



VILLAGE OF
OAK BROOK
Illinois

ITEM 5.A.
CHRIST CHURCH
501 OAK BROOK ROAD
Final Plat – 2-Lot Subdivision

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H	Final Plat of Subdivision Revision dated June 18, 2019 (Included not attached)



**Forest Preserve District
of DuPage County**

35580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

630.933.7200
Fax 630.933.7204
TTY 800.526.0857
dupageforest.org

Sent Via e-mail: tbudzikowski@oak-brook.org

July 12, 2019

Wayne Ziemer, Chairman
Zoning Board of Appeals
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Public Hearing – 501 Oak Brook Rd., Oak Brook
Christ Church of Oak Brook

Dear Chairman Ziemer,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding Christ Church of Oak Brook's petition to seek approval of a Final Plat of Subdivision. We appreciate receiving timely notification of such requests that may have an impact on District property, and thank you for the opportunity to comment.

District Staff has reviewed the information provided by the Village and does not have any comments. Please do not hesitate to call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough
Land Preservation Manager

cc: Dan Hebreard, President
Board of Commissioners
Ed Stevenson, Executive Director
Dan Zinnen, Director of Resource Management and Development

VILLAGE OF OAK BROOK
Plan Commission

STAFF REPORT

DATE: July 11, 2019

CASE NO: 2019-08-SR-FP

DESCRIPTION: Final Plat – Two (2) Lot Subdivision

SUBDIVISION TITLE: CCOB Final Plat of Resubdivision

PARCEL SIZE: 2 lots proposed as 1.63-acres and 21.7-acres

PETITIONER: Christ Church of Oak Brook
501 Oak Brook Road
Oak Brook, IL 60523

PROPERTY ADDRESS: 501 Oak Brook Road

EXISTING ZONING: R-2 Single Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: R-3 Single Family District, improved with single family homes in the Westminster Subdivision.

South: R-2 Single Family District, improved with single family homes in the Robinhood Ranch Subdivision.

East: R-2 Single Family District, improved with single family homes.

West: CR Conservation/Recreation, Fullersburg Woods owned by the Forest Preserve District of DuPage County

CONTROLLING AGREEMENTS:

Resolution 2016-R-1577 Approved a Final Plat of Consolidation for Christ Church which incorporated lots on York Road

Ordinance 2016-S-1468 Approved a Special Use for a Facilities Development Plan

Resolution 1986-R-410 Final Plat of Resubdivision

Ordinance 1971-S-237 Approved a Special Use for construction of a church sanctuary and steeple

**STAFF REPORT – CCOB RESUBDIVISION
 CHRIST CHURCH OF OAK BROOK
 501 OAK BROOK ROAD
 FINAL PLAT – TWO-LOT SUBDIVISION
 CASE No. 2019-08-SR-FP**

DISCUSSION:

The petitioner and owner of the property has submitted an application requesting approval of a subdivision plat for the 24.3-acre Christ Church of Oak Brook property located at the southwest corner of Oak Brook Road (31st Street) and York Road. The petitioner intends to subdivide the southern 1.63-acres of the property which is located at the corner of Canterbury Lane and York Road. The church intends to create a new single family lot that will be marketed to the public and offered for sale. The remaining 21.7-acres of this property will continue to be utilized by Christ Church of Oak Brook for worship services and other related uses.

Comprehensive Plan. The subject property is identified as Single Family Residential in the Village's 1990 Comprehensive Plan. Properties located to the north are identified as Church and Single Family Residential. Properties to the south and east are identified as Single Family Residential. The Fullersburg Woods property to the west is identified as Forest Preserve in the Village's 1990 Plan.

A color copy of the 1990 Plan has been provided as part of the staff report for review and reference purposes (case file page 7).

Zoning District Standards. The following table summarizes the proposed lot specifications for lot 2 and the R-1 and R-2 district standards for comparison purposes.

	<i>Proposed Lot 2</i>	<i>R-2 Single Family</i>	<i>R-1 Single Family</i>
Minimum Lot Size	<i>1.63 acres (or 71,003 sf)</i>	1 acre (or 43,560 sf)	2 acres
Minimum Lot Width	<i>244 feet</i>	150 feet	220 feet
Front Setback	<i>50 ft</i>	40 ft	50 ft
Side Setback	18 ft	18 ft	30 ft
Rear Setback	60 ft	60 ft	100 ft

The existing zoning for this property is R-2 Single Family and there are no variation requests or plans to rezone the property. The italicized and bold numbers (above) identify the lot area, lot width and front yard setback for proposed Lot 2, all of which exceed the minimum R-2 district requirements.

Lot Size/ Density. A separate lot size/density exhibit has been included with the staff report to provide a comparison of lot sizes for properties located on York Road and within close proximity to the new 2-lot subdivision proposal. The lot size(s) are depicted on the accompanying map and highlighted in yellow (case file page 8). Seventeen (17) lots are zoned either R-1 or R-2 and are

9.a

**STAFF REPORT – CCOB RESUBDIVISION
CHRIST CHURCH OF OAK BROOK
501 OAK BROOK ROAD
FINAL PLAT – TWO-LOT SUBDIVISION
CASE NO. 2019-08-SR-FP**

identified on the map. The minimum lot size for these lots is 0.56 acres, maximum lot size is 2.5 acres and the average lot size is 1.06 acres. The proposed Lot 2 is 1.63 acres in area.

Stormwater Management/ Floodway/ Floodplain. A portion of the new 1.63-acre property (lot 2) is located in the regulatory floodplain but not in the floodway. The floodplain is located on the west side of the lot and is identified and labeled on the plat as a Floodplain Maintenance Easement. Staff does not anticipate that the floodplain will prohibit development on Lot 2. Future development of Lot 2 will require that the construction of a single family home comply with the Village of Oak Brook and DuPage County Stormwater and Floodplain regulations. Additional pertinent stormwater related comments are included in Village Engineer James Patterson's review memorandum dated July 9, 2019 (page 6-6.a of the case file).

Vehicle Access. The proposed Lot 2 has approximately 244 feet of frontage on York Road. Any future curb cuts for vehicle access on York Road will be subject to the DuPage County Department of Transportation (DuDOT) review and approval because York Road is under the county's jurisdiction. It is anticipated that the proposed Lot 2 will receive a curb cut and access onto York Road from DuDOT for future vehicle access based upon previous DuDOT policy.

Declaration of Easement for Site Run Off Storage CCOB Re-Subdivision Lot 2. An easement document for stormwater site runoff storage has been provided for review and reference purposes. This specific easement document was requested by the Village's consulting engineer and will be incorporated as an exhibit to the resolution for the final plat of subdivision to be recorded with the County to memorialize site runoff and storage requirements for the owner of Lot 2.

Additional Comments:

- The Village's consulting engineer has reviewed the plat and provided comments on the final subdivision plat in a memorandum dated July 9, 2019. In the Recommendation, the final plat of subdivision is compliant with Title 14 of the Village Code and an affirmative recommendation to approve the plat has been provided by the Village Engineer.

Please see the materials provided by the petitioner in the case file for a more detailed description of the plat request including the final plat dated June 18, 2019.

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 subdivision regulations, official plan, zoning ordinance and other applicable regulations.

In accordance with Section 14-3-2(E) of the subdivision regulations, when the final plat is acted upon by the Plan Commission, it shall be referred to the Village Board. If the Plan Commission approves the plat it shall indicate on the plat, and if it disapproves such plat it shall furnish the Village Board and the applicant with a written statement setting forth the reasons for disapproval and specifying with

**STAFF REPORT – CCOB RESUBDIVISION
CHRIST CHURCH OF OAK BROOK
501 OAK BROOK ROAD
FINAL PLAT – TWO-LOT SUBDIVISION
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particularly the aspects in which the proposed plat fails to conform to these regulations of the official plan.

CONCLUSION:

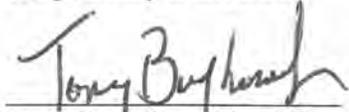
Staff and the Village Engineer have reviewed the request for the final plat of subdivision and have determined that the plat dated June 18, 2019 complies with the official plan, zoning ordinance and subdivision regulations. *As such, staff is recommending approval of the final subdivision plat request subject to final engineering approval prior to recording of the plat.*

If the Plan Commission concurs with staff and the Village Engineer and is of the opinion that the CCOB Final Plat of Subdivision dated June 18, 2019 complies with the requirements of the Village's official plan, subdivision regulations and zoning ordinance, I would ask that an affirmative recommendation be provided to approve the final subdivision request, subject to final engineering approval as specified above.

If the Plan Commission recommends denial of the final plat, it shall furnish the Village Board with a written statement setting forth the reasons for disapproval as identified in Section 14-3-2(E) of the Oak Brook subdivision code regulations.

Please contact me if you have any questions.

Respectfully Submitted,



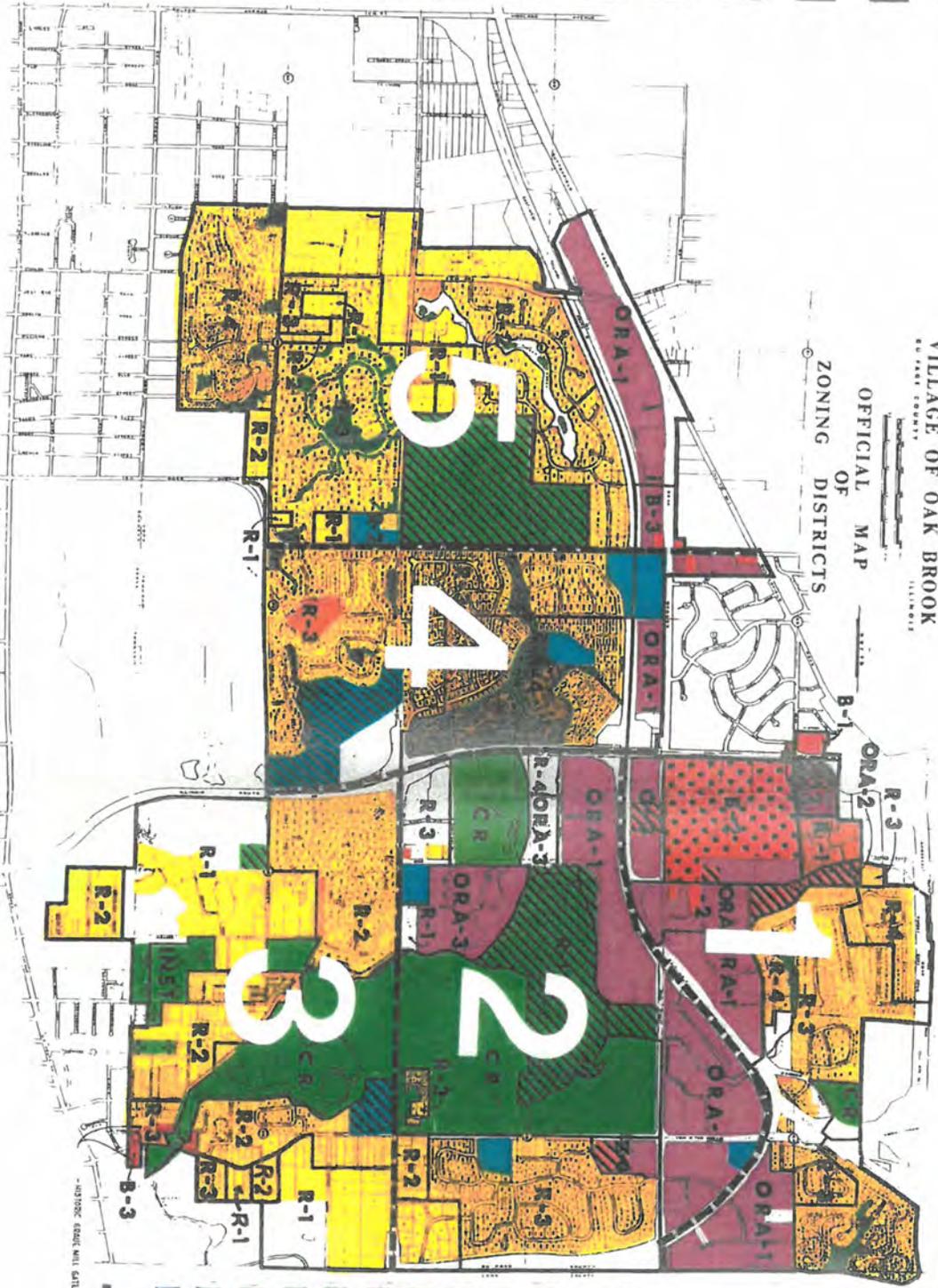
Tony Budzikowski, AICP
Director of Development Services

CCOB Lot Size/ Density Comparison



VILLAGE OF OAK BROOK
OFFICIAL MAP

ZONING DISTRICTS



OAK BROOK
ILLINOIS

EXISTING LAND USE
COMPREHENSIVE PLAN

- VACANT
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- ORA
- OAK BROOK SHOPPING CENTER
- LOCAL COMMERCIAL
- HOTEL
- PUBLIC PARK/FOREST PRESERV
- PRIVATE RECREATION
- CEMETERY
- CHURCH
- PUBLIC/MUNICIPAL
- PLANNING DISTRICT BOUNDARIES

Interoffice Memorandum

DATE: July 9, 2019
TO: Tony Budzikowski, Director of Development Services
FROM: James L. Patterson, P.E., Consulting Engineer (Burns & McDonnell)
SUBJECT: CCOB Subdivision – Plan Commission Memo, 501 Oak Brook Road

Burns & McDonnell received the following documents on July 9, 2019:

- Final Plat of Resubdivision of CCOB, 2 sheets, prepared by V3 Companies, dated June 18, 2019; and
- Declaration of Easement for Site Runoff Storage, 4 pages, prepared by Lillig & Thorsness, dated July 9, 2019.

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

Stormwater Management

The floodplain, as shown on the FEMA Flood Insurance Rate Maps to become effective on August 1, 2019, is located along the west property lines of the proposed Lots 1 and 2. It is not anticipated that the floodplain will prohibit development on Lot 2.

The 25,000 SF detention threshold for the entire subdivision has already been reached with the recent development at Christ Church of Oak Brook under Village permit 17-4-097. Therefore, a detention basin compliant with Title 9 will be required on Lot 2 at the time of development.

Access

Access to Lot 1 will remain unchanged. Access to Lot 2 will require a permit with DuPage County Department of Transportation to construct a residential driveway.

Easements

A Floodplain Maintenance Easement is being granted to the Village for the removal of driftwood, fallen trees, and other obstructions to the flow of water, as well as for emergency flood-related situations. A detention easement will be required for the aforementioned detention basin at the time of development on Lot 2. An existing 25-foot Public Utility & Drainage Easement (P.U. & D.E.) is located along the west property line of Lot 2. A 10-foot P.U. & D.E. along the north and south property lines of Lot 2 as well as the south property line of Lot 1 are being granted to the Village.

Land Improvements

The recording of the proposed subdivision does not require any land improvements or permits at this time. Any future developments including buildings, hardscaped areas, etc. will require a Village engineering permit. A financial security will be required prior to permit issuance to ensure adequate completion of the proposed improvements.

Recommendation

The Final Plat of Resubdivision complies with Title 14 of the Village Code and is therefore, recommended for Plan Commission approval. The Final Plat of Resubdivision of CCOB, accompanying Subdivision Improvement Agreement, and any future revisions are required for review and approval by the Village Engineer prior to recording of the subdivision.



Map created on July 10, 2019
© 2019 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 verify for accuracy. This 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.



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

June 24, 2019

Dear Resident:

The Oak Brook Plan Commission and the Village Board will be considering a two-lot final plat of subdivision for the property listed below at the meetings scheduled on the reverse side of this notice.

The application has been filed by:	Christ Church of Oak Brook 501 Oak Brook Road Oak Brook, IL 60523
The property in question is located at:	501 Oak Brook Road
Relationship of applicant to property:	Owner
Name of Subdivision	CCOB Subdivision

Also shown on the reverse side of this notice is a map* of the area to assist you in determining your relationship to the property in question.

The applicant has filed an application seeking approval of a Final Plat to subdivide the 23.3657-acre parcel located at 501 Oak Brook Road into two lots. The property is located at the southwest corner of Oak Brook Road and York Road. When subdivided, Lot One will be 21.727 acres and will be comprised of all the church structures and parking lots. Lot Two will be 1.638 acres for future residential development, if/when sold. The property is zoned R-2, which requires a minimum of one acre. A reduced copy of the proposed plat has been attached to this letter.

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,

Tony Budzikowski, AICP
Director, Development Services Department

TB/gp

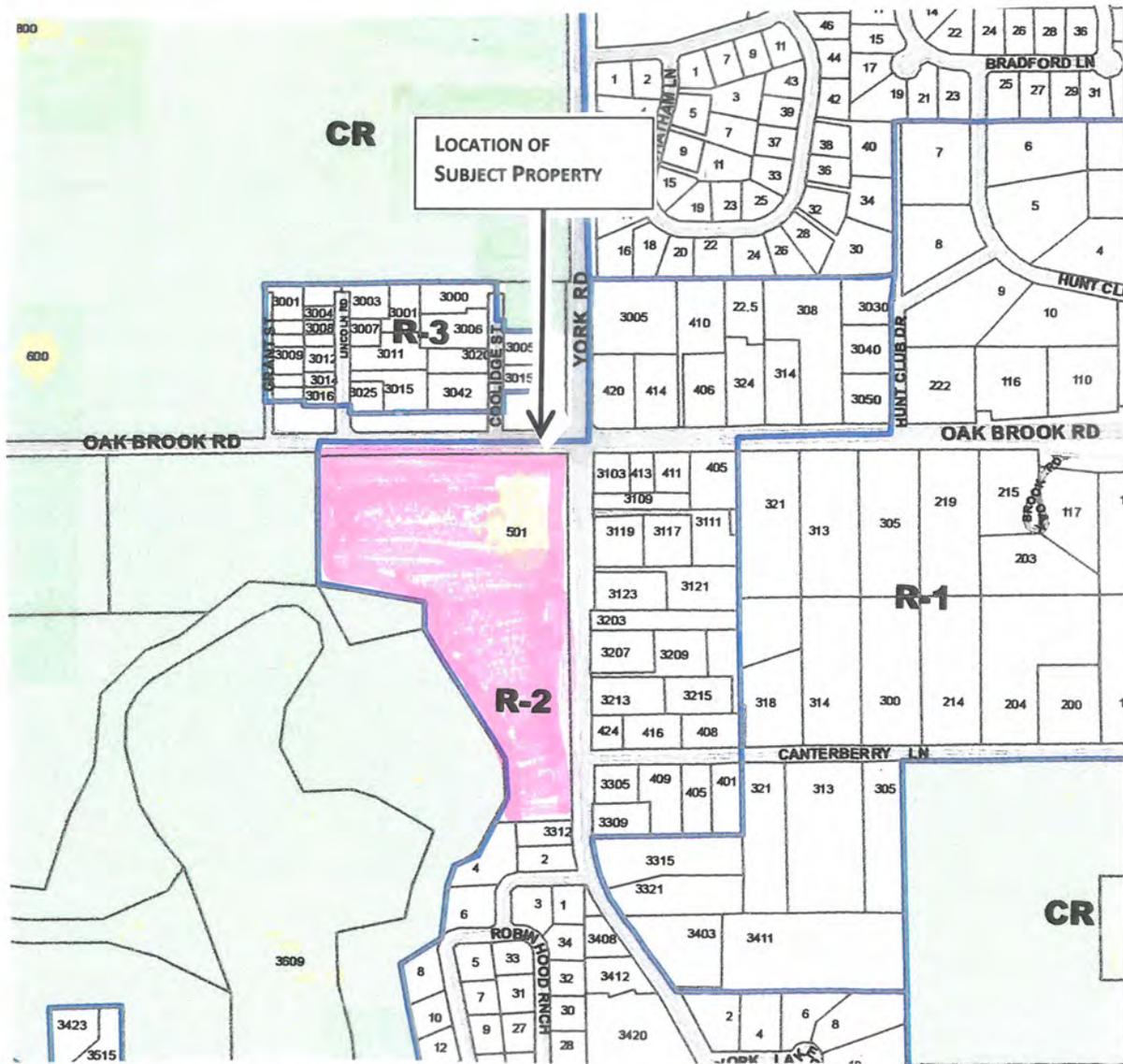
In accord with the provisions of the Americans with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

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

Plan Commission Meeting (PC). 7:00 p.m., Monday, July 15, 2019

Board of Trustees Meeting (BOT). 7:00 p.m., Tuesday, August 13, 2019**

**Note: The BOT Date is Tentative - Follows the completion of the PC public meeting.



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

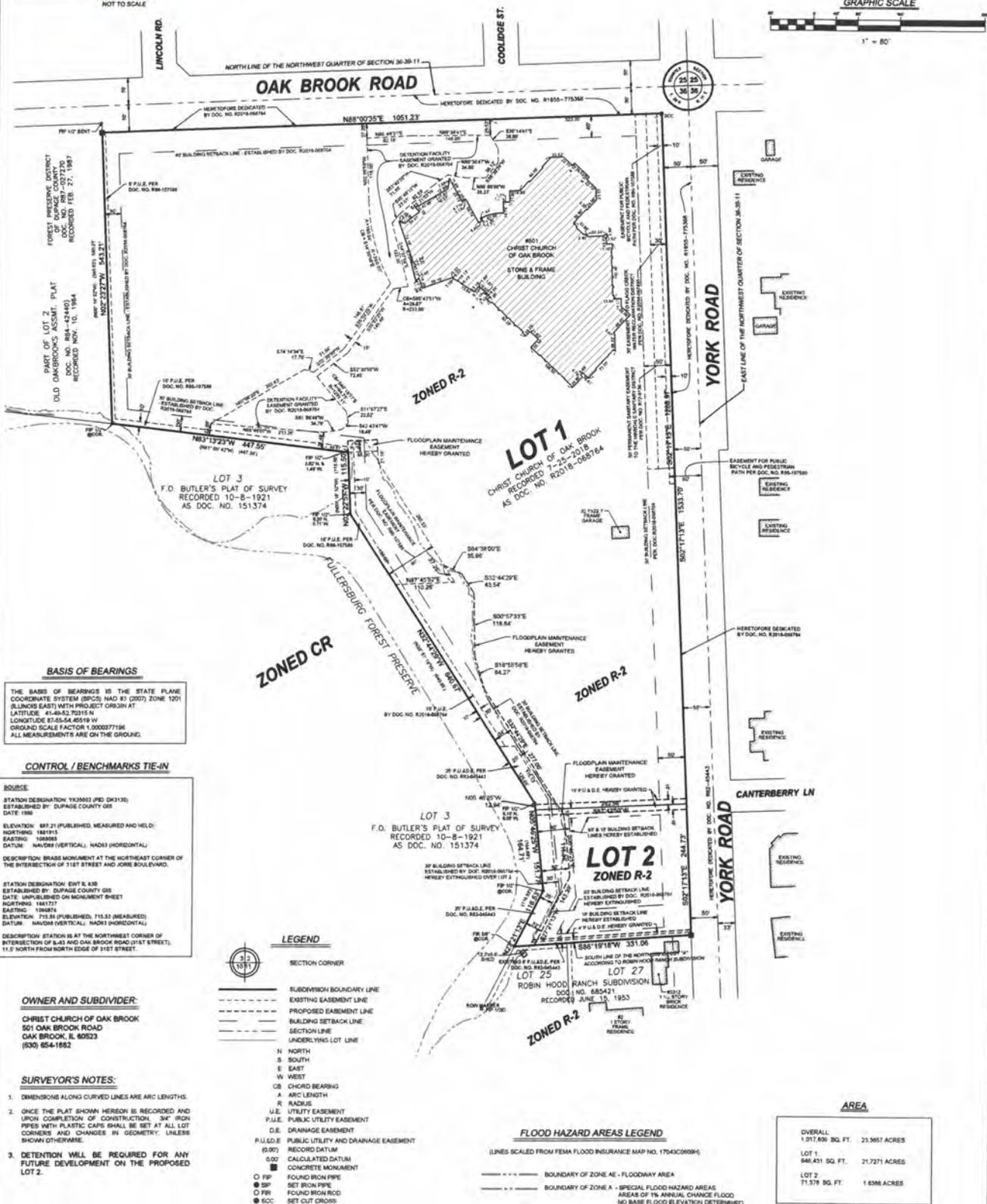
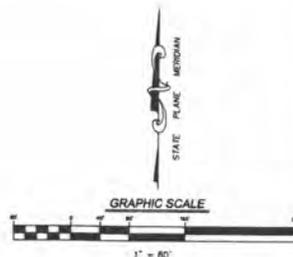
FINAL PLAT OF RESUBDIVISION OF CCOB

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS

CURRENT PIN:
06-36-107-003



VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) HAD 83 (ZONE 1201 (ILLINOIS EAST)) WITH PROJECT ORIGIN AT LATITUDE 41-48-52.7011 N LONGITUDE 87-55-54.45519 W GROUND SCALE FACTOR 1.000377196 ALL MEASUREMENTS ARE ON THE GROUND.

CONTROL / BENCHMARKS TIE-IN
SOURCE:
STATION DESIGNATION: YK36022 (PD, DK1130)
ESTABLISHED BY: DU PAGE COUNTY GIS
DATE: 1986
ELEVATION: 687.21 (PUBLISHED, MEASURED AND HELD)
NORTHING: 1887815
EASTING: 1088988
DATUM: NAD83 (VERTICAL), NAD83 (HORIZONTAL)
DESCRIPTION: BRASS MONUMENT AT THE NORTHEAST CORNER OF THE INTERSECTION OF 31ST STREET AND JOBE BOULEVARD.
STATION DESIGNATION: EMT 8.438
ESTABLISHED BY: DU PAGE COUNTY GIS
DATE: UNPUBLISHED ON MONUMENT SHEET
NORTHING: 1881727
EASTING: 1092874
ELEVATION: 715.58 (PUBLISHED, 715.53 (MEASURED))
DATUM: NAD83 (VERTICAL), NAD83 (HORIZONTAL)
DESCRIPTION: STATION IS AT THE NORTHWEST CORNER OF INTERSECTION OF 843 AND OAK BROOK ROAD 31ST STREET, 11.5' NORTH FROM NORTH EDGE OF 31ST STREET.

OWNER AND SUBDIVIDER:
CHRIST CHURCH OF OAK BROOK
501 OAK BROOK ROAD
OAK BROOK, IL 60523
(830) 654-1892

SURVEYOR'S NOTES:
1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. ONCE THE PLAT SHOWS HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
3. DETENTION WILL BE REQUIRED FOR ANY FUTURE DEVELOPMENT ON THE PROPOSED LOT 2.

- LEGEND**
- SECTION CORNER
 - RESUBDIVISION BOUNDARY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - BUILDING SETBACK LINE
 - SECTION LINE
 - UNDERLYING LOT LINE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - CB CHORD BEARING
 - A ARC LENGTH
 - R RADIUS
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - (S.00) RECORD DATUM
 - (S.02) CALCULATED DATUM
 - CONCRETE MONUMENT
 - FIP FOUND IRON PIPE
 - SIP SET IRON PIPE
 - FIP FOUND IRON PIPE
 - SCC SET CUT CROSS

FLOOD HAZARD AREAS LEGEND
(LINES SCALED FROM FEMA FLOOD INSURANCE MAP NO. 17043C09086)
- - - - - BOUNDARY OF ZONE AE - FLOODWAY AREA
- - - - - BOUNDARY OF ZONE A - SPECIAL FLOOD HAZARD AREAS
- - - - - AREAS OF 1% ANNUAL CHANCE FLOOD
NO BASE FLOOD ELEVATION DETERMINED

AREA

OVERALL	1,017,830 SQ. FT.	23.5657 ACRES
LOT 1	946,431 SQ. FT.	21.7271 ACRES
LOT 2	11,378 SQ. FT.	1.6386 ACRES

	Engineers 7325 Janes Avenue, Suite 100 Woodridge, IL 60517 830.724.8200 voice 830.724.0384 fax v3cc.com	PREPARED FOR: Christ Church of Oak Brook 501 Oak Brook Road Oak Brook, Illinois, 60523 830-654-1882	NO. DATE REVISIONS 1 05/05/19 ADDRESSED VILLAGE COMMENTS DATED MAY 13, 2019 2 06/14/19 ADDRESSED VILLAGE COMMENTS DATED JUNE 5, 2019	FINAL PLAT OF RESUBDIVISION CCOB	Project No: 06114.06 Group No: VP04.1
			DRAFTING COMPLETED: 04-05-19 FIELD WORK COMPLETED:	DRAWN BY: KAR CHECKED BY: CMB	PROJECT MANAGER: CMB SCALE: 1" = 80'

4.a

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 June 6, 2019 - \$1,194,271.19

Significant Items included in Above:

1) LEGAL SERVICES:

- a) Lamp Law, LLC - Legal Services - June 3, 2019 - \$3,333.33
(FY19 YTD - \$6,666.66)

TOTAL LEGAL BUDGET FOR 2019 IS \$294,000

TOTAL LEGAL BILLS PAID FOR 2019- YTD - \$79,924.65

- 2) Burke , LLC - 2019 Water Main Improvements - Brook Forest Subdivision Phase I - \$603,791.26
3) DuPage Metropolitan Enforcement Group - FY20 Contribution - \$20,800.00
4) Health Care Services - BCBS HMO - July 2019 - \$32,422.91
5) Health Care Services - BCBS PPO - April 2019 - \$205,921.89

B. Approval of Payroll for Pay Period Ending:

1. June 1, 2019 - \$821,069.14

C. Development Services Referrals

1. 3005 Oak Brook Hills Road – Final Plat of Subdivision
2. 501 Oak Brook Road – Final Plat of Subdivision

D. Authorization to Seek Bids or Proposals or Negotiate Contracts:

1. Authorization to Seek Bids – Demolition Services for 2800 Meyers Road

E. Ordinances & Resolutions

1. ORDINANCE 2019-ZO-V-EX-S-1570, An Ordinance Granting a Variation From the Section 13-12-3H Of Title 13 of the Village of Oak Brook Municipal Code to Allow Additional Off-Street Parking on the Property Located at 900 Commerce Drive in the Village of Oak Brook, Illinois
2. ORDINANCE 2019-ZO-V-EX-S-1571, An Ordinance Granting Variations From the Provisions of Section 13-11-10 of Title 13 of the Village of Oak Brook Municipal Code to Allow a Wall Sign on the Property Located at 800 Jorie Boulevard in the Village Of Oak Brook, Illinois

3. ORDINANCE 2019-PP-S-1572, An Ordinance Authorizing the Sale Through Electronic Auction or Broker, Donation or Disposal of Certain Items of Personal Property Owned by the Village of Oak Brook
4. ORDINANCE 2019-SWM-DU-RR-G-1149, An Ordinance Adopting New Village Code Provisions Regarding Stormwater, Floodplain, and Sedimentation and Erosion Control Regulations of the Village of Oak Brook
5. ORDINANCE 2019-FD-FPB-FEES-G-1150, An Ordinance Revising the Fire Departmental Fees by Amending Chapter 2 (Fire Department) of Title 3 (Public Safety) of the Village Code of the Village of Oak Brook
6. RESOLUTION 2019-PW-R-1810, A Resolution Approving and Authorizing a Professional Services Agreement By and Between the Village of Oak Brook and Christopher B. Burke Engineering, Ltd. for Engineering Design Services Related to the 16th Street MFT Resurfacing Project
7. RESOLUTION 2019-PW-R-1811, A Resolution Approving and Authorizing a Professional Services Agreement By and Between the Village of Oak Brook and Burke, LLC for Construction Management Services for Designer-Led Design-Build of the 2019 Street Improvements
8. RESOLUTION 2019-LY-R-1812, A Resolution Authorizing and Directing the Oak Brook Public Library to Participate in the Non-Resident Library Card Program From July 1, 2019 to June 30, 2020
9. RESOLUTION 2019-PD-PG-R-1813, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of Ten (10) 4RE Digital In-Car Video Kits

Motion by Trustee Tiesenga, seconded by Trustee Manzo, to approve the Consent Agenda, with the exception of Items 6.E.6. and 6.E.7, and authorize expenditures as presented.

ROLL CALL VOTE:

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

Nays: 0 – None

Abstain: 0 – None

Absent: 0 – None

Motion carried.

7. ITEMS REMOVED FROM CONSENT AGENDA

6.E.6. RESOLUTION 2019-PW-R-1810, A Resolution Approving and Authorizing a Professional Services Agreement By and Between the Village of Oak Brook and Christopher B. Burke Engineering, Ltd. for Engineering Design Services Related to the 16th Street MFT Resurfacing Project

6.E.7. RESOLUTION 2019-PW-R-1811, A Resolution Approving and Authorizing a Professional Services Agreement By and Between the Village of Oak Brook and Burke, LLC for



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
June 11, 2019

SUBJECT: Referral – 501 Oak Brook Road – Final Plat of Subdivision

FROM: Tony Budzikowski, AICP, Development Services Director TB

BUDGET SOURCE/BUDGET IMPACT: N/A

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

Background/History:

Christ Church of Oak Brook, the property owner, has submitted a petition requesting approval of a final plat of subdivision for the property located at 501 Oak Brook Road. The property is 23.4-acres and is located on the southwest corner of Oak Brook Road and York Road. This property is currently improved with a worship sanctuary, a garden plaza multi-purpose space, classrooms, meeting space and other accessory uses and off-street parking areas.

The proposed subdivision would create a second lot of 1.63-acres on the south side of the property near Canterbury Road (fronting York Road) that will be offered for sale to the public by Christ Church that could in the future be developed in accordance with the R-2 Single Family requirements.

Recommendation:

Please refer the request for the final plat of subdivision to the Plan Commission for review and 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 (1 1/2) 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.

1.

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 CCOB DATE FILED 5-30-2019

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

501 Oak Brook Road

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. 06-36-107-003

NAME OF APPLICANT (and Email Address) Christ Church of Oak Brook PHONE (630) 321-3936

ADDRESS 501 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD Christ Church of Oak Brook PHONE (630) 321-3936

ADDRESS 501 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY (IES) OF TRUST None 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

5/30/19
Date

[Signature]
Signature of Applicant

5/30/19
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

5/30/19
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	2
NUMBER of ACRES	1.638			21.727	23.3657
NUMBER of SQUARE FEET	71,378			946,431	1,017,809

A

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
See attached list			

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

All Applications must be completed and **accompanied with the following:** Proper fee (payable to the Village of Oak Brook), Eighteen (18) 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.**

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

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

PRIOR TO THE SCHEDULED PLAN COMMISSION MEETING, APPLICANT IS TO CONTACT THE VILLAGE PERMIT ENGINEER (630-368-5130) AND REQUEST THE STATUS OF THE PLAT REVIEW - ALLOWING FOR SUFFICIENT TIME TO RESUBMIT PLAT and 18 COPIES WITH ALL NECESSARY ADDITIONS OR CORRECTIONS.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Filed 5-30-19 Fee Paid \$ 100.00 Receipt No. 524045 Received By C. Chiavelli
 HEARING DATES: Board of Trustees (Referral) 7/9/19 Plan Commission 7/15/19 Board of Trustees 8/13/19
 SIGNED - VILLAGE CLERK Charlotte Pruss Date June 5, 2019

LILLIG & THORSNESS, LTD.

Attorneys at Law

1900 SPRING ROAD, SUITE 200
OAK BROOK, ILLINOIS 60523-1495
TELEPHONE (630) 571-1900
FACSIMILE (630) 571-1042
WWW.LILLIGLAW.COM

WALTER W. MORRISSEY
wmorrissey@lilliglaw.com

May 30, 2019

Board of Trustees
Village of Oak Brook
c/o Mr. Tony Budzikowski
Community Development Director
1200 Oak Brook Road
Oak Brook, Illinois 60523-2255

**Re: Christ Church of Oak Brook
Subdivision Application – Final Plat of Re-Subdivision**

Dear Board:

This letter is sent on behalf of Christ Church of Oak Brook in regard to its filing of a Subdivision Application to Approve a Final Plat of Re-Subdivision. The Application to Approve Plat of Re-Subdivision is to establish a saleable lot in the R-2 residential district at the southern end of its property adjacent to York Road.

Christ Church of Oak Brook pursuant to Ordinance Section 1-14-2 requests a waiver of the fees associated with such application, except as related to outside consulting charges. Christ Church of Oak Brook is an Illinois not-for-profit corporation whose mission by its charter is exclusively limited to religious, charitable and educational endeavors qualifying it for a waiver of such fees under the ordinance. Christ Church of Oak Brook appreciates your giving consideration to its request for waiver of the applicable fees except for those of third parties under the Ordinance.

Very truly yours,

LILLIG & THORSNESS, LTD.


Walter W. Morrissey

WWM/dk

cc: David Melvin (via email)

B

SUBDIVISION APPLICATION – SUPPLEMENTAL INFORMATION

IDENTIFY STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY

Applicable Code Section 14-4-2: Final Plat of Subdivision

The proposed new Lot 2 in CCOB re-subdivision consists of vacant land in the R-2 residential zoning district.

The Lot 1 in CCOB re-subdivision is improved with a traditional worship sanctuary, a new contemporary worship sanctuary, a garden plaza multi-purpose space, classrooms and meeting space and other accessory uses and parking areas.

The former tract of land commonly known as 3306 York Road, Oak Brook contained 1.47 acres approximately that was removed from the Special Use. The proposed Lot 2 in the CCOB re-subdivision will contain 1.63 acres approximately of land. The north boundary line of the new Lot 2 in the CCOB re-subdivision will be 40 feet from the parking lot with appropriate landscape screening. The proposed Lot 2 in CCOB re-subdivision contains the appropriate easements for public utilities, drainage, detention and flood plain.

Plat of Consolidation (7/12/2016)

On July 12, 2016, the Village of Oak Brook approved Resolution 2016-SR-FP-EX-R-1577, a Resolution Approving the Final Plat of Consolidation for the Christ Church of Oak Brook, Illinois in the Village of Oak Brook, Illinois. The Final Plat of Subdivision consolidated the tracts of land located at 501 Oak Brook Road, 3202, 3212, 3222, and 3306 York Road into a Final Plat of Consolidation. The subject property previously was improved with the Christ Church of Oak Brook traditional facility of worship, a garden plaza multi-purpose space, a detached garage and parking lot. The subject property now is improved with a traditional worship facility, the new contemporary worship facility, reconfigured parking lots, and improved storm water drainage facility.

Amendment to Special Use (7/12/2016)

On the July 12, 2016, the Village of Oak Brook Board of Trustees adopted ordinance 2016-ZO-SU-EX-S-1468, an Ordinance Approving an Amendment to a Special Use for Christ Church of Oak Brook to implement a Facilities Development Plan for the properties located at 501 Oak Brook Road, and 3202, 3212, 3222, and 3306 York Road. The 2016 Amendment removed from the Special Use the property commonly known as 3306 York Road.

On August 10, 1971, the Village Board passed ordinance S-237 which approved a Special Use for the property for construction of the church sanctuary and steeple. The Board of Trustees in subsequent years approved several ordinances amending the Special Use to permit additional parking; operation of a not-for-profit preschool; the construction of additions to the church; various roadway and grading modifications; the construction of a choir rehearsal room; additional classrooms; building of the Oak Tree Discovery Center for Children; an outdoor playground;

construction of other internal modifications to the building that are consistent with the approved Special Use for Christ Church of Oak Brook and related improvements. This most recent Amendment to the Special Use granted to Christ Church of Oak Brook permitted the following: revoked the Special Use for the tract formerly known as 3306 York Road, PIN 06-36-103-006; and approved of a Facilities Development Plan for the property including enhanced parking lot screening along York Road; modified parking lot orientation to eliminate any parking spaces from abutting or facing York Road; parking lot lighting standards; and modified access onto Oak Brook Road in the case file plans approved by the Village.

The current Application filed with the Village of Oak Brook is as follows:

Subdivision Application for Final Plat of Re-Subdivision (one lot into two lots):

Christ Church of Oak Brook has filed its Application for a Final Plat of Re-Subdivision to subdivide the CCOB re-subdivision from one parcel into two parcels. The overall area of the CCOB re-subdivision is 1,017,809 square feet or 23.3657 acres. The proposed Lot 1 in the re-subdivision would contain 946,431 square feet or 21.7271 acres. The proposed Lot 2 of the re-subdivision would contain 71,378 square feet or 1.638 acres in the R2 Residential District. The proposed Lot 2 of the CCOB re-subdivision is configured similar to the lot formerly known as 3306 York Road containing nominally more area than the lot formerly known as 3306 York Road, replacing the offset with the straight north boundary line. The proposed Lot 2 of the re-subdivision will be offered for sale to the public by Christ Church of Oak Brook.

The proposed Lot 2 of the re-subdivision was excluded from the special use under Ordinance 2016-SU-EX-S-1468. The Final Plat of Consolidation was recorded with the DuPage County Recorder on July 25, 2018, as document number R2018-068764. Christ Church of Oak Brook, by its governing authority, determined that the proposed Lot 2 of the re-subdivision is not essential to its mission and made the decision to offer it for sale to the public for purpose of constructing a single family residence.

Code Section 14-4-2: Final Plat Requirements:

CCOB Re-Subdivision

Lot 2 of the CCOB re-subdivision is a generous 1.6 acre tract in the R2 district situated on York Road in a highly desirable part of Oak Brook.

Proposed Legal Description:

See attached Exhibit.

The proposed lot consists of 71,378 square feet, equal to 1.63 acres.

The proposed plat of re-subdivision depicts the R-2 zoning requirements.

Conclusion:

Christ Church of Oak Brook by its governing authority has determined that the Lot 2 tract of land is no longer necessary to its core mission. Christ Church of Oak Brook desires to offer Lot 2 in the CCOB re-subdivision for sale to the public. The new Lot 2 in CCOB re-subdivision conforms to the requirements of the R-2 Residential Zoning District pursuant to the Village ordinance and is excluded from the Special Use, as amended.

Prepared by and after recording
return to:

Walter W. Morrissey
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, IL 60523
(630) 571-1900

PINS:

**DECLARATION OF EASEMENT FOR SITE RUN OFF STORAGE
CCOB RE-SUBDIVISION LOT 2**

This Declaration of Easement for Site Run Off Storage (herein, this "**Declaration**") is made as of this ____ day of August, 2019, by CHRIST CHURCH OF OAK BROOK, an Illinois not-for-profit corporation (hereinafter referred to as "**Declarant**").

RECITALS

- A. The Declarant is titleholder of record and contract-seller of the real property generally located at the southwest corner of York Road and Canterbury, commonly known as 3000 York Road, (hereinafter referred to as "**Property**"), Oak Brook, Illinois. The Property contains approximately 1.6 acres of land and is legally described as follows:
- LOT 2 IN CCOB, BEING A RE-SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2018 AS DOCUMENT NO. R2018-068764, IN DUPAGE COUNTY, ILLINOIS.
- B. The Property is classified as and lies within the R-2, Single-Family Residence District under the Village of Oak Brook (hereinafter referred to as "**Village**") Zoning Ordinance (Chapter 13 of the *Municipal Code of the Village of Oak Brook of September 12, 2000*, as amended, hereinafter referred to as "**Zoning Ordinance**").
- C. The Property includes at least one (1) wetlands area situated approximate to its western boundary.
- D. No part of the Property is subject to the lien of any mortgagee at the time of the recordation of this Declaration.

- E. If this Declaration is filed for recordation by the DuPage County Recorder of Deeds, the Village will have adopted its Ordinance No. ____ to approve the CCOB Final Plat of Re-Subdivision to establish Lot 2 in the CCOB Re-Subdivision, the Property may be improved and used as described in the Zoning Ordinance for an R-2 residence district single-family residence and accessory structures as allowed under the Zoning Ordinance. Hereinafter the single-family residence, accessory structure, and landscaping treatments pursuant to the Ordinance are collectively referred to as "**Improvements**".
- F. The Declarant desires to establish for its own benefit and the benefit of the future titleholders of the Property (hereinafter, the Declarant and such future titleholders are individually referred to as an "**Owner**" and collectively as the "**Owners**"), all Beneficial Owners (as hereinafter defined), and the Village, this Declaration of Easement for Site Runoff Storage under Chapter 9 of the Stormwater Ordinance a certain restriction to install and maintain site runoff storage on and for the Property relating to the use and maintenance thereof. As used in this Declaration, "**Beneficial Owners**" means any and all: Beneficiaries of a trust that has legal ownership of or an ownership interest in the Property, members of a limited liability company that has legal ownership of or an ownership interest in the Property, shareholders of any corporate entity (whether duly incorporated or not) that has legal ownership of or an ownership interest in the Property, and all partners (including limited and silent partners) of a partnership entity that has legal ownership of or an ownership interest in the Property.

NOW, THEREFORE, upon the date of the recordation of this Declaration by the DuPage County Recorder of Deeds, the Declarant declares hereby that the Property and every portion thereof shall be owned, held, sold, conveyed, transferred and accepted subject to this Declaration and the following provisions:

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated herein entirely and made part hereof by this reference thereto.
2. **Site Runoff Storage.** The Declarant hereby declares that improvement of the Property shall include an easement for site runoff storage under Title 9 of the Zoning Ordinance.
3. **Term.** The term of the easement provided in this instrument shall be perpetual.
4. **Covenants To Run With The Land.** The restrictions herein contained shall run with the land and bind all Owners and Beneficial Owners of the Property and the Declarant and the Declarant's successors, assigns and grantees. Therefore, all Owners, Beneficial Owners and successors, assigns and grantees of the Property, or any part thereof, and their heirs, executors, administrators, and successors-in-interest, shall be bound by the terms of this Declaration.
5. **Conflicts.** This Declaration shall not be deemed to expand or create additional restrictions on the use of the Property other than those contained in Ordinance No. ____ and the Zoning Ordinance. In the event of a conflict or inconsistency between the provisions of this Declaration, on the one hand, and the provisions of both Ordinance No. ____ and the Zoning Ordinance taken together, on the other hand, the most restrictive shall govern and control.

6. **No Third Party Beneficiaries.** This Declaration is made for the sole benefit of the Declarant, all Owners, all Beneficial Owners and the Village. No other person, individual or entity shall be deemed to have any privity of contract hereunder nor any right to rely hereon for any purpose whatsoever, nor shall any other person, individual or entity have any right of action of any kind hereon or be deemed to be a third party beneficiary hereunder.

7. **Amendments.** No Owner or Beneficial Owner shall amend, modify, nullify or terminate this Declaration without the prior written approval of the Village.

8. **Notices.** All Notices required to be given hereunder shall be in writing and shall be properly served on the date delivered by courier or on the date deposited, postage prepaid, with the U.S. Postal Service for delivery *via* certified mail, return receipt requested, addressed to: "Owner, 3000 York Road, Oak Brook, Illinois 60523."

9. **Governing Law; Venue.** This Declaration shall be governed, construed, applied and enforced in accordance with the laws of the State of Illinois, with the understanding that each Owner and Beneficial Owner shall at all times comply with all federal laws and Village ordinances and regulations applying to the Property. Any suit to enforce this Declaration shall be filed in the Circuit Court of DuPage County, Illinois.

10. **Estoppel.** The Declarant does, by this Declaration, specifically estop itself and all of its successors and all subsequent Owners and Beneficial Owners of the Property, from asserting or contending in any manner or fashion that the covenants, conditions and restrictions contained in this Declaration are not full and adequate covenants running with the land for the term hereof.

11. **No Village Liability.** Action taken by the Village in the enforcement of this Declaration shall not constitute the basis for imposing any liability upon the Village, including but not limited to, liability under any legal theories of agency, joint venture, or state action.

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the date and year first above written.

CHRIST CHURCH OF OAK BROOK

By: _____

Its:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, to hereby certify that _____ personally known to be to be the _____, of Christ Church of Oak Brook, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such _____ as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 2019.

Notary Public

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.

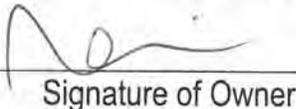
Said names and addresses are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as appear from the authentic tax records of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing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

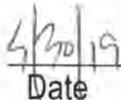
I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for publication costs, recording fees, and any other associated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

Christ Church of Oak Brook

Printed Name of Property Owner



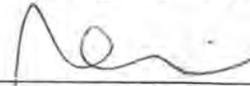
Signature of Owner



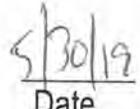
Date

Christ Church of Oak Brook

Printed Name of Applicant



Signature of Applicant



Date

BILL TO INFORMATION:

Christ Church of Oak Brook

Print Name/Company

David Melvin

Contact Person

630-321-6785

Contact Phone

501 Oak Brook Road, Oak Brook, Illinois 60523

Address To be Billed

Alternate Phone

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

E

06-25-300-017
VILLAGE OF OAK BROOK
1200 OAK BROOK RD
OAK BROOK IL 60523

06-25-301-004
FU MEIMEI
510 N CASS AVE
WESTMONT IL 60559

06-25-301-005
PEACHEY TR CHARLES & C
3014 LINCOLN RD
OAK BROOK IL 60523

06-25-301-027
BANK OF LYONS
TRUST 3270
8601 W OGDEN AVE
LYONS IL 60534

06-25-301-028
VILLAGE OF OAK BROOK
1200 OAK BROOK RD
OAK BROOK IL 60523

06-25-301-029
BANK OF LYONS
TRUST 3270
8601 W OGDEN AVE
LYONS IL 60534

06-25-301-032
RAICHAND SUNIL & MONICA
3012 LINCOLN RD
OAK BROOK IL 60523

06-25-301-033
PEACHY CHARLES & C
3014 S LINCOLN RD
OAK BROOK IL 60523

06-25-302-034
RANTIS ELAINE
3020 COOLIDGE ST
OAK BROOK IL 60523

06-25-302-043
SHOWNKEEN HARISH
3011 LINCOLN ST
OAK BROOK IL 60523

06-25-302-044
VINCI SAMUEL
3025 LINCOLN ST
OAK BROOK IL 60523

06-25-302-045
IWANSKI PAWEL
3015 LINCOLN RD
OAK BROOK IL 60523-2207

06-25-302-046
NALLAKRISHNAN RAVI
6152 WILLOWOOD LN
WILLOWBROOK IL 60527

06-25-302-047
VILLAGE OF OAK BROOK
1200 OAK BROOK RD
OAK BROOK IL 60523

06-25-304-039
ADRIATTICO CLAUDE L
3015 COOLIDGE ST
OAK BROOK IL 60523

06-25-304-040
VILLAGE OF OAK BROOK
1200 OAK BROOK RD
OAK BROOK IL 60523

06-25-408-012
DOWNERS GROVE TR
TRUST 91-029
PO BOX 114
DOWNERS GROVE IL 60515

06-25-408-024
NAPER NATL BANK TR 7-1860
PO BOX 223
DOWNERS GROVE IL 60515

06-36-100-002
FOREST PRESERVE DISTRICT
PO BOX 5000
WHEATON IL 60189

06-36-100-009
FOREST PRESERVE DISTRICT
PO BOX 5000
WHEATON IL 60189

06-36-100-011
FOREST PRESERVE DISTRICT
PO BOX 5000
WHEATON IL 60189

06-36-101-006
FOREST PRESERVE DISTRICT
PO BOX 5000
WHEATON IL 60189

06-36-103-001
MACKEN MICHAEL J
4 ROBIN HOOD RANCH
OAK BROOK IL 60523

06-36-103-002
BUSCH REBECCA
6 ROBINHOOD RANCH
OAK BROOK IL 60523

06-36-103-003
BIRKHAHN ARLENE R5278
3312 YORK RD
OAK BROOK IL 60523

06-36-103-004
MC FARLAND BRIDGET E
2 ROBINHOOD RANCH
OAK BROOK IL 60523

06-36-106-001
MISEK WILLIAM & SHIRLEY
3 ROBINHOOD RANCH
OAK BROOK IL 60523

06-36-106-002
KOLBUSZ R & A ANDERS
16214 PINON VISTA DR
HOUSTON TX 77095-7196

06-36-200-012
CHICAGO TRUST CO T/U/T
TR 1106931
PO BOX 5121
OAK BROOK IL 60522

06-36-200-015
ELQAQ EHAB & NOUR
424 CANTERBERRY LN
OAK BROOK IL 60523



06-36-200-016
OKMARK LARS
416 CANTERBERRY LN
OAK BROOK IL 60523

06-36-200-050
BEHRLE GEORGE W
PO BOX 3290
LISLE IL 60532-8290

06-36-200-051
RASHA KARDO
3209 YORK RD
OAK BROOK IL 60523

06-36-200-054
VOGEL RALPH K
413 OAK BROOK RD
OAK BROOK IL 60523

06-36-200-055
PARR ULYSSES
3103 YORK RD
OAK BROOK IL 60523

06-36-200-062
DE PROSPERIS MICHAEL & C
411 OAK BROOK RD
OAK BROOK IL 60523

06-36-200-065
ZIMMERMANN FRITZ R
3119 YORK RD
OAK BROOK IL 60523

06-36-200-066
BOONLAYANGOOR S TR
3117 YORK RD
OAK BROOK IL 60523

06-36-200-067
KARIM SHAKIL & NAZISH
3111 YORK RD
OAK BROOK IL 60523-2310

06-36-200-068
ALAUSA MORUFY & KEMI
3121 YORK RD
OAK BROOK IL 60523

06-36-200-069
ALAUSA MORUFU & KEMI
3121 YORK RD
OAK BROOK IL 60523

06-36-200-073
ZIMMERMANN FRITZ R
3109 YORK RD
OAK BROOK IL 60523

06-36-200-077
GRUND STEPHEN & NADINE
SCHNEIDER ALAN & PATRICIA
3215 YORK RD
OAK BROOK IL 60523

06-36-201-001
KHALILI SANDRA
3315 YORK RD
OAK BROOK IL 60523

06-36-202-003
CWK LLC
3305 YORK RD
OAK BROOK IL 60523

06-36-202-007
KHALILI SANDRA
3315 YORK RD
OAK BROOK IL 60523

06-36-202-008
KHALILI A A
3315 YORK RD
OAK BROOK IL 60523

06-36-202-016
CHRISTMAN JAMES A
409 CANTERBERRY LN
OAK BROOK IL 60523

06-36-202-025
BOHNE BERKSHIRE J
3305 YORK RD
OAK BROOK IL 60523

E.2



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 36 107 003
 2. Common Address: 501 Oak Brook Road, Oak Brook, IL
 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 Proposed Legal Description in a Word document to gpolanek@oak-brook.org
- See Exhibit 1 - Legal description for Christ Church of Oak Brook Subdivision Lot 1
See Exhibit 2 - Proposed legal description for Christ Church of Oak Brook Subdivision Lot 2

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

DuPage County Records/Research Room: (630-682-7398)
(630) 407-5401

Contact Person: Virginia

Date called: 05/29/2019

I verify that the information provided above is accurate.

Walter W. Morrissey

Printed Name

Walter W. Morrissey
Signature

Date: May 29, 2019

Relationship to Applicant: Attorney at Law

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Legal Description Review

Corrections Required

Yes _____

No _____

Approved By: _____

Date _____

F

EXHIBIT 1

LOT 1 IN CCOB, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2018 AS DOCUMENT NO. R2018-068764, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT 2

LOT 2 IN CCOB, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2018 AS DOCUMENT NO. R2018-068764, IN DUPAGE COUNTY, ILLINOIS.

Please Deposit Check in: Zoning Account 10-4302

For:

**Christ Church - 501 Oak Brook Road - Final Plat - Two-Lot
Subdivision**

NOTE: 1 check(s) - Total **\$ 100**

MISCELLANEOUS PAYMENT RECPT#: 524045
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 06/03/19 TIME: 12:52
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: 501 OAK BROOK RD.

4302 ZONING/SUBDIVIS 100.00

AMOUNT PAID: 100.00

PAID BY: CHRIST CHURCH
PAYMENT METH: CHECK
203947

REFERENCE:

AMT TENDERED: 100.00
AMT APPLIED: 100.00
CHANGE: .00

G

FINAL PLAT OF RESUBDIVISION OF CCOB

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

ADDRESS

THIS ___ DAY OF ___, A.D., 20__.

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

NOTARY PUBLIC

AFFIX SEAL

SCHOOL DISTRICT CERTIFICATE

THIS IS ALSO TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOT(S) LIE:

LOT NUMBER(S) SCHOOL DISTRICT
ALL GRADE SCHOOL DISTRICT NO. 53
COMMUNITY HIGH SCHOOL DISTRICT NO. 86
JUNIOR COLLEGE DISTRICT NO. 502

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK:

THIS ___ DAY OF ___, A.D., 20__.

CHAIRMAN

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ___ DAY OF ___, A.D., 20__.

TREASURER

FLAGG CREEK W.R.D., SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

THIS ___ DAY OF ___, A.D., 20__.

EXECUTIVE DIRECTOR

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS ___ DAY OF ___, A.D., 20__.

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

RECORDER OF DEEDS

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

VILLAGE ENGINEER

CERTIFICATE OF COUNTY ENGINEER

State of Illinois)
County of DuPage)SS

This Plat has been approved by the DuPage County Division of Transportation with respect to roadway access to County Highway #8, York Road, pursuant to 765 ILCS 205/2; however, a highway permit for access is required of the owner of the property prior to construction within the County's Rights-of-Way.

Dated this ___ day of ___, 20__.

By: _____
Director of Transportation/County Engineer

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY DESIGNATE THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS, _____ THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

THIS ___ DAY OF ___, A.D., 2019.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.

DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____)SS

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

DATED THIS ___ DAY OF ___, 20__.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER OR ATTORNEY

WATERCOURSE DRAINAGE, FLOODPLAIN AND MAINTENANCE EASEMENT GRANT

THE CHURCH (Owner) hereby grants and conveys to the VILLAGE, its successors and assigns a non-exclusive perpetual easement across, over, through and under all portions of the property depicted hereon as "FLOODPLAIN EASEMENT" which may from time to time be within the Salt Creek Floodplain area. Said easement shall be subject to the terms and conditions herein set forth and shall be for the following uses:

- A. Drainage and storm water run-off;
B. Maintenance of the watercourse of Salt Creek.

- 1. Maintenance as used herein shall include the removal of driftwood, fallen trees, and other obstructions to the flow of water through Salt Creek and the floodplain appurtenant thereto.
2. Any right to the VILLAGE to undertake any maintenance shall be subject to giving notice to the Grantor as follows:
A. For removal of driftwood and other obstruction ... 10 days notice;
B. For emergencies...no prior notice required, but subsequent written notice to Grantor shall be given as to the nature of the emergency.
3. Grantor shall remove all obstructions to the natural flow of water upon the "FLOODPLAIN EASEMENT" caused by Grantor or its agent. If Grantor fails to remove such obstruction(s), upon 10 days written notice of said failure to the Grantor, The VILLAGE shall have the right to undertake to remove the same and upon completion to be reimbursed for all out-of-pocket costs and expenses incurred in connection with such work within thirty (30) days from the date of such costs or expense. Failure of Grantor to make reimbursement shall authorize the VILLAGE to place liens against the "FLOODPLAIN EASEMENT" property for its costs incurred therein and to enforce said liens through any appropriate and available legal proceedings either at law or in equity.

- 4. Except in the case of emergencies, the VILLAGE shall only enter upon the "FLOODPLAIN EASEMENT" during daylight hours; Saturdays, Sundays, and legal holidays excluded. If the "FLOODPLAIN EASEMENT" or adjoining property is damaged, destroyed or defaced in full or in part, as a result of activities undertaken by the VILLAGE on the "FLOODPLAIN EASEMENT" the VILLAGE shall be solely responsible at its cost and expense to promptly repair and restore the "EASEMENT AREA" to substantially the same condition as existed immediately prior to entry onto the "FLOODPLAIN EASEMENT" by the VILLAGE.

- 5. The VILLAGE shall protect, defend, indemnify and hold harmless Grantor of any claim, liability, cost, damage or expense (including without limitation reasonable attorney's fees and court costs of any type, nature or description) arising in connection with the easements herein granted and due in whole or in part to the negligent act or omission of the VILLAGE, its officer, agents, employees, contractors or invitees in connection with any exercise of the VILLAGE's rights hereunder.

- 6. All notice provided for hereunder shall be personally delivered to THE CHURCH at 501 Oak Brook Road, Oak Brook, Illinois 60521 or at such other address as designated by Grantor and to Grantee at 1200 Oak Brook Road, Oak Brook, Illinois 60521; Attention: Village Manager.

- 7. The term "Grantor" as used herein is intended to refer to the titleholder or holders from time to time of the easement premises or portions thereof.

- 8. The term "VILLAGE" as used herein is intended to refer to the Village of Oak Brook, an Illinois municipal corporation and its officers, agents, employees, contractors, or invitees.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, REGISTERED ILLINOIS LAND SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN CHRIST CHURCH OF OAK BROOK, ILLINOIS, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2018 AS DOCUMENT NO. R2018-068764, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK (OR WITHIN 1/2 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 THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE IN A SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD (ZONE AE - BASE FLOOD ELEVATIONS DETERMINED), PART IS IN FLOODWAY AREAS IN ZONE AE, PART IS IN OTHER FLOOD AREAS (ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND PART IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X), PER FIRM MAP NUMBER 17043C0183J, EFFECTIVE DATE AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF ___, A.D., 20__.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Christ Church of Oak Brook
501 Oak Brook Road
Oak Brook, Illinois, 60523
630-654-1882

Table with 3 columns: NO., DATE, DESCRIPTION. Revisions include 'ADDRESSED VILLAGE COMMENTS DATED MAY 13, 2019' and 'ADDRESSED VILLAGE COMMENTS DATED JUNE 5, 2019'.

FINAL PLAT OF RESUBDIVISION

CCOB
DRAFTING COMPLETED: 04-05-19 DRAWN BY: KAR PROJECT MANAGER: CWB
FIELD WORK COMPLETED: CHECKED BY: CWB SCALE: 1" = 80'

Project No: 06114.06
Group No: VP04.H.1
SHEET NO. 2 of 2