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VILLAGE OF OAK BROOK
Zoning Board of Appeals

STAFF REPORT

DATE: September 29, 2020

CASE NO: 2020-09-ZO-VAR

DESCRIPTION: Variation – to permit the construction of a new residence a portion of which will encroach into the 40 foot required rear yard.

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

ADDRESS: 3004 Lincoln Road

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

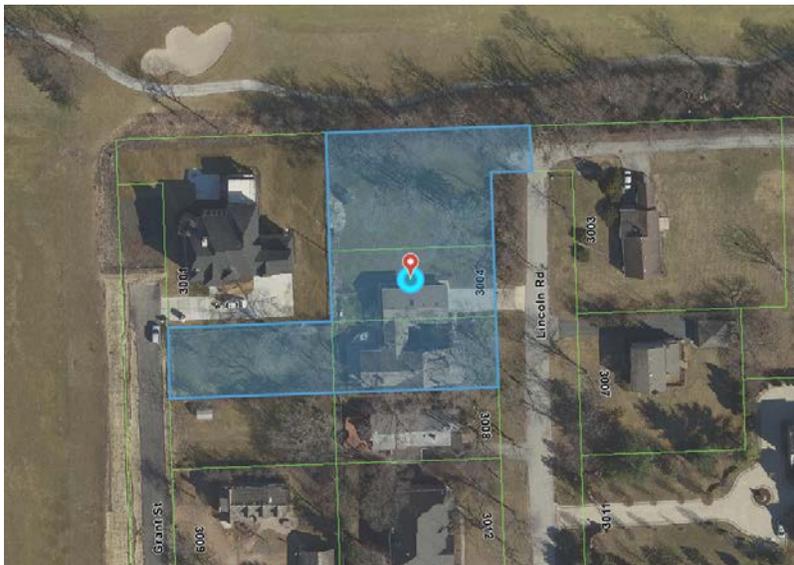
R-3 SINGLE-FAMILY LOT AREA REQUIREMENTS:

	Proposed	Required
Lot Size	34,164 SF	25,000 SF
Lot Width	199.5'	100'
Front Yard Setback	40'	40'
Side Yard Setback	12'	12'
Rear Yard Setback	*31'	40'
*For an approximate 29-foot portion of the rear yard.		

ZONING/USE OF SURROUNDING PROPERTY:

North: CR District (Conservation/Recreation District), Sports Core property, golf course
South: R-3 District (Single-Family Detached Residence District), single-family homes
East: R-3 District (Single-Family Detached Residence District), single-family homes
West: R-3 District (Single-Family Detached Residence District), single-family homes.

LOCATION MAP:



**STAFF REPORT – ABUHILAL
VARIATION – 3004 LINCOLN ROAD
CASE No. 2020-09-ZO-VAR**

DISCUSSION:

Luai Abuhilal, owner of the property at 3004 Lincoln Road, has submitted a petition requesting approval of a zoning variation to the rear yard setback from the Oak Brook Zoning Ordinance (OBZO). The 0.78-acre property is located on the west side of Lincoln Road, is zoned R-3 Single-family detached residence district, and is improved with an existing single-family home.

The petitioner intends to demolish the existing home and construct a new single-family home. The petitioner is requesting approval of a variation from Section 13-6C-3F.3 of the OBZO. The variation is to reduce the required rear yard setback from 40 feet to 31 feet to accommodate a portion of the new single-family residence on the property. The variation is requested for approximately 29 feet of the rear length of the home, the remainder of the house complies with the setback.

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

Staff Comments:

- The properties are located in the Westchester Park Subdivision, which was recorded in November of 1925. The existing home was constructed in 1929.
- 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 Plan Commission unanimously recommended approval of the Plat of Consolidation on September 21, 2020. The request is to consolidate the four (4) existing nonconforming lots creating a lot totaling 34,173.97 SF. The new 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 Westchester Park Subdivision’s front building setback was originally at 35 feet, the Abuhilal Consolidation creates the front 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 (attached). The variation approved a 9-foot side yard setback and a 15-foot rear yard setback. The variation approval also included a restrictive covenant, which prohibits access to Grant Road from Lot 124.
- The proposed single-family home is to be approximately 6,500 square feet of living space, with a four-car garage, swimming pool, and patio.

RESPONSIBILITIES OF HEARING BODIES:

The Zoning Board of Appeals has the responsibility to make a recommendation on a request for variation. Please include in your consideration your findings with respect to the standards specified in the Zoning Ordinance for the variation. The materials submitted by the applicant specifically address these standards (see the case file). Those standards are as follows:

**STAFF REPORT – ABUHILAL
VARIATION – 3004 LINCOLN ROAD
CASE No. 2020-09-ZO-VAR**

“Section 13-14-6 D. Standards:

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

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:

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

CONCLUSION:

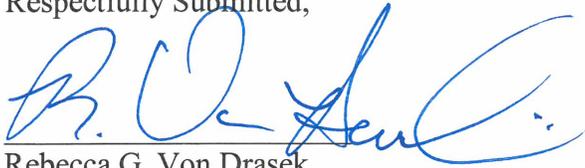
If the Zoning Board of Appeals is of the opinion that the applicant has satisfied the requirements for the requested variation to the Zoning Ordinance for the property located at 3004 Lincoln Road, an affirmative recommendation should be provided to approve the requested zoning variation in accordance with the submitted standards for variation and subject to the following conditions:

1. Subject to the approval of the Abuhilal Plat of Consolidation.
2. The proposed single-family dwelling shall be constructed in substantial conformance to the approved site plan as submitted.
3. Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.

**STAFF REPORT – ABUHILAL
VARIATION – 3004 LINCOLN ROAD
CASE NO. 2020-09-ZO-VAR**

However, if you determine that the petitioner has not satisfied the required standards for variation, the request could be continued for further information/discussion or be denied. Staff requests that the Board include specific reasons for a recommendation to deny the requested variation.

Respectfully Submitted,



Rebecca G. Von Drasek
Village Planner

Review Attached - 1

III a

ORDINANCE NO. S-294

AN ORDINANCE GRANTING A VARIATION TO THE RULES AND REGULATIONS OF "THE ZONING ORDINANCE OF THE VILLAGE OF OAK BROOK, ILLINOIS, OF 1966", AS AMENDED

Whereas, the owner of the property more particularly herein-after described has petitioned the corporate authorities of the Village of Oak Brook for a variation to the rules and regulations of "The Zoning Ordinance of the Village of Oak Brook, Illinois, of 1966", as amended, with respect to yard requirements; and

Whereas, a public hearing pursuant to said request has been held by the Zoning Board of Appeals of the Village of Oak Brook; and

Whereas, the President and Board of Trustees of the Village of Oak Brook have reviewed the proceedings and are of the opinion that a variation should be granted;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Brook, DuPage County, Illinois, as follows:

Section 1. That the applicable rules and regulations of "The Zoning Ordinance of the Village of Oak Brook, Illinois, of 1966", as amended, contained in Section VII, 8, b and VII, 8, c, are hereby varied to permit a side yard of 9 feet and 15 foot minimum rear yard for the construction of an addition to the present home located upon the property. This variation is conditioned upon the owner of the property executing a restrictive covenant that Lot 124 will not be sold seperately from Lot 116 in the subdivision and further that a no access strip to Grant Street will be provided without the prior written approval of the Corporate Authorities of the Village of Oak Brook.

Section 2. The real estate effected hereby is legally described as, to wit:

Lots 116 and 124 of Block 4 of Westchester Park Subdivision, being a Subdivision of Lot 1 and 2 of the Plat of the East 1/2 of the Southwest 1/4 of Section 25, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois,

commonly known as 3004 Lincoln Road, Oak Brook, Illinois.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval as by statute in such case made and provided.

PASSED and APPROVED by the President and Board of Trustees of the Village of Oak Brook, Illinois, this 8th day of January, 1973.

APPROVED:

ATTEST:

/s/George B. Howell
President

/s/ Marianne Lakosil
Village Clerk

AYES: 6

NAYS: 1

ABSENT: 0

8.d

RESTRICTIVE COVENANT
RUNNING WITH THE LAND

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00) and other good and valuable consideration LEONARD LOJEWSKI and LINDA M. LOJEWSKI, his wife, owners of the property hereinafter legally described hereby place this restrictive covenant running with the land hereinafter described. The restriction upon the land is that the two Lots (to wit Lots 116 and 124) shall henceforth be considered a single tract and be sold only as a single tract and we thereby further restrict that no access from said Lots shall be created or maintained to Grant Street currently abutting Lot 124 and within the Village of Oak Brook, DuPage County, Illinois.

These restrictions shall be irrevocable and run with the land and may be released only by the prior written consent of the Village of Oak Brook, an Illinois Municipal Corporation or its successor.

These restrictions shall be binding upon ourselves, our respective heirs, legal representatives, successors, and assigns.

The property affected hereby is legally described as follows:

Lots 116 and 124 of Block 4 of Westchester Park Subdivision, being a Subdivision of Lot 1 and 2 of the Plat of the East 1/2 of the Southwest 1/4 of Section 25, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois.

IN WITNESS WHEREOF we have affixed our hands and seals this 7 day of December, 1973.

Linda M. Lojewski (SEAL)

Leonard Lojewski (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LEONARD LOJEWSKI and LINDA M. LOJEWSKI personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of December, 1973.

Ruth Schwartz
Notary Public



VILLAGE OF
OAK BROOK
Illinois

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

September 25, 2020

Village President and Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: 3004 Lincoln Road – Abuhilal Consolidation – Final Plat – To consolidate four lots

Dear Village President and Board of Trustees:

Background

The Plan Commission completed its review and deliberations at a virtual public meeting utilizing Zoom conferencing on September 21, 2020 on a petition from Luai Abuhilal, owner of the property located at 3004 Lincoln Road seeking approval of a final plat to consolidate four nonconforming undersized lots into one lot.

The request to combine the four (4) lots will create a single lot of 0.784 acres or 34,174 square feet. The existing lots consist of 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. 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 and the lots when consolidated will exceed the lot sizes immediately adjacent to the property. The front building setback was originally at 35 feet and this proposal brings the setback line to 40 feet to comply with the R-3 district standard.

The Commission was in receipt of the village consultant engineer's written review, which complies with the village's subdivision regulations and recommended approval of the final plat subject to his review and approval prior to recording.

The Commission was made aware of the petitioner's additional request for a variation that will have a public hearing before the Zoning Board of Appeals.

See the application, proposed plat and other relevant materials in the case file for additional information regarding the requested final plat.

Public Comment

All interested parties were notified of the virtual public meeting. No one signed up to speak in support of or in opposition to the request.

September 25, 2020
Village President and Board of Trustees
RE: Abuhilal Consolidation – 3004 Lincoln Road
Final Plat – Consolidation of Four Lots
Page 2

Plan Commission Recommendation

Chairwoman Tropinski noted that it appeared the requested plat met the requirements of the subdivision regulations, the official plan and zoning ordinance. By a vote of 7 to 0, the Plan Commission recommended approval of the final plat for the Abuhilal Consolidation as presented, subject to the following condition:

1. Final Engineering review and approval.

Very truly yours,



Marcia Tropinski
Chairwoman
Plan Commission



Map created on August 28, 2020
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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 base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Tuesday, October 6, 2020 at 7:00 p.m. for the purpose of considering the application from the Petitioner, Luca Abuhilal, 325 Brentwood Drive, Downers Grove, IL 60515, owner of the subject property at 3004 Lincoln Road, Oak Brook, Illinois 60523, seeking a variation as provided for under Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application seeking approval of a variation to reduce a portion of the required 40-foot rear yard setback from 40-feet to approximately 31 feet to allow for the construction of a new single family residence on the property located at 3004 Lincoln Road, Oak Brook, Illinois 60523 as described below. The request is also subject to the approval of the consolidation of four adjoining parcels.

The subject property may be generally described as 3004 Lincoln Road and 3 adjoining parcels, Oak Brook, Illinois 60523, with the legal description 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 recorded November, 13 1925 as Documents 203037, in DuPage County, Illinois, PINS: 04-25-301-002, 06-25-301-007, 0625-301-008, and 06-25-301-009

At the time of this publication, 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, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523. 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>. Please be advised that due to the COVID-19 pandemic, the Village of Oak Brook is exercising due care by following the recommended social distancing guidelines. During this extraordinary time, residents and individuals that wish to participate in the hearing process are provided with the choice of verbal live commenting via the online web conferencing system that will be available, but for technical reasons written comments are strongly preferred. Persons seeking additional information concerning the application, accessing the virtual meeting, or requesting alternative means to provide testimony or public comment are directed to email their request. Further inquiries can be emailed to Gail Polanek at: gpolanek@oak-brook.org or Tony Budzikowski at: tbudzikowski@oak-brook.org. If you are interested in participating in the hearing process remotely you must contact the Development Services Director or Planning Technician no later than five (5) days prior to the hearing. Please feel free to contact Tony Budzikowski at 630-368-5104 or tbudzikowski@oak-brook.org or Gail Polanek at 630-368-5106 or gpolanek@oak-brook.org and you will be provided with the necessary login information prior to the meeting. If you are not interested in participating in the hearing, but simply have questions or would like to view the file, please feel free to use the same contact information and arrangements can be made to accommodate you.

The petitioner's application including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays. In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date. Charlotte Pruss, Village Clerk
Published at the direction of the Corporate Authorities and the Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald September 10, 2020 (4550970)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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- Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
- Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
- Winfield, Wood Dale, Woodridge

County(ies) of DuPage and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

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 09/10/2020 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4550970



**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.

6.

CONSENT AGENDA

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

A. Accounts Payable for Period Ending:

August 21, 2020 - \$1,031,111.03

September 3, 2020 - \$355,259.33

Significant Items included in Above:

1. LEGAL SERVICES:

a) Clark, Baird, Smith, LLP. – July 2020 – \$16,818.38 (FY20 YTD - \$45,781.38)

b) Ottosen, Dinolfo Hasenbalg & Castaldo – July 2020 - \$10,506.15 (FY20 YTD - \$73,896.79)

c) Rathje Woodward, LLC. – July 2020 - \$504.74 (FY20 YTD - \$9,492.44)

TOTAL LEGAL BUDGET FOR 2020 IS \$254,000.00

TOTAL LEGAL BILLS PAID FOR 2020 - YTD - \$152,351.76

2. Burns & McDonnell Engineering Co., Inc. – Engineering Services – July 2020 - \$20,533.33

3. Tyler Technologies – Inv.#045-310391 - \$63,667.40

4. Lyons Electric Company – Inv.#9556 - \$25,725.00

5. Lyons Electric Company – Inv.#9557 - \$25,725.00

6. BCBS HMO – Health Care Services – September 2020 - \$48,750.67

7. IRMA – July 2020 - \$34,395.65

8. DCVP-Co-Op Advertising – July-August - Inv.#4614 - \$54,846.00

TOTAL DUPAGE CONVENTION & VISITORS BUREAU BUDGET FOR 2020 - \$192,020

TOTAL PAID FOR 2020 - \$162,532.03

B. Approval of Payroll for Pay Period Ending:

1. August 8, 2020 - \$833,795.76

2. August 22, 2020 - \$865,054.50

C. Development Services Referrals

1. Abuhilal Consolidation - 3004 Lincoln Road and Vacant Properties - Final Plat of Consolidation

2. 3004 Lincoln Road - Variation - Rear Yard Setback

D. Ordinances & Resolutions

1. RESOLUTION 2020-FD-PG-EQ-R-1898, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of a Monitor/Defibrillator

2. RESOLUTION 2020-PW-B&T-CNTRCT-R-1860, A Resolution Approving and Authorizing the Execution of an Agreement By and Between the Village of Oak Brook and Garland/DBS, Inc.
3. ORDINANCE 2020-ZO-PUD-EX-S-1607, An Ordinance GW Oak Brook Owner, LLC – 1717 22nd Street – Planned Development Proposal For a Redevelopment of the Former Macy’s Furniture Property
4. RESOLUTION 2020-PW-WA-AG-R-1899, A Resolution Approving and Authorizing the Execution Of an Agreement By and Between the Village of Oak Brook And Burke, LLC. 2020 Water Distribution Improvements
5. ORDINANCE 2020-LC-AL-G-1169, An Ordinance Amending Title 4, Chapter 1, Section 8A of the Village Code of the Village of Oak Brook, Illinois By Increasing By One to Thirty-Three the Number Of Authorized Class A-1 Liquor Licenses (Stay Chicago Inc. d/b/a Surf’s Up Dining Group LLC)

E. Village of Oak Brook – Monthly Financial Reports July - 2020

Motion by Trustee Baar, seconded by Trustee Manzo to approve the Consent Agenda and authorize expenditures as presented or amended

ROLL CALL VOTE:

Ayes: 6 – Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, and Yusuf

Nays: 0 – None

Abstain: 0 – None

Absent: 0 – None

Motion carried

7. ITEMS REMOVED FROM THE CONSENT AGENDA

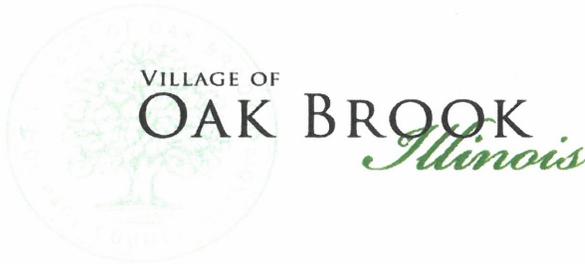
None

8. BOARD & COMMISSION RECOMMENDATIONS

A. Planned Development Commission Recommendation – Medical Office, Hines Development

Development Services Director Tony Budzikowski made a brief introduction to the requested amendment to the original plan development and asked Attorney Friedman to speak in detail on the matter. Later, he explained that the monitoring of the parking situation is the best policy and made recommendations for the Village to bring in the traffic consultant at its discretion. Next, Development Services Director Budzikowski, stated that the number 2 provision in the recommended motion would be for the conceptual approval of the total of 19 stories for the requirements of the project which would include 72 condominium units. He also reiterated that this is just a conceptual approval and the plan development team will have to come back to the Board seeking approval again with a detailed final design, however, the idea is to approve the bulk of requirements of the project.

Attorney Peter Friedman thanked Director Budzikowski for the introduction, Trustee Baar for making the motion and reiterated in detail the brief summary Director Budzikowski shared. Additionally, he invited any and all questions regarding the matter and advised everyone of the materials presented in front of them. Thereafter, he apologized for not introducing other present members of the team and made the brief introductions. Then, Mr. Friedman reminded everyone that these changes were not anticipated when the plan was originally proposed and that if there were to be any more amendments in the future, they would need the Board’s approval. Later, he stated that there should be no other



ITEM 6.C.2

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

AGENDA ITEM

Regular Board of Trustees Meeting
of
September 8, 2020

SUBJECT: Referral – 3004 Lincoln Road – Zoning Variation for Rear Yard Setback

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

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a rear yard setback variation to the Zoning Board of Appeals for a public hearing and recommendation.

Background/History:

The applicant and owner of the property, Luai Abuhilal, has submitted a petition requesting approval of a rear yard setback variation (in addition to a final plat of consolidation). The property is zoned R-3 Single Family Detached Residence District and is improved with a single-family home.

The request would reduce a portion of the required rear yard setback from 40' to 31' in order to construct a new single-family home. All other proposed setbacks for the front and side yards comply with the minimum requirements of the R-3 district.

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. Petition for Public Hearing (Variation)
2. Proposed Site Plan for New Home
3. Property location map

Recommendation:

Please refer the request for a rear yard setback variation for 3004 Lincoln Road to the Zoning Board of Appeals for a review, public hearing and a recommendation.

Zoning Regulations

13-6C-3: LOT AREA REQUIREMENTS:

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

3. Rear: Not less than forty feet (40') in depth.



VILLAGE OF OAK BROOK

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

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE: APPEAL (\$300) VARIATION (\$750)
 AMENDMENT (\$750) SPECIAL USE (\$750)
 CERTIFICATE OF APPROPRIATENESS (\$500) STORMWATER: VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage) 21 - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

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

LOCATION OF SUBJECT PROPERTY SEE ATTACHED PERMANENT PARCEL NO* SEE ATTACHED

LOT NO. _____ SUBDIVISION Westchester Park LEGAL ADDRESS* 3004 Lincoln Rd.

ZONING DISTRICT R-3 ZONING ORDINANCE SECTION 13-5C-3F.2

ACTION REQUESTED Variation to reduce a portion of the rear yard setback From 40' to approximately 31' @ 29' length of west side of Building

PROPERTY INTEREST OF APPLICANT: OWNER CONTRACT PURCHASER AGENT

OWNER(S) OF RECORD Luci Abu Hilel PHONE 630-699-9000

ADDRESS 325 Brentwood Pl CITY Downers Grove STATE IL ZIP 60515

BENEFICIARY(IES) OF TRUST N/A PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF APPLICANT (and Billing Information) _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

Contact Name and E-mail Address(s) _____

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

Signature of Owner

08/14/2020

Date

Signature of Applicant

08/14/2020

Date

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

Date Filed 8/21/2020 Fee Paid \$ 750.00 Receipt No. 578396 Received By C. Chirelli

Board of Trustees (Referral) 9/8/20 Notice Published 9/18/20 Newspaper Daily Herald Adj. Property Owners Notified 9/18/20

PUBLIC HEARING DATES: Plan Commission N/A Zoning Board of Appeals 10/6/2020

Board of Trustees 10/26/2020 Board of Trustees (Approval of Ordinance) 11/9/2020

SIGNED - VILLAGE CLERK Charlotte K. Pruss Date 8/26/2020

* Pending ZBA

A

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

Variation request for 3004 Lincoln Road

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. 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 front setback requirement.

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. However, the lot shape is odd and its more like an L shape where the width is way longer than the depth for the most part not like typical shaped lots. We are planning to reduce the foot print from the front side that is currently at around 30' to comply with the R-3 zoning where the current setback requirement is 40'. We try to work within the village standard from all the side but there was one small part where we are requiring relief.

The backyard setback requirement is 40'. However, for a 29' building length on the northwest side of the building, we have to be at 31' setback. The layout of the house will be affected badly if we did change the setback to 40' at this particular side

Additionally, we will be providing site plan with proposed building lines. It should be noticed that our back yard will be more to the north of the building and not to the west as we have a big space left to the north of the building.

Furthermore, we have discussed our proposed work with both neighbors to the west of the property and to the south of the property. The neighbor to the west, who will be affected the most with this variance has shown his support for this project and did not seem to have any issue with the variance sought. I also spoke to the owner of the property to the south, who did not have a problem with this variance setback. However, she has some concern about our setback from the south side of the property being at 12 ft from her property (as per the zoning regulations). Her house is very close to the property line. We can consider shifting the foot

print of the building to the north to keep sufficient space between us if the village would approve the rear building lot line to be at 31 ft instead of 40.

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 in compliance with the zoning regulations.

VARIATION STANDARDS

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

RESPONSE:

This Lot has an irregular shape. The existing house currently does not meet the front setback requirement for R-3 Zoning. If we push the house back to meet the front setback, the buildable area will be very small at a small portion of the site and will affect the layout of the proposed house. Additionally, the back yard to be used will be more to the north of the building rather than to the west of the building as we have huge space there.

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

RESPONSE:

The lot shape is making it difficult to establish a nice standard shaped house with the current building lot line. It will be hard to comply with front setback and back yard setback at the same time. Additionally, this house could not be built without the consolidation of the four lots. After consolidation, the property will be 34000+ sq ft and relief is needed to comply with both the front and rear yard. Rear yard has the least amount of impact on the neighbors. Additionally, we are seeking a minimal amount of relief and have redesigned the house to move it to the rear rather than seeking to maintain the existing 30 foot front yards that currently exists.

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

RESPONSE:

This variation will not negatively impact or change the character of the area nor it will affect any other neighboring properties

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

RESPONSE:

The shape of the property is odd. Additionally, the width of the proposed consolidated property is more than the depth of it, unlike most lots in Oak brook. Furthermore, the existing house setback is around 30' and it will be pushed pack to 40' and that will affect the current backyard setback

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

RESPONSE:

The shape of the property is unique and there are not many if any properties in Oak Brook that share the same conditions as the subject property

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

RESPONSE:

The variation will not affect any neighboring properties and will only serve good to our own lot without having impact on the neighbors or the public

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

RESPONSE:

The neighboring property located at 3001 Grant is very far from the proposed building and it will be not causing any danger of any sort. Additionally, it will not affect the neighbor as it has to affect the backyard setback of 40' but not the neighbor setback of 12'.

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

RESPONSE:

This variation will not change any value of the property. It will only help improving the layout of the new house and will make the proposed house more complied with the zoning standard than the current one. Additionally, we are only building the house to reside in it.

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

RESPONSE:

Our purchase of the property did not cause the situation nor created the hardship. The hardship was created by the small existing lots and a variation to allow the house to straddle over two lots, which adds to the noncomformity.

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.

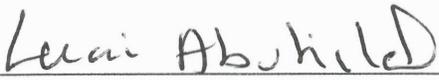
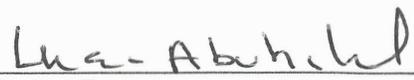
Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing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

 <hr style="border: 0; border-top: 1px solid black;"/> Signature of Owner	07.30.2020 <hr style="border: 0; border-top: 1px solid black;"/> Date	 <hr style="border: 0; border-top: 1px solid black;"/> Signature of Applicant	07.30.2020 <hr style="border: 0; border-top: 1px solid black;"/> Date
 <hr style="border: 0; border-top: 1px solid black;"/> Printed Name of Owner	 <hr style="border: 0; border-top: 1px solid black;"/> Printed Name of Applicant		

BILL TO INFORMATION:

 <hr style="border: 0; border-top: 1px solid black;"/> Print Name/Company	 <hr style="border: 0; border-top: 1px solid black;"/> Contact Person	630-699-9000 <hr style="border: 0; border-top: 1px solid black;"/> Contact Phone
325 Brentwood Pl, <hr style="border: 0; border-top: 1px solid black;"/> Address To be Billed	Downers Grove, IL 60515 <hr style="border: 0; border-top: 1px solid black;"/>	630-656-2768 <hr style="border: 0; border-top: 1px solid black;"/> 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.

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			
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			
	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			
	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			
	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 Showneen
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**

**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 (2270)
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 A850119601
10 S. LaSalle, Ste 2750
Chicago, IL 60603*

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 - Variation- Rear Yard Setback

Please return receipt(s) to Gail

Thanks

\$ 750 - Variation Application Fee
___0 - Public Hearing/Meeting signs - N/C Paid w/Subdivision application

Total \$ **750.00** - Cash paid

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

MISCELLANEOUS PAYMENT RECPT#: 578396
DATE: 08/21/20 TIME: 11:30:17
CLERK: kkenney DEPT:
CUSTOMER#: 0

COMMENT: VARIATION APP FEE

CHG: 4302 ZONING/SUBDIVIS 750.00

REVENUE:
1 10 43020 -750.00
ZONING/SUBDIV APPLICATION

CASH:
99 1105 750.00
CASH -PLD

AMOUNT PAID: 750.00

PAID BY: 3004 LINCOLN ROAD--A
PAYMENT METH: CASH

REFERENCE:

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

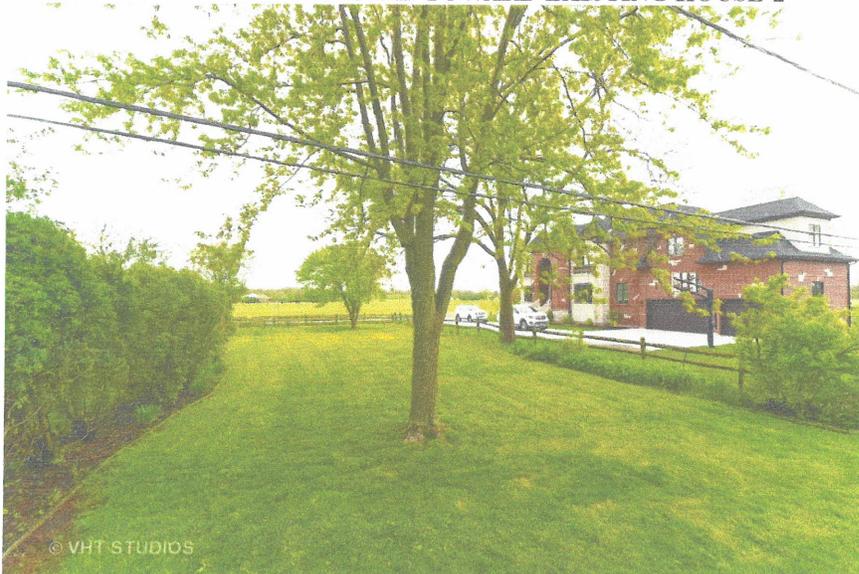
G



VIEW FROM LINCOLN RD TOWARD EXISTING HOUSE-1



VIEW FROM LINCOLN RD TOWARD EXISTING HOUSE-2



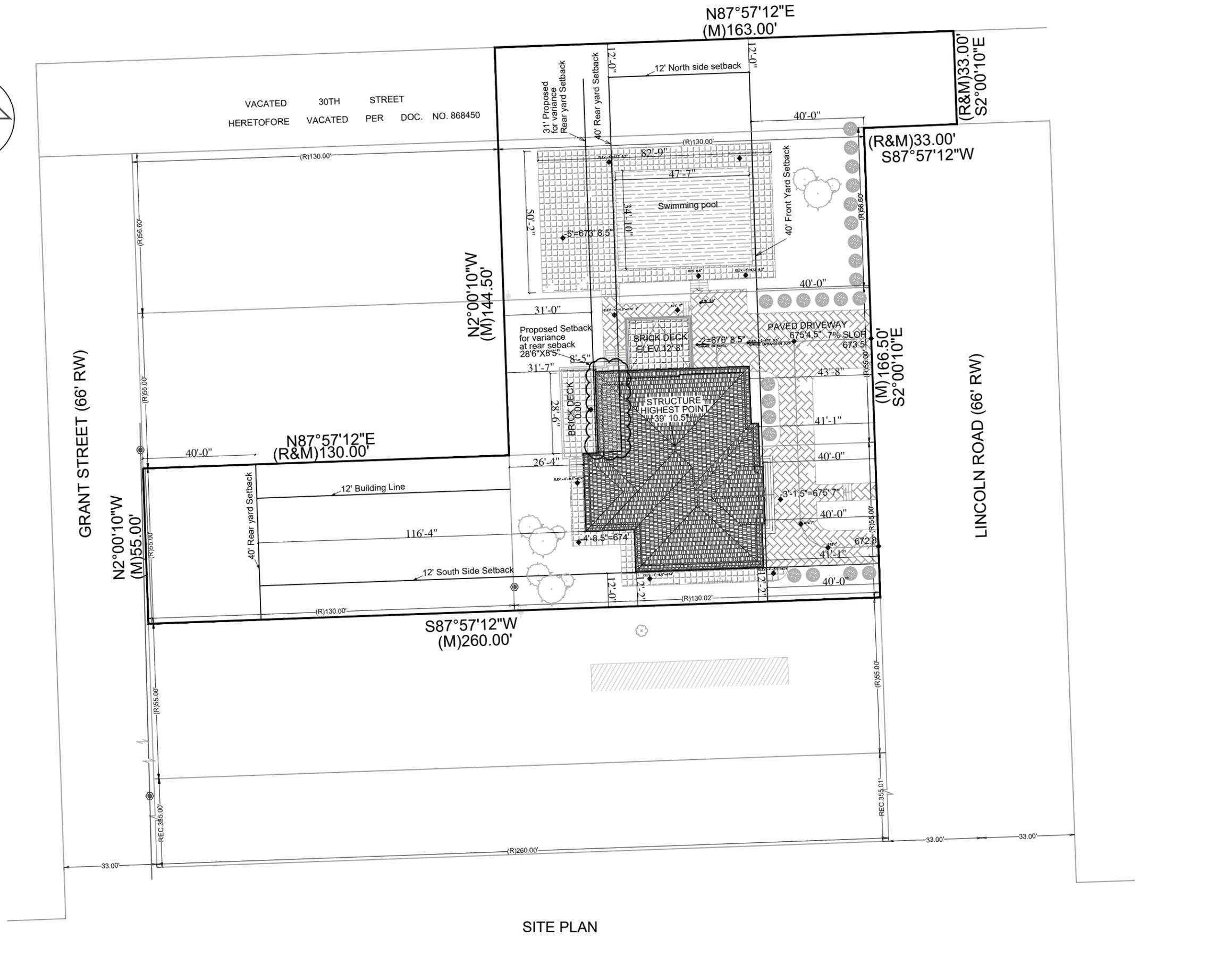
VIEW FACING WEST TOWARD GRANT ST



VIEW FROM LINCOLN RD TOWARD THE SIDE YARD TO THE NORTH



VIEW FROM GOLF COURSE FACING SOUTH



SITE PLAN

VACATED 30TH STREET
HERETOFORE VACATED PER DOC. NO. 868450

GRANT STREET (66' RW)

LINCOLN ROAD (66' RW)

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
MR LUAI ABUHELAL

3004 LINCOLN ROAD,
OAK BROOK, ILLINOIS, 60523

Index and Notes

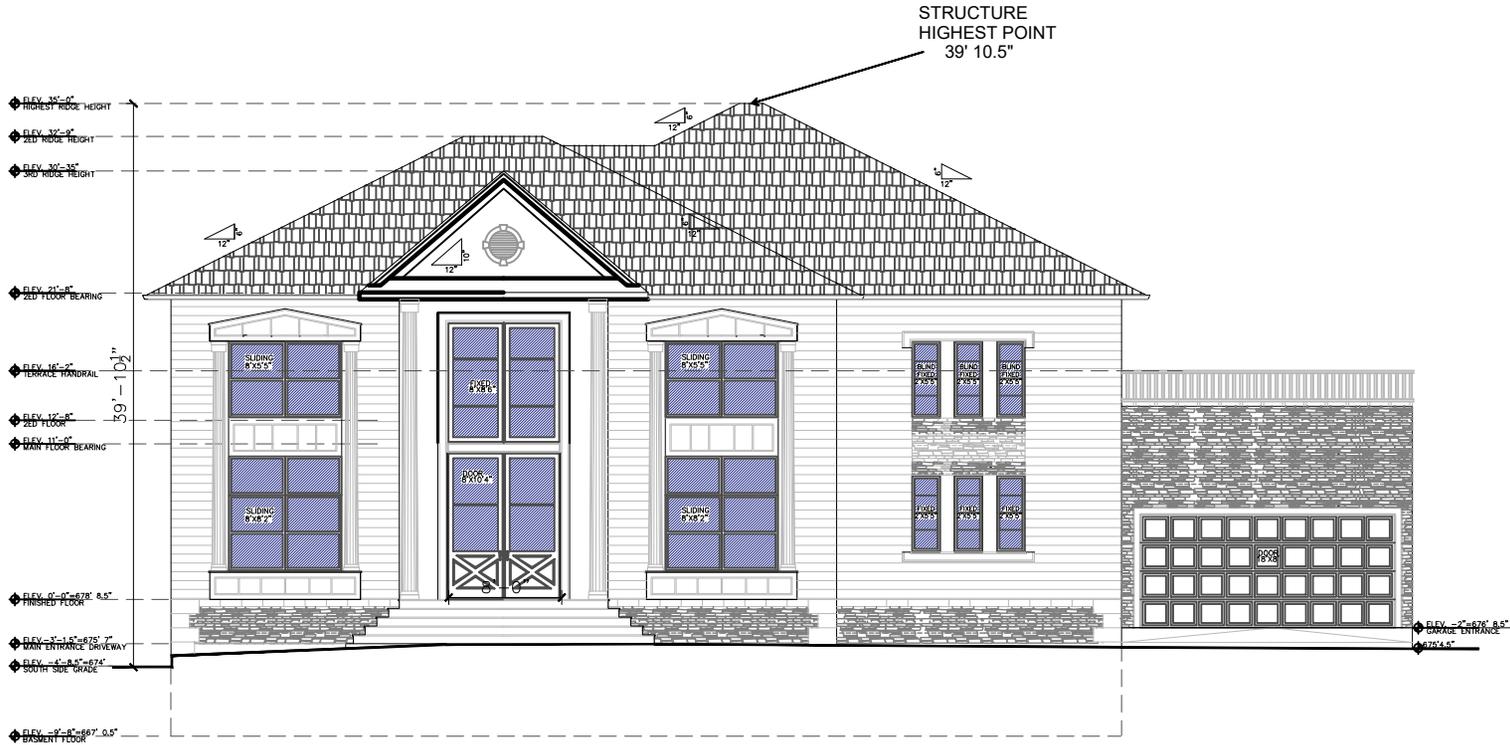
Revisions:
1) Aug14th 2020

Date: 7-24-20	Drawn by: AAH
	Checked by: AAH

Variance Application

A-1

Sheet No. _____ of _____



East Elevation

1/4" = 1'-0"

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
MR LUAI ABUHELAL

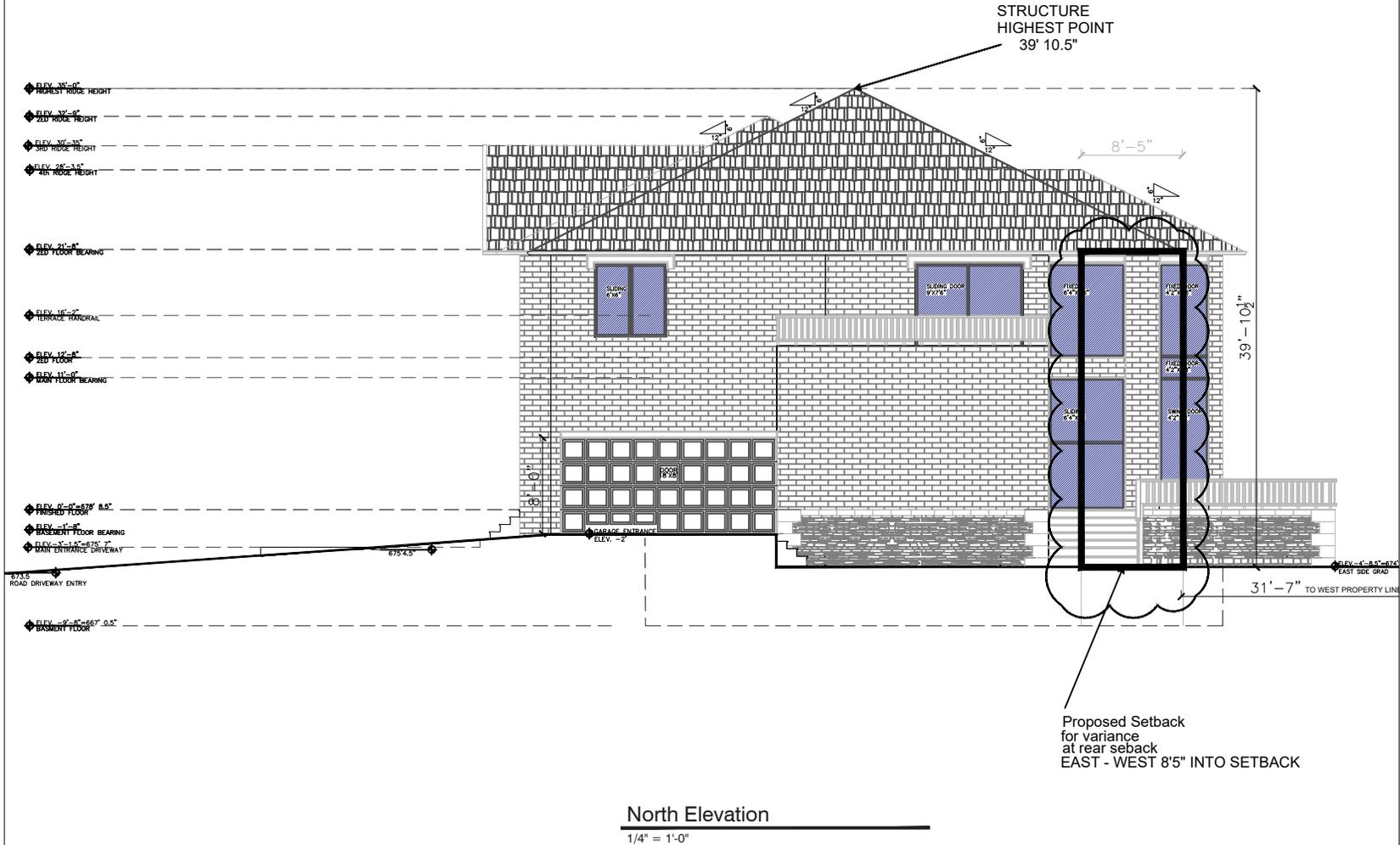
3004 LINCOLN ROAD,
OAK BROOK, ILLINOIS, 60523

Elevations
Scale: As Noted

Revisions:
Aug 14th 2020

Date:	Drawn by:
7-24-20	AAH
	Checked by:
	AAH
Variance	Application

A-5
Sheet No.



North Elevation

1/4" = 1'-0"

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
MR LUAI ABUHELAL

3004 LINCOLN ROAD,
OAK BROOK, ILLINOIS, 60523

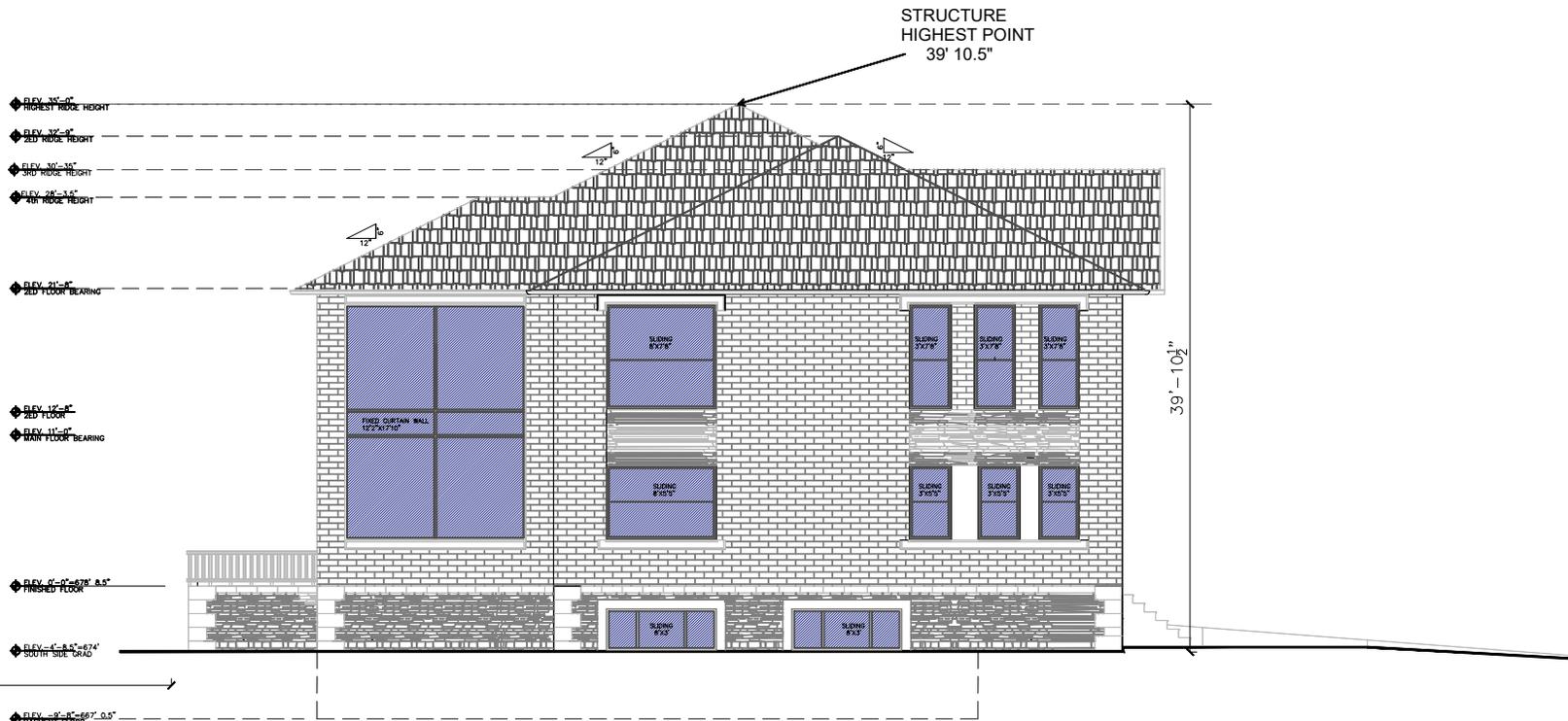
Proposed Plans
Scale: As Noted

Revisions:
Aug 14th 2020

Date:	Drawn by:
7-24-20	AAH
	Checked by:
	AAH
Variance	Application

A-6

Sheet No.



South Elevation

1/4" = 1'-0"

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
MR LUAI ABUHELAL

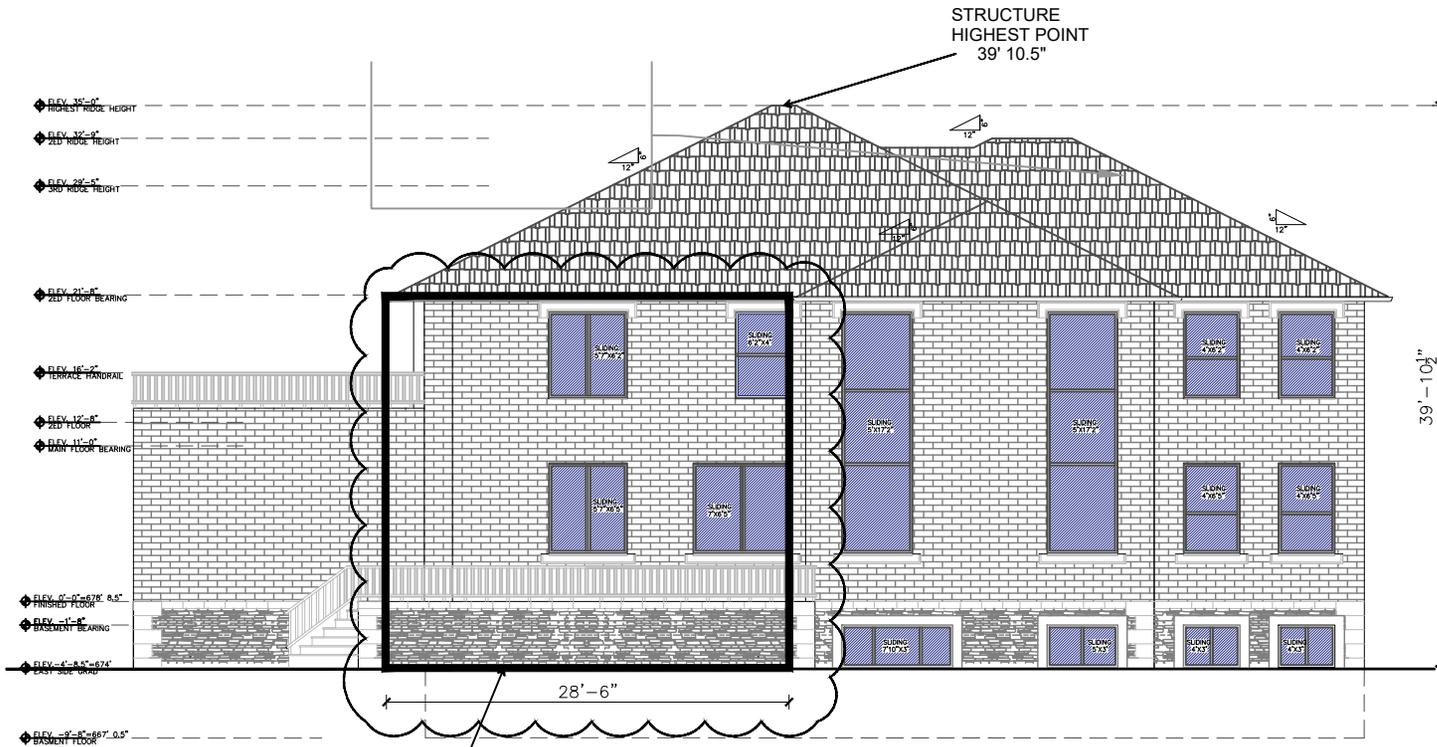
3004 LINCOLN ROAD,
OAK BROOK, ILLINOIS, 60523

Elevations
Scale: As Noted

Revisions:
Aug 14th 2020

Date:	Drawn by:
7-24-20	AAH
	Checked by:
	AAH
Variance	Application

A-7
Sheet No.



Proposed Setback
for variance
at rear setback
NORTH- SOUTH 28'6"

West Elevation

1/4" = 1'-0"

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
MR LUAI ABUHELAL

3004 LINCOLN ROAD,
OAK BROOK, ILLINOIS, 60523

Elevations
Scale: As Noted

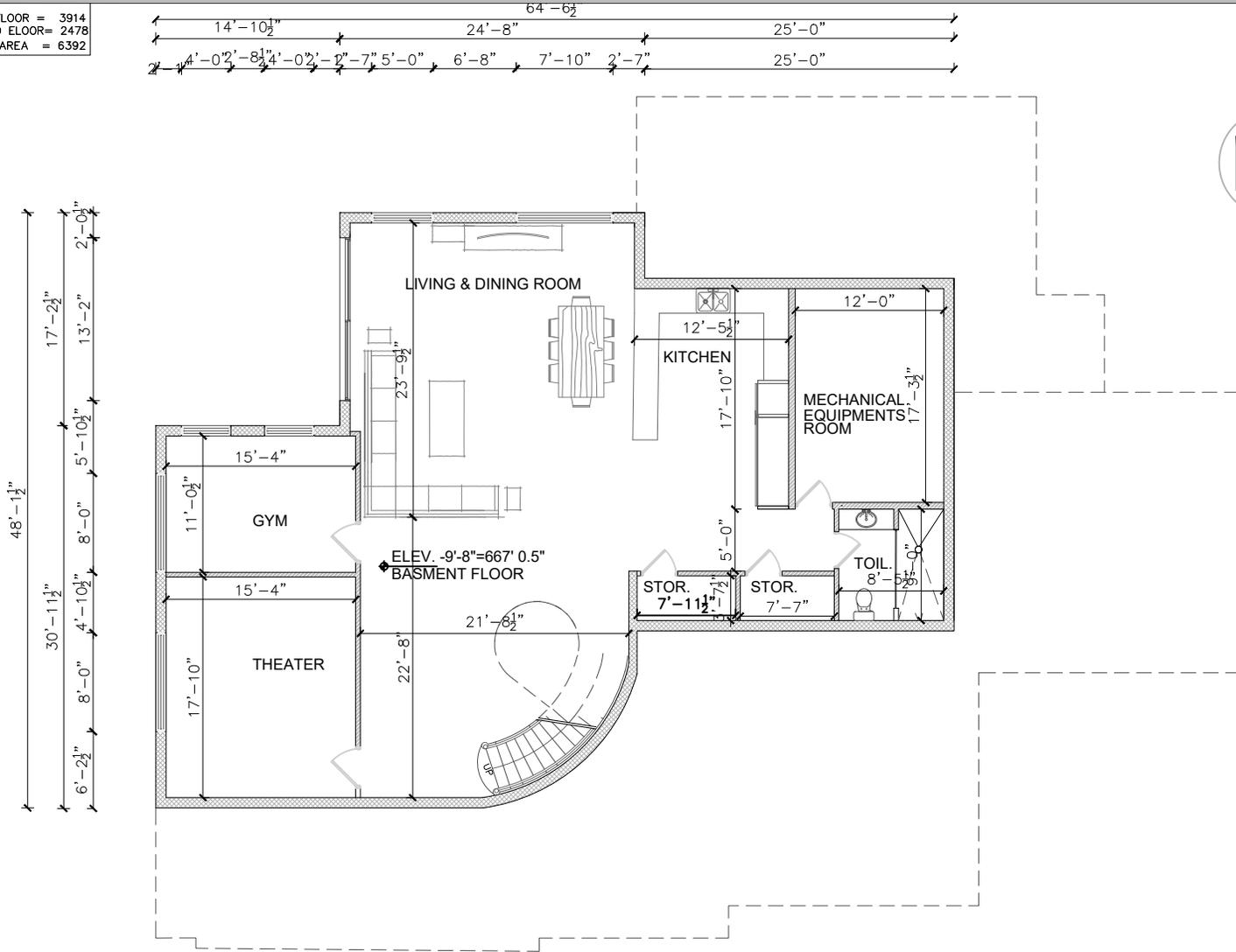
Revisions:
Aug 14th 2020

Date:	Drawn by:
7-24-20	AAH
	Checked by:
	AAH
Variance Application	

A-8

Sheet No. _____

FIRST FLOOR = 3914
 SECOND FLOOR = 2478
 TOTAL AREA = 6392



Basment Floor Plan

1/4" = 1'-0"

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
 MR LUAI ABUHELAL

3004 LINCOLN ROAD,
 OAK BROOK, ILLINOIS, 60523

Proposed Plans
 Scale: As Noted

Revisions:
 Aug 14th 2020

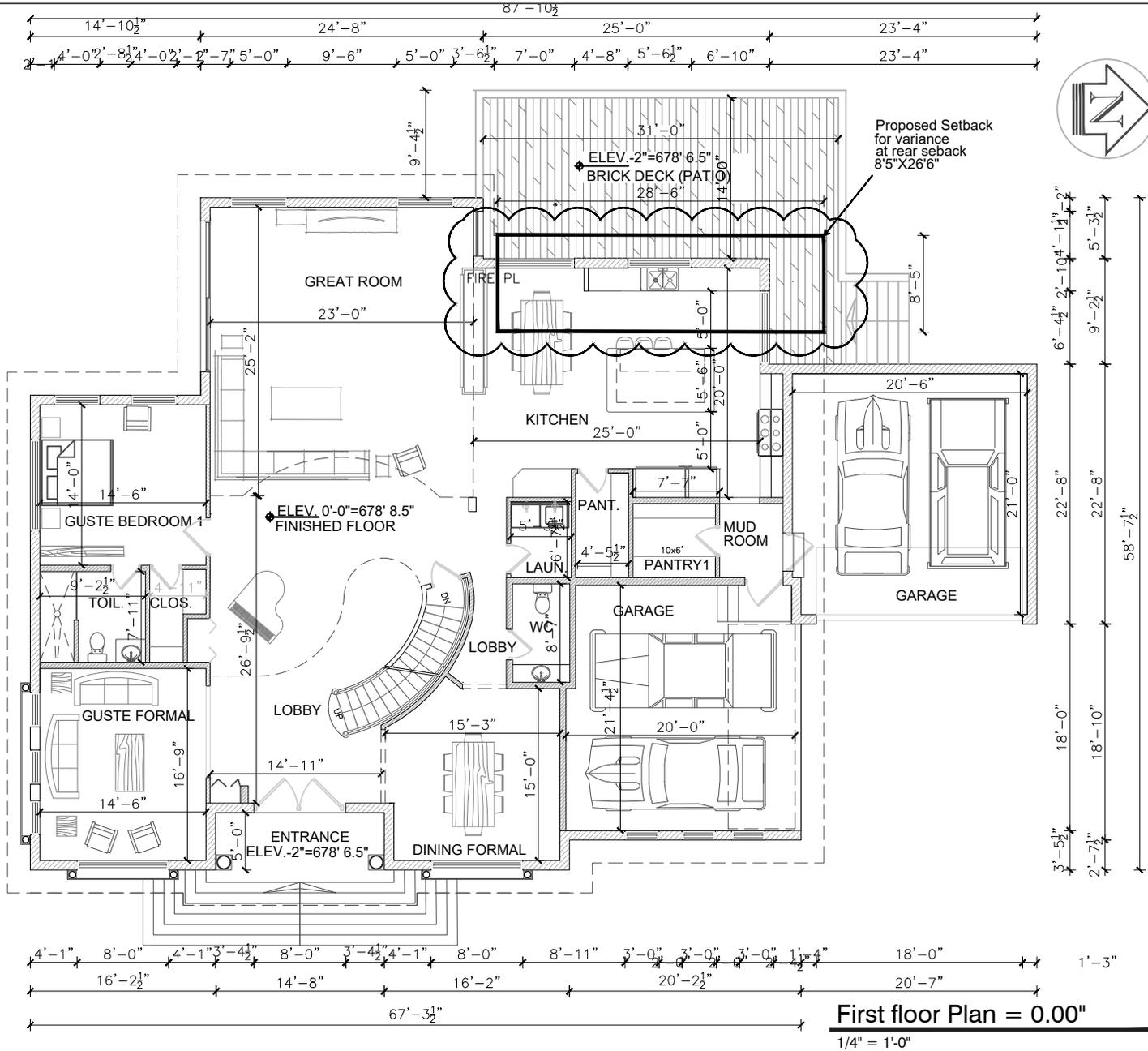
Date:	Drawn by:
7-24-20	AAH
	Checked by:
	AAH
Variance	Application

A-2
 Sheet No. of

PRODUCED BY AN AUTODESK STUDENT VERSION

FIRST FLOOR = 3914
 SECOND ELOOR = 2478
 TOTAL AREA = 6392

PRODUCED BY AN AUTODESK STUDENT VERSION



First floor Plan = 0.00"

1/4" = 1'-0"

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
 MR LUAI ABUHELAL

3004 LINCOLN ROAD,
 OAK BROOK, ILLINOIS, 60523

Proposed Plans
 Scale: As Noted

Revisions:
 Aug 14th 2020

Date: 7-24-20	Drawn by: AAH
	Checked by: AAH
Variance	Application

A-3

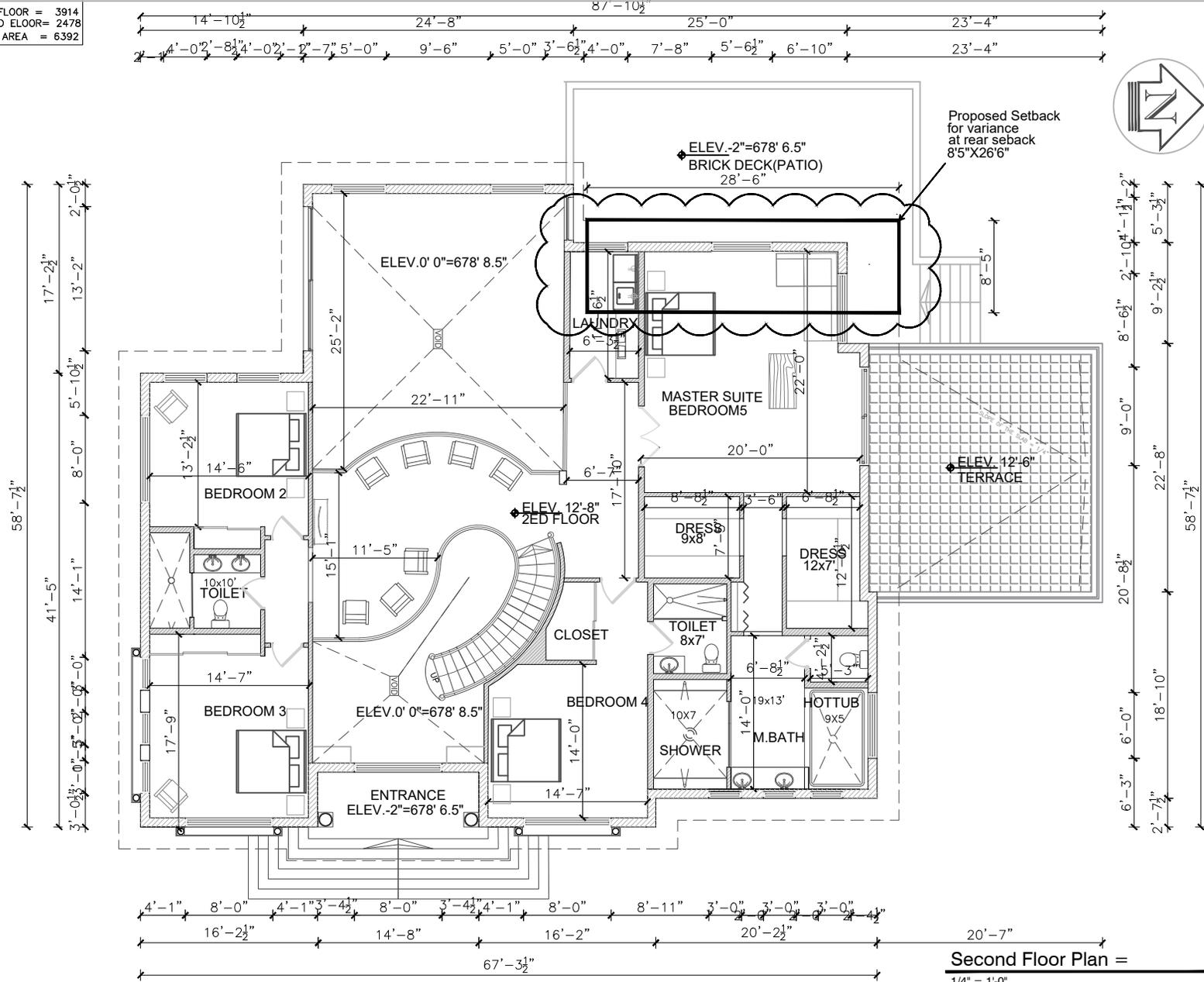
Sheet No.

PRODUCED BY AN AUTODESK STUDENT VERSION

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FIRST FLOOR = 3914
SECOND FLOOR = 2478
TOTAL AREA = 6392

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Second Floor Plan =
1/4" = 1'-0"

ASHRAF ABU HELAL, ARCHITECT

RESIDENCE OF
MR LUAI ABUHELAL

3004 LINCOLN ROAD,
OAK BROOK, ILLINOIS, 60523

Proposed Plans
Scale: As Noted

Revisions:
Aug 14th 2020

Date: 7-24-20	Drawn by: AAH
	Checked by: AAH
Variance Application	

A-4
Sheet No.

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