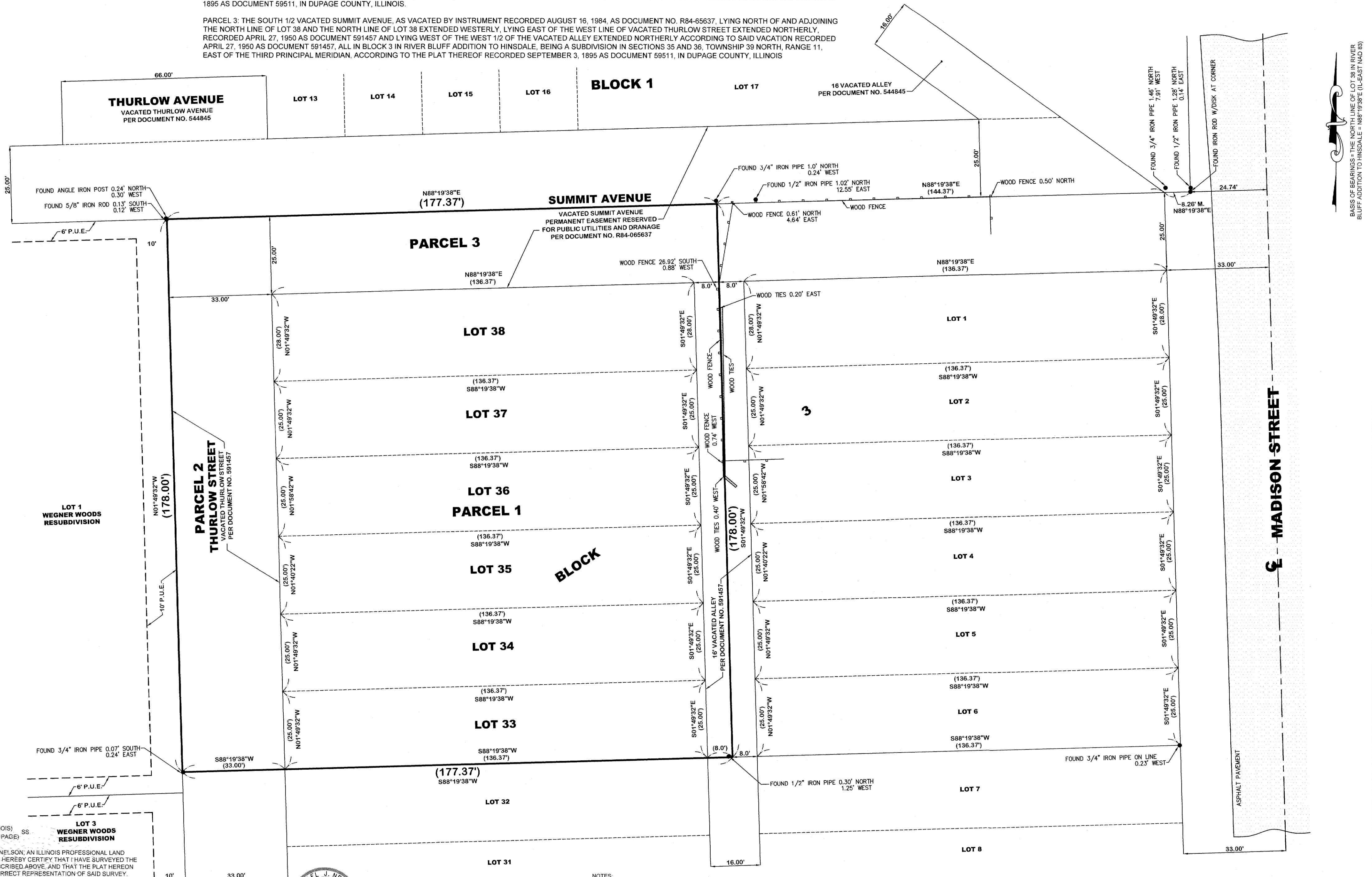


PARCEL 1: LOTS 33,34,35,36,37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE VACATED ALLEY (ACCORDING TO DOCUMENT 591457), LYING EAST OF AND ADJOINING SAID LOTS 33,34,35,36,37 AND 38 AND PART OF VACATED THURLOW STREET (DOCUMENT 591457), LYING WEST OF AND ADJOINING SAID LOTS 33,34,35,36,37 AND 38 ALL BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 1/2 VACATED SUMMIT AVENUE, AS VACATED BY INSTRUMENT RECORDED AUGUST 16, 1984, AS DOCUMENT NO. R84-65637, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 38 AND THE NORTH LINE OF LOT 38 EXTENDED WESTERLY, LYING EAST OF THE WEST LINE OF VACATED THURLOW STREET EXTENDED NORTHERLY, RECORDED APRIL 27, 1950 AS DOCUMENT 591457 AND LYING WEST OF THE WEST 1/2 OF THE VACATED ALLEY EXTENDED NORTHERLY ACCORDING TO SAID VACATION RECORDED APRIL 27, 1950 AS DOCUMENT 591457, ALL IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

NOTE: THE PARCEL DESCRIBED HEREON DOES NOT HAVE ACCESS TO A DEDICATED ROADWAY AT THE TIME OF THIS SURVEY



STATE OF ILLINOIS) SS. COUNTY OF DUPAGE)
 I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 WESTMONT, ILLINOIS, JANUARY 17, 2024
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010
 EXPIRES 04/30/2025
 FIELD WORK COMPLETED ON JANUARY 17, 2024



NOTES:
 THIS COPY NOT VALID WITHOUT EMBOSSED SEAL.
 ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
 BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON WITH YOUR DEED OR TITLE POLICY.
 CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND RESTRICTIONS NOT SHOWN HEREON. COMPARE ALL POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE. DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREON.

PREPARED FOR:	CASEY GAIK
DATE:	JANUARY 17, 2024
SCALE:	1"=20'
DRAWN BY:	MJN
JOB#	24-05-SW
FLD. BK/PAGE:	1/80

BASIS OF BEARINGS: THE NORTH LINE OF LOT 38 IN RIVER BLUFF ADDITION TO HINSDALE = N88°19'38"E (IL-EAST 184D 65)

TELEPHONE
(708) 799-9542
FAX
(708) 799-8797

DAVID A. RING & ASSOCIATES
REGISTERED LAND SURVEYORS

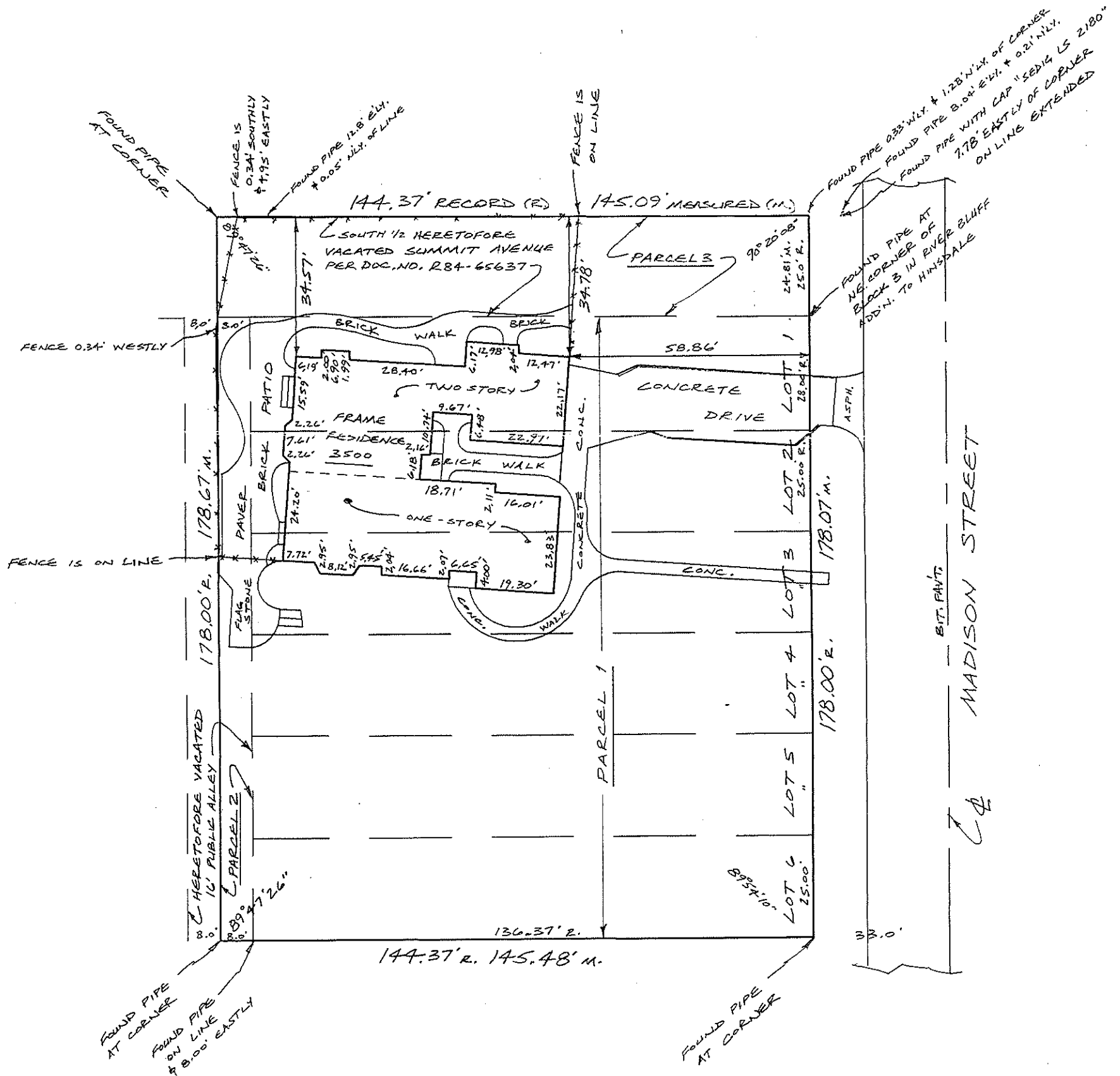
18120 1/2 MARTIN AVENUE
HOMWOOD, ILLINOIS
60430

PLAT OF SURVEY

PARCEL 1: LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

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KATIE HOLTkamp, ATTY.

FOR: _____
SCALE: 1" = 30'
JOB NO. 2401030

RESURVEYED TO LOCATE BUILDING.

JOB NO. _____

DATE _____

ORDERED BY _____

CONTRACTOR, BUILDERS OR OWNERS SHOULD VERIFY AND COMPARE ALL POINTS BEFORE BEGINNING ANY CONSTRUCTION AND AT ONCE REPORT ANY DISCREPANCIES. CONSULT DEED FOR BUILDING LINE AND RESTRICTIONS. CONSULT DEED OR ABSTRACT OF TITLE FOR EASEMENTS. THIS PLAT WAS PREPARED FOR THE ABOVE NAMED PARTY ONLY AND IS ONLY VALID IF THE SURVEYORS EMBOSSED SEAL IS PRESENT.



STATE OF ILLINOIS }
COUNTY OF COOK } 55

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION TO THE HEREON DRAWN PLAT, AND SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ROBERT D. McALLISTER, P.L.S.

DATE: JANUARY 24, 2024 CERT. NO. 2921
PROFESSIONAL DESIGN FIRM 184-004604