



VILLAGE OF
OAK BROOK
Illinois

ITEM 5.A
ABUHILAL CONSOLIDATION
3004 LINCOLN ROAD
Final Plat – Consolidation of 4 lots

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VILLAGE OF OAK BROOK
Plan Commission

STAFF REPORT

DATE: September 10, 2020

CASE NO: 2020-08-SR-FP

DESCRIPTION: Final Plat – Plat of Consolidation to combine four (4) lots into one lot

PETITIONER: Luai Abuhilal
325 Brentwood Place
Downers Grove, IL 60515

ADDRESS: 3004 Lincoln Road and 3 abutting lots

EXISTING ZONING: R-3 Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: CR, Conservation/Recreation District, Sports Core property.

South: R-3, Single-Family Detached Residential District, single-family homes with minimum lot size of 25,000 SF.

East: R-3, Single-Family Detached Residence District, single-family homes with a minimum lot size of 25,000 SF.

West: R-3, Single-Family Detached Residence District, single-family homes with a minimum lot size of 25,000 SF.

DISCUSSION:

The applicant and owner of the property, Luai Abuhilal has submitted a petition requesting approval of a final plat of consolidation to combine four (4) existing nonconforming undersized lots, (Lot 116 – 7,344 square feet, Lot 117 – 7,342.99 square feet, Lot 118 – 13,503.66 square feet and Lot 124 – 7,344 square feet) into one lot consisting of 3/4 acres or 34,174 SF. The property is zoned R-3 Single Family Detached Residence District and is improved with a single-family home. A building addition was constructed in 1980 that crosses the common lot line of Lots 116 and 117.

The request to combine the four (4) lots will create a single lot of 0.784 acres (or 34,174 SF). The owner intends to demolish the existing home and construct a new single-family home in its place. The minimum required lot area in the R-3 district is 25,000 square feet. A zoning variation request has also been submitted and will be processed through the ZBA for a reduction in the required rear yard setback from 40' to 31' for an approximate 29-foot section of the house.

**STAFF REPORT – ABUHILAL CONSOLIDATION – 3004 LINCOLN ROAD
FINAL PLAT – CONSOLIDATION
CASE NO. 2020-08-SR-FP**

STAFF COMMENTS:

- The properties are located in the Westchester Park Subdivision, which was recorded in November of 1925.
- The property was annexed into the Village of Oak Brook in October of 1962.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the four (4) existing nonconforming lots creates a lot totaling 34,173.97 SF. This lot area will exceed the size of lots adjacent to the property and in this neighborhood. The lots immediately adjacent to the property are 26,208 SF (East), 14,696 SF (South), and 20,862 SF (West).
- The proposal complies with the minimum lot size, lot frontage and setback requirements for the R-3 Single-Family Detached Residence District.
- The Westchester Park Subdivision front building setback was originally at 35 feet, this proposal brings the setback line to 40 feet to comply with the R-3 District standard.
- A Variation was granted to the property in 1974, Ordinance S-294. The Variation approval included a restrictive covenant, which prohibits access to Grant Road from Lot 124.
- One zoning variation is being requested to allow for a portion of the proposed house to be within 31 feet of a rear property line. This request will be heard by the Zoning Board of Appeals at their October, 2020 meeting.
- This property is not located in the 100-year floodplain.
- The Village’s consulting engineer has reviewed the request and provided comments regarding the proposed final plat of subdivision. These comments include a recommendation to approve the plat, see the memorandum dated August 6, 2020 (page 6 of the case file).

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

RESPONSIBILITIES OF HEARING BODIES:

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

CONCLUSION:

Staff has reviewed the Abuhilal Plat of Consolidation dated August 6, 2020 and recommends approval of the plat subject to final engineering review and approval.

**STAFF REPORT – ABUHILAL CONSOLIDATION – 3004 LINCOLN ROAD
FINAL PLAT – CONSOLIDATION
CASE NO. 2020-08-SR-FP**

If the Plan Commission concurs with the staff recommendation and is of the opinion that the subdivision plat complies with the Village’s comprehensive plan, zoning ordinance, and the subdivision regulations, I would ask that the Plan Commission provide an affirmative recommendation to approve the Abuhilal Plat of Consolidation dated August 6, 2020 subject to the following:

- 1) Final engineering review and approval.**

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

Respectfully Submitted,



Rebecca G. Von Drasek
Village Planner



Interoffice Memorandum

DATE: August 6, 2020
TO: Tony Budzikowski, Director of Development Services
FROM: James L. Patterson, P.E., Consulting Engineer (Burns & McDonnell)
SUBJECT: 3004 Lincoln Road Plat of Consolidation – Plan Commission Memo

Burns & McDonnell received the following documents on August 6, 2020:

- Abuhilal Consolidation Plat, 2 sheets, prepared by United Survey Service, dated July 14, 2020.

The subdivision application including the Abuhilal Consolidation Plat has been reviewed for compliance with Title 14 (Subdivision Regulations) of the Village Code. Please consider the following comments:

Stormwater Management

There is no floodplain, floodway, wetlands, or buffers within the proposed consolidated lot. A Stormwater Detention Easement is not required as detention is not anticipated to be required on a future permit submittal. A Post Construction Best Management Practice (PCBMP) and corresponding easement will likely be required on a future permit submittal, but the location and dimensions of the PCBMP easement cannot be determined at this time. This easement will typically be recorded during the permit review.

Access and Easements

Primary physical access to the lot will be off Lincoln Road and access to water main and sanitary sewer are available on Lincoln Road as well. 6-foot side yard Public Utility and Drainage Easements (PU&DE) and a 10-foot rear yard PU&DE will be granted.

Land Improvements

A permit application has not been received by the Village, but a preliminary site layout plan been provided by the applicant. A full stormwater management certification will be required prior to issuance of any building or engineering permit. A financial security will be required prior to permit issuance to ensure adequate completion of the permitted improvements.

Recommendation

The Abuhilal Consolidation Plat complies with Title 14 (Subdivision Regulations) of the Village Code and is therefore, recommended for Plan Commission approval. Any future revisions to the plat are required for review and approval by the Village Engineer prior to recording of the plat of consolidation.



Map created on August 19, 2020.
© 2020 GIS Consortium and MGP Inc. All Rights Reserved.
The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a basis for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



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

September 8, 2020

Dear Resident/Property Owner:

The Oak Brook Plan Commission and Village Board will be considering a final plat of consolidation and the Zoning Board of Appeals and the Village Board will also be considering a variation to the Zoning Regulations as requested below. All meetings scheduled are listed on the reverse side of this notice.

The application has been filed by:	Luai Abuhilal 325 Brentwood Drive Downers Grove, IL 60515
The property in question is located at:	3004 Lincoln and three (3) abutting vacant lots
Relationship of applicant to property:	Property Owner
Subdivision Title:	Abuhilal Consolidation

The petitioner is seeking approval of a final plat of consolidation in order to combine four (4) existing lots into one lot that conforms to the R-3 District lot area requirements.

The petitioner is also requesting a variation to reduce the required 40-foot rear yard setback from 40 feet to approximately 31 feet for a length of approximately 29 feet to allow for the construction of a new residence on the property when the lots have been consolidated. Shown on the reverse side of this notice is a map* of the area to assist you in determining your relationship to the property in question.

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

Sincerely,


Rebecca Von Drasek
Village Planner, Development Services

RV/gp



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

MEETING DATES and INFORMATION:

- Plan Commission..... 7:00 p.m., Monday, September 21, 2020
- Zoning Board of Appeals** 7:00 p.m., Tuesday, October 6, 2020
- Board of Trustees Meeting..... 7:00 p.m., Tuesday, October 27, 2020***

**Official Public Hearing on Variation only
 ***Tentative Date - Follows the completion of the Plan Commission public meeting and Zoning Board of Appeals public hearing.

Due to the emergence of the Coronavirus Disease 2019 (COVID-19) and guidance from the Centers for Disease Control and the Illinois Department of Public Health, the Village, consistent with Governor Pritzker’s April 1, 2020, Executive Order declaring a State of Emergency related to the Coronavirus (Covid-19), in person meetings and hearings will **NOT** be conducted in the Samuel E. Dean Board Room at the Butler Government Center. The entirety of the meeting will be conducted virtually via online web conferencing system. See meeting details at <http://www.oak-brook.org/178/Public-Hearings>. Click on the Plan Commission or Zoning Board of Appeals tab for agenda and case file information, which **will be available on the Friday prior to each meeting.**

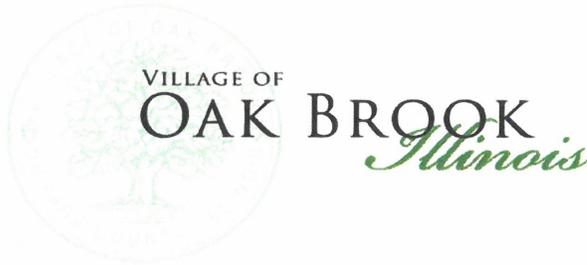
The agenda and materials for the Plan Commission meeting will be posted on the website by the end of the day Friday, September 18, 2020, before the meeting on the following Monday, September 21, 2020. Written testimony and comments for the Plan Commission meeting received by 4 pm on Thursday, September 17, 2020 **will be included in the case file.**

The agenda and materials for the Zoning Board of Appeals meeting will be posted on the website by the end of the day Friday, October 2, 2020, before the meeting on the following Tuesday, October 6, 2020. Written testimony and comments for the Zoning Board of Appeals meeting received by 4 pm on Thursday, October 1, 2020 **will be included in the case file.**

Written testimony and comments for each meeting can be emailed to Gail Polanek at: gpolanek@oak-brook.org or Rebecca Von Drasek at: rvondrasek@oak-brook.org or they can also be mailed to the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523 and will be included if received prior to the meeting deadlines above. Please limit written testimony and comments to [200 words]. Written comments not received by the deadline above, but received prior to the meeting will be read aloud at the meeting by staff during the meeting, if requested. Verbal live commenting via the online web conferencing system will also be available, but for technical reasons written comments are strongly preferred.

Persons seeking additional information concerning the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email their request by 4 p.m. on the Friday prior to each meeting. Further inquiries can be emailed to Gail Polanek at: gpolanek@oak-brook.org or Rebecca Von Drasek at: rvondrasek@oak-brook.org.

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 or for TDD response (630) 990-2131 as soon as possible before the meeting date.



ITEM 6.C.1

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

AGENDA ITEM

Regular Board of Trustees Meeting
of
September 8, 2020

SUBJECT: Referral – 3004 Lincoln Road – Abuhilal Consolidation – Final Plat of Consolidation to Combine Four (4) Lots into One Lot

FROM: Tony Budzikowski, AICP, Development Services Director *TB*

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a final plat of consolidation to the Plan Commission for a public meeting and recommendation.

Background/History:

The applicant and owner of the property, Luai Abuhilal, has submitted a petition requesting approval of a final plat of consolidation to combine four (4) existing lots into one lot consisting of $\frac{3}{4}$ acres (or 34,174 ft²). The property is zoned R-3 Single Family Detached Residence District and is improved with a single-family home.

The request to combine the four (4) properties will create a $\frac{3}{4}$ -acre lot. The owner intends to demolish the existing home and construct a new single-family home in its place. The minimum required lot area in the R-3 district is 25,000 square feet. A zoning variation request has also been submitted and will be processed through the ZBA for a reduction in the required rear yard setback from 40' to 31' for an approximate 29-foot section of the house.

Several additional documents have been included with this referral to provide the Board with more detailed and specific information related to the request. This additional application material is provided below for reference purposes.

1. Plat of Consolidation Application
2. Final consolidation plat
3. Property location map

Recommendation:

Please refer the request for a final plat of consolidation for 3004 Lincoln Road to the Plan Commission for a review, public meeting and a recommendation.

SUBDIVISION REGULATIONS:

14-3-1: PLATS REQUIRED:

A. Plats Prerequisite To Subdividing Lands: Before subdividing any tract or parcel of land in the village and the unincorporated areas within one and one-half (1¹/₂) miles of the village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the village authorities in accordance with the following requirements. Prior to preparation of preliminary plat drawings, it is suggested that the subdivider consult with the plan commission and other village officials to determine conformity to the official plan, zoning ordinance and compliance with this and other applicable village ordinances.

B. Subdivisions Of Not More Than Five Lots:

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

2. The plat of such a subdivision submitted by the subdivider for approval shall meet all requirements for a final plat as required by these regulations.

14-3-2: PRELIMINARY PLAT PROCEDURES:

Except as provided in subsection 14-3-1B of this chapter, applications for preliminary plat approvals are subject to the following procedures:

A. The owner or subdivider shall file an application for approval of the preliminary plat with the village clerk. Eighteen (18) copies of the preliminary plat, or such other number as the village clerk may designate by administrative order, and the required filing fee shall accompany the application.

B. The village clerk shall refer all copies of the preliminary plat to the plan commission, and one copy to the village engineer, at least fourteen (14) days in advance of the next meeting of the plan commission.

C. The plan commission shall notify the owner or subdivider as to the time and place of the plan commission meeting at which he will be afforded an opportunity of being heard. The village engineer shall furnish the plan commission a report on his review of the preliminary plat.

D. The plan commission shall approve or disapprove the application for preliminary plat approval within ninety (90) days from the date of filing the application or the filing by the applicant of the last item of required supporting data, whichever date is later, unless such time is extended by mutual consent.

E. When the preliminary plat has been acted upon by the plan commission, it shall be referred to the village board. If the plan commission approves the plat it shall so indicate on the plat, and if it disapproves such plat it shall furnish the village board and the applicant a written statement setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to these regulations and official plan. The village board shall accept or reject said plat within thirty (30) days after its regular stated meeting following the action of the plan commission, unless such time is extended by mutual consent.

PLAN COMMISSION - RULES OF PROCEDURE -

Procedure - Plats of Subdivision Excerpt below:

ARTICLE IX

PROCEDURE FOR CONSIDERATION OF PLATS OF SUBDIVISION

Section 9.1 Any applicant requesting approval of a plat of subdivision or resubdivision shall submit documents and information in accordance with the Subdivision Regulations to the Village Clerk.

Section 9.2 The Commission shall determine, in consultation with Village staff, whether the requirements of the Subdivision Ordinance have been met.

6

Section 9.3 Following consideration of the application, the Commission shall transmit to the Village Board the proposed plat and its recommendations.

1.a

SUBDIVISION APPLICATION



VILLAGE of OAK BROOK

**1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5103**

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

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

SUBDIVISION TITLE ABU HILAL CONSOLIDATION DATE FILED 08/12/20

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

See attached

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

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

PERMANENT PARCEL NO. 06-25-301-002-0000, 06-25-301-007-0000, 06-25-301-008-0000, 06-25-301-009-0000

NAME OF APPLICANT (and Email Address) Luai Abuhilal (l.abuhilal@gmail.com) PHONE 630-699-9000

ADDRESS 325 Brentwood Pl CITY Downers Grove STATE IL ZIP 60515

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD SAA PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

BENEFICIARY (IES) OF TRUST N/A PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

[Signature]
Signature of Owner

07/23/2020
Date

[Signature]
Signature of Applicant

07/23/2020
Date

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

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

[Signature]
Signature of Owner

07/23/2020
Date

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

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS	1				1
NUMBER of ACRES	0.784				0.784
NUMBER of SQUARE FEET	34,173.97				34,173.97

Location of Subject Property Attachment

The Subject property is located in the 4 lots below

PIN Number	Lot Number
06-25-301-008	117 - 3004 Lincoln Road (Existing house located on it
06-25-301-009	116 3004 Lincoln Road (Existing house located on it)
06-25-301-007	118 Vacant undeveloped land north of 3004 Lincoln
06-25-301-002	124 Vacant land on Grant Street south of 3001 Grant

TRUSTEE'S DEED
Illinois

THIS INDENTURE, made this
24th day of June, 2020,
between LINDA M. LOJEWSKI,
AS TRUSTEE OF THE LINDA M.
LOJEWSKI TRUST DATED
DECEMBER 19, 1997,
of the Village of OakBrook,
County of DuPage, Illinois,

Grantor(s), and

PT20-59943

LUAI ABUHILAL, *a married man*

Grantee(s);

WITNESSETH, that grantor, in consideration of the sum of TEN & 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said Trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto the grantee the following described real estate, situated in the County of DuPage, and State of Illinois, to wit:

LOTS 116, 117, 118, TOGETHER WITH THAT PART OF VACATED 30TH STREET ADJOINING ON THE NORTH OF LOT 118, AND LOT 124 IN BLOCK 4 IN WESTCHESTER PARK SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037, IN DUPAGE COUNTY, ILLINOIS.

C/K/A 3004 LINCOLN ROAD, OAK BROOK, ILLINOIS 60523

P.I.N. 06-25-301-009; 06-25-301-008;
06-25-301-007; 06-25-301-002

together with the tenements, hereditaments and appurtenances thereunto belonging or in any way pertaining.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easement; if any, provided they

3004 Lincoln Road consolidation

Letter of Explanation

To Whom it may concern,

We have bought the property located on 3004 Lincoln Road back in June 19, 2020 from Mrs Linda Lojweski to build our dream house .

Currently, the property has 4 different undersized lots, Lot 116 - 7,344 sf, Lot 117 - 7,342.99 sf, Lot 118- 13,503.65 sf, and Lot 124-7344 sf. R-3 Zoning District requires a minimum of 25000 sf to build a new house. In order to comply with the village standard, we have to consolidate the four lots together. After the consolidation, the lot size will be 34,173.97 more or less which will be in compliance with R-3 Zoning. Without the consolidation of the four lots it will be impossible to get approval for new house

The property currently has an older house that was built back in 1929. The house is located on both lots 117 and 116 and does not comply with the current standards nor the front setback requirements

Based on the current situation of the property and the proposed work we are doing; this new house will accommodate the village standard to its best and it will keep the property more complied with the new standards.

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
	<i>See Attached</i>		

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

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

After comments and revisions have been completed by the Village Engineer at least 10 days before the Plan Commission meeting, you will be directed to submit, the following: The original Applications must be completed, signed and **accompanied with the following:** Proper fee (payable to the Village of Oak Brook), Fifteen (15) folded copies of the proposed subdivision (**pursuant to the Plat Act maximum sheet size permitted is 30" x 36"**), 4 copies of Plat of Survey with Legal Description, Common Address and P.I.N. noted. Include a CD of all plats and plans (or send a PDF of each, which is to be emailed to gpolanek@oak-brook.org) Completed Subject Property Verification, Surrounding Property Owners form. If the applicant is NOT the property owner, a Letter of Standing is required with the written consent / authorization from the property owner. **See Submittal Guideline for a complete list of requirements.**

Fees and documents must be received prior to the **15th of the month** for Plan Commission review on the **third Monday of the following month.** An incomplete submittal will NOT be accepted and may be returned to the applicant. Please check all items applicable::

- PRELIMINARY PLAT** _____ \$50.00 per lot or \$750.00 minimum**
 - FINAL PLAT (G-289, 3/24/81)** 750 \$750.00 – NO IMPROVEMENTS** (Plus Plan Review & Inspection Fees, if required)
 - FINAL PLAT – with Improvements** _____ \$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
 - AMENDMENT or VARIATION** _____ \$750.00*
 - ASSESSMENT PLAT (12/11/79)** _____ No Charge
 - Public Hearing Signs** 200 \$50.00 per sign – 1 sign required for each Street Frontage/Per Parcel
- *Fees do not include publication costs, which are paid for separately
 ** \$125 fee for each time extension [title 1, chapter 14](#) of this code.

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed 8-17-20 Fee Paid \$ 950 Receipt No. 578085 Received By P. Chiarelli
 HEARING DATES: Board of Trustees (Referral) 9/8/2020 Plan Commission 9/21/2020 Board of Trustees 10/27/2020
 SIGNED - VILLAGE CLERK Charlene Pruss Date 8/19/2020

** Pending Plan Commission*

PIN	OWNER	PROPERTY STREET NUMBER	PROPERTY STREET	DIRECTION	PROPERTY
STREET NAME	PROPERTY APARTMENT	PROPERTY CITY	PROPERTY ZIPCODE		
0625301033	PEACHY; CHARLES & C	3014	S	LINCOLN RD	
	OAK BROOK 60523				
0625302043	SHOWNKEEN; HARISH	3011		LINCOLN ST	
	OAK BROOK 60523				
0625301009	LOJEWSKI; LINDA TRUST	3004		LINCOLN RD	
	OAK BROOK 60523				
0625302039	KRAL; FRANKETT H TR	3001		LINCOLN RD	
	OAK BROOK 60523				
0625302040	LA SALLE NATL TR 119174	3001		LINCOLN RD	
	OAK BROOK 60523				
0625300017	VILLAGE OF OAK BROOK	600		OAK BROOK RD	
	OAK BROOK 60523				
0625301005	PEACHEY TR; CHARLES & C	3014		LINCOLN RD	
	OAK BROOK 60523				
0625301008	LOJEWSKI; LINDA TRUST	3004		LINCOLN RD	
	OAK BROOK 60523				
0625301028				OAK BROOK RD	
	OAK BROOK 60523				
0625302045	3015 S LINCOLN OAK BK TR	3015		LINCOLN RD	
	OAK BROOK 60523				
0625302002	WEST SUBURBAN BK TR 13395	3007		LINCOLN RD	
	OAK BROOK 60523				
0625301027	BANK OF LYONS TR 3270	3016	N	LINCOLN ST	
	OAK BROOK 60523				
0625302044	VINCI; KELLY TR	3025		LINCOLN ST	
	OAK BROOK 60523				
0625301004	FU; MEIMEI	3009		GRANT ST	
	OAK BROOK 60523				
0625301002	LOJEWSKI; LINDA M TRUST	3004		LINCOLN RD	
	OAK BROOK 60523				
0625301032	RAICHAND; SUNIL & M TR	3012		LINCOLN RD	
	OAK BROOK 60523				
0625301026	BANK ONE TRUST 11196	3008		LINCOLN ST	
	OAK BROOK 60523				
0625301031	BANK ONE TRUST 11196	3008		LINCOLN ST	
	OAK BROOK 60523				
0625301007	LOJEWSKI; LINDA M TRUST	3004		LINCOLN RD	
	OAK BROOK 60523				
0625301001	DANIELIDES; LEO&ELIZABETH	3001		GRANT ST	
	OAK BROOK 60523				
0625301029	BANK OF LYONS TR 3270	3016	S	LINCOLN ST	
	OAK BROOK 60523				

Harish Shownkeen
3011 Lincoln St
Oak Brook, IL 60523

Frankett H Kral Tr
3001 Lincoln Rd
Oak Brook, IL 60523

~~Lasalle Natl Tr(119174)
3001 Lincoln Rd
Oak Brook, IL 60523~~

~~Village Of Oak Brook
600 Oak Brook Rd
Oak Brook, IL 60523~~

Charles & C Peachy Tr
3014 S Lincoln Rd
Oak Brook, IL 60523

~~3015 S Lincoln Oak BK TR
3015 S Lincoln Oak BK Tr
Oak Brook, IL 60523~~

West Suburban BK Tr(13395)
3007 Lincoln Rd
Oak Brook, IL 60523

~~Kelly Vince
3025 Lincoln St
Oak Brook, IL 60523~~

Meimei Fu
3009 Grant St
Oak Brook, IL 60523

*Tehming Liang
7 Turnbroke Ct
Burr Ridge, IL
60527*

Sunil & M Raichand Tr
3012 Lincoln Rd
Oak Brook, IL 60523

~~Bank One Trust 11196
3008 Lincoln St
Oak Brook, IL 60523~~

Leo & Elizabeth Danielides
3001 Grant St
Oak Brook, IL 60523

~~Bank of Lyons Tr (3270)
3016 S Lincoln St
Oak Brook, IL 60523~~

Luai Abuhilal
325 Brentwood PL
Downers Grove, IL 60515

UNITED SURVEY SERVICE LLC
7710 Central Ave
River Forest, IL 60305

*Bank of Lyons Tr.
8601 W. Ogden Ave
Lyons, IL 60534*

*Samuel Vinci
3025 Lincoln
Oak Brook, IL
60523*

*Pawel Iwanski
3015 Lincoln
Oak Brook, IL
60523*

*CTLTC A8501119601
10 S. LaSalle, Ste 2750
Chicago, IL 60603*

CERTIFICATION

Surrounding Property Owners

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

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

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

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

<u>Luai Abuhilal</u> Printed Name of Property Owner	<u>Luai Abuhilal</u> Printed Name of Applicant
<u>[Signature]</u> Signature of Owner	<u>[Signature]</u> Signature of Applicant
<u>07.30.2020</u> Date	<u>07.30.2020</u> Date

BILL TO INFORMATION:

<u>Luai Abuhilal</u> Print Name/Company	<u>Luai Abuhilal</u> Print Contact Person Name	<u>630-699-9000</u> Contact Phone
<u>325 Brentwood PL, Panners Grove, IL 60515</u> Address To be Billed	<u>60515</u> Alternate Phone	<u>(630-656-2763)</u>

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

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill):

06 25 301 002
007
008

2. Common Address:

3004 Lincoln Rd, Oak Brook, IL 60523

3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.

4. Provide the proposed Legal Description for each lot as an attachment.

5. Email the Current and Proposed Legal Description in a Word document to gpolanek@oak-brook.org

See Attached @ end of Application

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

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

Contact Person: him

Only First name of Contact is required.

Date called:

07/30/2020

I verify that the information provided above is accurate.

Luca Abuhilal

Printed Name



Signature

Date

07/30/2020

Relationship to Applicant:

Same

Legal Description Reviewed

Yes _____

No _____

Reviewed By: _____

Date _____

Subject Property Verification Legal Description

The Legal description for PIN number 06-25-301-002, 06-25-301-007, 0625-301-008, and 06-25-301-009 Located on 3004 Lincoln Rd. Oak Brook, IL 60523 is described as Follows:

Lots 116, 117, 118 and 124 in block 4 in Westchester Park Subdivision, being a Subdivision in the East Half of the Southwest Quarter of Section 25, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recoded November, 13 1925 as Documents 203037, in DuPage County, Illinois

Please Deposit Check in: Zoning Account 10-4302

For:

3004 Lincoln Road - Abuhilal - Final Plat of Consolidation - Abuhilal Consolidation

NOTE: *Cash* - Total \$ 950.00

Please return receipt(s) to Gail

Thanks

\$750 - Application Fee

200 - Public Hearing/Meeting signs

\$950 Total - Cash paid

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

MISCELLANEOUS PAYMENT RECP#: 578085
DATE: 08/17/20 TIME: 11:10:08
CLERK: pstone DEPT:
CUSTOMER#: 0

COMMENT: 3004 LINCOLN RD-ABUH

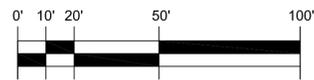
CHG: 4302 ZONING/SUBDIVIS 950.00

AMOUNT PAID: 950.00

PAID BY: ABUHILAL
PAYMENT METH: CASH

REFERENCE:

AMT TENDERED: 950.00
AMT APPLIED: 950.00
CHANGE: .00



SCALE: 1"=30'

EXHIBIT "A" ABUHILAL CONSOLIDATION

OF LOTS 116, 117, 118, TOGETHER WITH THAT PART OF VACATED 30TH STREET ADJOINING ON THE NORTH OF LOT 118, AND LOT 124 IN BLOCK 4 IN WESTCHESTER PARK SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037, IN DU PAGE COUNTY, ILLINOIS.

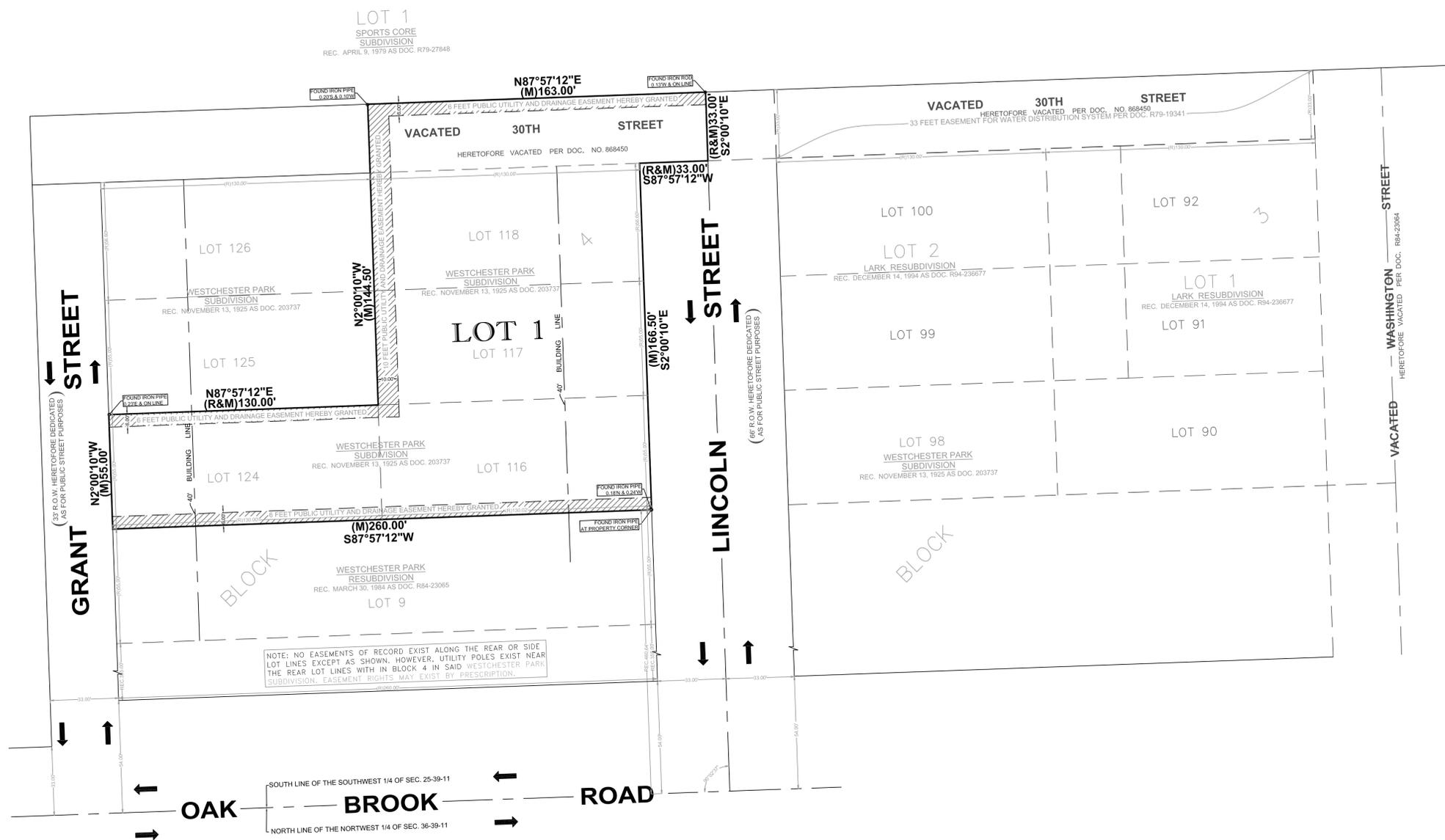
KNOWN AS: 3004 LINCOLN ROAD, OAK BROOK, ILLINOIS 60523

AFFECTED PERMANENT INDEX NUMBERS:

- 06 - 25 - 301 - 002 - 0000
- 06 - 25 - 301 - 007 - 0000
- 06 - 25 - 301 - 008 - 0000
- 06 - 25 - 301 - 009 - 0000

AREA TABLE

LOT 1
AREA = 34,173.97 SQ. FT. OR 0.784 ACRE MORE OR LESS



NOTE: NO EASEMENTS OF RECORD EXIST ALONG THE REAR OR SIDE LOT LINES EXCEPT AS SHOWN. HOWEVER, UTILITY POLES EXIST NEAR THE REAR LOT LINES WITH IN BLOCK 4 IN SAID WESTCHESTER PARK SUBDIVISION. EASEMENT RIGHTS MAY EXIST BY PRESCRIPTION.

LEGEND

- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL'S
- (R) RECORD DATA
- (M) MEASURED DATA

NOTE:
BASIS OF BEARINGS
THE (COORDINATES AND) BEARINGS SHOWN HEREON ARE
BASED UPON THE ILLINOIS STATE PLANE COORDINATES

PROJECT No.: 2020-27679-1	PLAT PREPARED FOR: LUAI ABUHILAL 325 BRENTWOOD PLACE, DOWNERS GROVE, IL 60515	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM	NO.	REVISIONS	DATE
ISSUE DATE: 08/06/20			1		
SCALE: 1"=30'			2		
SHEET NUMBER 1 OF 2			3		
			4		
			5		
			6		

EXHIBIT "A"

ABUHILAL CONSOLIDATION

MAIL TO:
LUAI ABUHILAL
 325 BRENTWOOD PLACE,
 DOWNERS GROVE, IL 60515

OF LOTS 116, 117, 118, TOGETHER WITH THAT PART OF VACATED 30TH STREET ADJOINING ON THE NORTH OF LOT 118, AND LOT 124 IN BLOCK 4 IN WESTCHESTER PARK SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037, IN DU PAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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

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

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

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

OWNER: _____

LUAI ABUHILAL
 325 BRENTWOOD PLACE,
 DOWNERS GROVE, IL 60515

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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

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

BY: _____
 NOTARY PUBLIC

COMMISSION EXPIRES _____

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

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

DATED THIS ____ DAY _____, A.D. 20__.

BY: _____
 COUNTY CLERK

SANITARY DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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

DATED THIS ____ DAY _____, A.D. 20__.

BY: _____
 SECRETARY

SCHOOL DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DUPAGE)

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

LOT 1- ELEMENTARY SCHOOL (BROOK FOREST ELEMENTARY SCHOOL) DISTRICT # 53
 LOT 1- HIGH SCHOOL (BUTLER JUNIOR HIGH SCHOOL) DISTRICT # 53
 LOT 1- HIGH SCHOOL (HINSDALE CENTRAL HIGH SCHOOL) DISTRICT # 86

DATED AT _____, ILLINOIS,

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

BY: _____
LUAI ABUHILAL
 325 BRENTWOOD PLACE,
 DOWNERS GROVE, IL 60515

CERTIFICATE AS TO SPECIAL ASSESSMENTS:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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

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

BY: _____
 VILLAGE TREASURER

COUNTY RECORDER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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

DATED THIS ____ DAY OF _____, 20__.

BY: _____
 RECORDER OF DEEDS

DRAINAGE CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH ANNEXED PLAT OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS (WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE ANNEXED PLAT.

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

OWNER: _____
LUAI ABUHILAL
 325 BRENTWOOD PLACE,
 DOWNERS GROVE, IL 60515

BY: _____
 ENGINEER

VILLAGE CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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 ON THIS ____ DAY OF _____, 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__.

BY: _____
 VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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

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

BY: _____
 VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

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

BY: _____
 CHAIRMAN

PERMISSION TO RECORD:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

I, ROY G. LAWNCZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR, HEREBY GIVE PERMISSION TO THE VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS TO RECORD THIS PLAT WITH THE OFFICE OF THE DU PAGE COUNTY RECORDER OF DEEDS.

THIS ____ DAY OF _____, 2020.

BY: *Roy G. Lawnczak*
ROY G. LAWNCZAK
 REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290



LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290, HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 116, 117, 118, TOGETHER WITH THAT PART OF VACATED 30TH STREET ADJOINING ON THE NORTH OF LOT 118, AND LOT 124 IN BLOCK 4 IN WESTCHESTER PARK SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK (OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK) WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT A 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 AT RIVER FOREST, ILLINOIS, THIS 6TH DAY OF AUGUST, 2020.

BY: *Roy G. Lawnczak*
ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2020
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2021



PROJECT No.: 2020-27679-1	PLAT PREPARED FOR: LUAI ABUHILAL 325 BRENTWOOD PLACE, DOWNERS GROVE, IL 60515	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL.: (847) 299-1010 FAX: (847) 299-5887 E-MAIL: USURVEY@USANDCS.COM	NO.	REVISIONS	DATE
ISSUE DATE: 08/06/20			1		
SCALE: 1"=30'			2		
SHEET NUMBER 2 OF 2			3		
			4		
			5		
			6		



DOMINIC J. MANCINI, P.C.

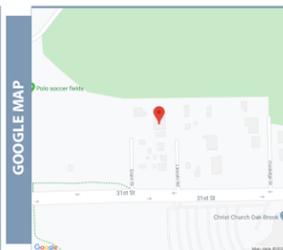
ATTORNEY AT LAW

Dominic J. Mancini

P: 630.325.2580 F: 630.325.5169
E-mail: Dom1@mns.com Website: DomManciniLaw.com
133 Fuller Road, Hinsdale, Illinois, 60521

PROPERTY ADDRESS SURVEY NUMBER 2006.4492

3004 LINCOLN ROAD, OAK BROOK, ILLINOIS 60523



CLIENT ORDER NUMBER: PT20-59943

DATE: 06/19/20

BUYER: LUAI ABUHILAL

SELLER:

CERTIFIED TO:
LUAI ABUHILAL; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

LEGAL DESCRIPTION
LOTS 116, 117, 118, TOGETHER WITH THAT PART OF VACATED 30TH STREET ADJOINING ON THE NORTH OF LOT 118, AND LOT 124 IN BLOCK 4 IN WESTCHESTER PARK SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037, IN DUPAGE COUNTY, ILLINOIS.

POINTS OF INTEREST
1. RESIDENCE OVER 35' SETBACK LINE

FIELD WORK DATE: 6/18/2020

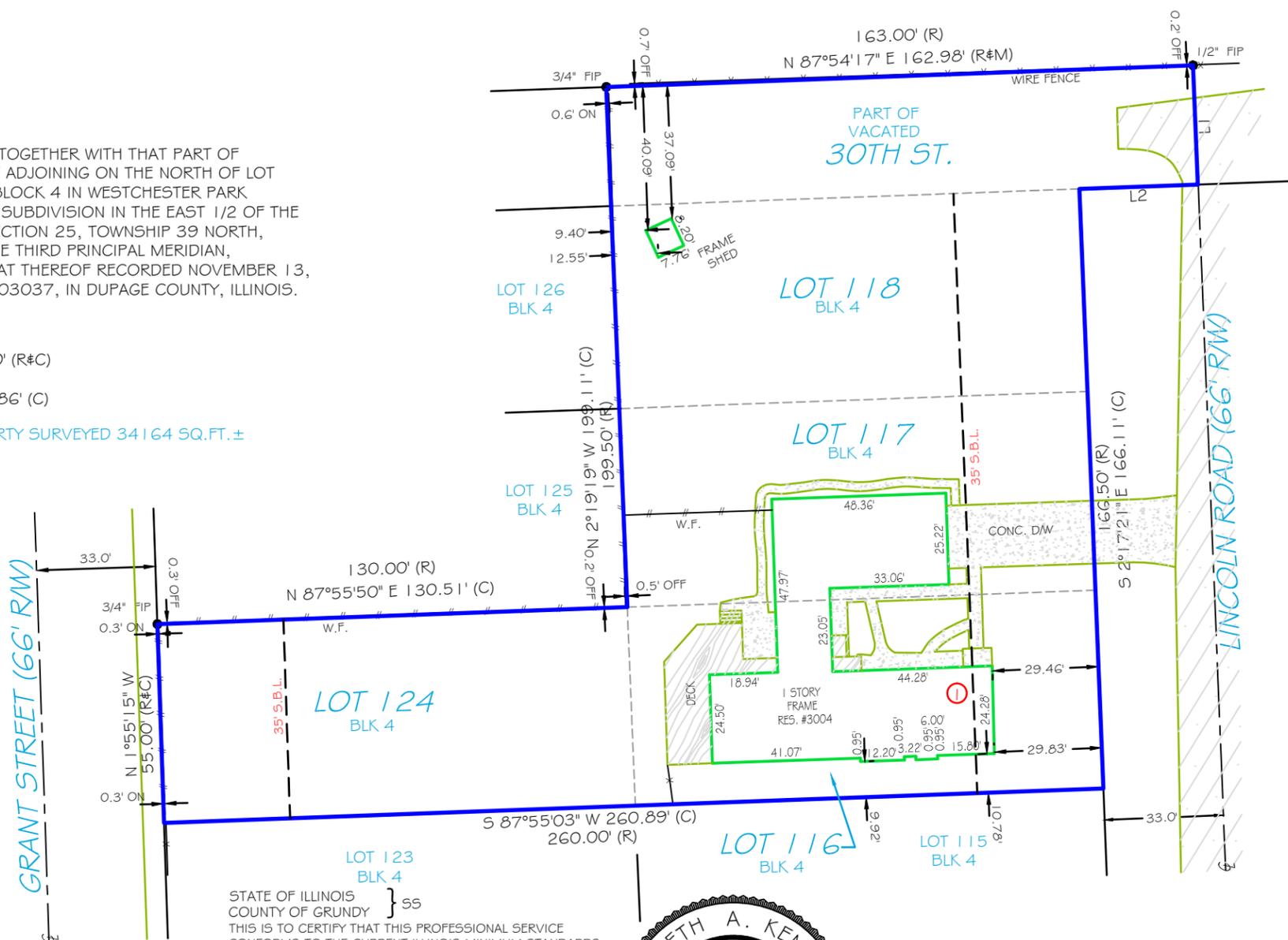
REVISION DATES: (REV.1 6/19/2020)

2006.4492
BOUNDARY SURVEY
DUPAGE COUNTY

LOTS 116, 117, 118, TOGETHER WITH THAT PART OF VACATED 30TH STREET ADJOINING ON THE NORTH OF LOT 118, AND LOT 124 IN BLOCK 4 IN WESTCHESTER PARK SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1925 AS DOCUMENT 203037, IN DUPAGE COUNTY, ILLINOIS.

TABLE:
L1 S 2°17'21" E 33.00' (R#C)
L2 33.00' (R)
L2 S 87°54'17" W 32.86' (C)

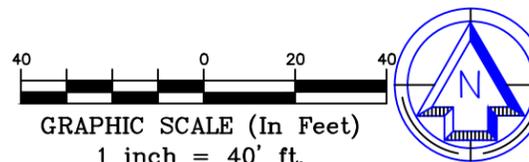
TOTAL AREA OF PROPERTY SURVEYED 34164 SQ.FT. ±



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF JUNE, 2020
AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008059-0008



Use of this Survey other than Intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

GENERAL SURVEYOR NOTES
1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 1 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. Unless specifically stated otherwise, an examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained in this survey has been performed exclusively and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
15. Survey bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north. Bearings are shown as survey bearings, and when shown as matching those on the subdivision plats to which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 0 degrees east is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said survey bearings as defined and required to be noted by Illinois Administrative Code Title 65, Chapter VII, Sub-Chapter B, Part 1270.56, Paragraph 8, Sub-Paragraph 6, Item 1.

PERFORMED BY
EXACTA
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Phone: 773.305.4011

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SURVEYOR'S LEGEND
LIMITED: LINE OR OTHER...
BOUNDARY LINE
STRUCTURE
CONTIGUOUS OR WIRE FENCE
EASEMENT
EDGE OF WATER
SURVEYOR'S LEGEND
BENCH MARK
FIELD
MEASURED
PLAT
RECORD
SURVEY
ACCESSORY SETBACK LINE
AIR CONDITIONING
BLOCK CORNER
BACKFLOW PREVENTOR
BEARING REFERENCE
BUILDING RESTRICTION LINE
BAY/BOX WINDOW
BUILDING
BLOCK
BENCHMARK
EASEMENT
CONCRETE BLOCK
CHAIN LINK FENCE
CLEAN OUT
CONCRETE VALLEY GUTTER
CENTER LINE
COVERED PORCH
CONCRETE SLAB
CABLE TV RISER
CHORD BEARING
CHIMNEY
CONCRETE
CORNER
CONCRETE SIDEWALK
DRAIN FIELD
DRAIN HOLE
DROVEWAY
EDGE OF WATER
ELEVATION
ELECTRIC METER
ENCLOSURE
ENTRANCE
ELECTRIC UTILITY BOX
FINISHED FLOOR
EDGE OF PAVEMENT
FOUND DRILL HOLE
FOUND CONCRETE MONUMENT
FOUND IRON PIPE & CAP
FOUND IRON ROD & CAP
FOUND NAIL AND DISC
FOUND NAIL
FOUND PARKER-KALON NAIL
FOUND P.K. NAIL & DISC
FOUND RAILROAD SPIKE
GARAGE
GAS METER
IDENTIFICATION
ILLEGIBLE
INSTRUMENT
INTERSECTION
LENGTH
LICENSE # - BUSINESS
LICENSE # - SURVEYOR
MAP BOOK
MITERED END SECTION
METAL FENCE
MITERED END SECTION
MANHOLE
NON RADIAL
NOT TO SCALE
NORTH AMERICAN
VERTICAL DATUM OF 1988
NATIONAL GEODETIC
VERTICAL DATUM OF 1929
ON CONCRETE SLAB
ON GROUND
OFFICIAL RECORD BOOK
OFFICIAL RECORD VOLUME
OVERALL
OFFSET
OUTSIDE OF SUBJECT PARCEL
OVERHANG
OVERHEAD LINES
INSIDE OF SUBJECT PARCEL
FLAT ROOF
POINT OF CURVATURE
POINT OF COMPOUND CURVATURE
PERMANENT CONTROL POINT
POINT OF INTERSECTION
POINT OF BEGINNING
POINT OF COMMENCEMENT
FINISHED PIPE
POINT OF REVERSE CURVATURE
PERMANENT REFERENCE MONUMENT
POINT OF TANGENCY
PAGE
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
RADIUS OF ROAD
RADIUS POINT
RIGHT OF WAY
RESIDENCE
RANGE
SETBACK LINE
SURVEY CLOSURE LINE
SURVEY TIE LINE
SEAWALL
SET GLUE DISC
SIDEWALK
SCREEN
SECTION
SEPTIC TANK
SEWER
SET IRON ROD & CAP
SET NAIL & DISC
SQUARE FEET
STORY
SEWER VALVE
TOP OF BANK
TEMPORARY BENCHMARK
TELEPHONE FACILITIES
TOWNSHIP
TRANSFORMER
TYPICAL
UTILITY RISER
UNDERGROUND
UTILITY RISER
VINYL FENCE
WOODEN FENCE
WITNESS CORNER
WATER FILTER
WATER METER/VALVE BOX
WATER VALVE
ACCESS EASEMENT
ANCHOR EASEMENT
CANAL MAINTENANCE ESMT.
COUNTY UTILITY ESMT.
DRAINAGE EASEMENT
DRAINAGE AND UTILITY ESMT.
EASEMENT
INGRESS/EGRESS ESMT.
IRRIGATION EASEMENT
LIMITED ACCESS ESMT.
LANDSCAPE BUFFER ESMT.
LAKE OR LANDSCAPE
MAINTENANCE EASEMENT
PUBLIC UTILITY EASEMENT
ROOF OVERHANG ESMT.
SIDEWALK EASEMENT
STORM WATER
MANAGEMENT EASEMENT
TECHNOLOGICAL UTILITY ESMT.
UTILITY EASEMENT