



VILLAGE OF  
**OAK BROOK**  
*Illinois*

**ITEM 5.B.**  
**OAK BROOK COMMONS SUBDIVISION**  
**1120 22<sup>ND</sup> ST & 2111 McDONALD'S DR**  
**Final Plat of Subdivision**

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**VILLAGE OF OAK BROOK  
Plan Commission**

**STAFF REPORT**

**DATE:** August 13, 2019

**CASE NO:** 2019-10-SR-FP

**DESCRIPTION:** Final Plat – Fifteen (15) Lot Subdivision

**SUBDIVISION TITLE:** Oak Brook Commons Final Plat of Subdivision

**PARCEL SIZE:** 16.47-acres

**PETITIONER:** Oak Brook Commons, LLC  
444 W. Lake St., Suite 2400  
Chicago, IL 60606

**PROPERTY ADDRESS:** 1120 22<sup>nd</sup> Street and 2111 McDonald’s Drive

**EXISTING ZONING:** **ORA-2** Office Research and Assembly district with a planned development for a mixed-use redevelopment project that was approved by the Village Board on May 28, 2019 in accordance with Ordinance 2019-S-1568.

**ZONING/USE OF SURROUNDING PROPERTY:**

**North:** **ORA-2** Office-Research-Assembly District and improved with the Commerce Plaza office buildings, a parking deck and surface parking lot.

**South:** **ORA-2** Office-Research-Assembly District and improved with the Oak Brook Gateway office building which includes Lewis University and a parking deck.

**East:** **ORA-1** Office-Research-Assembly District and improved with a 3-story professional office building.

**West:** **B-2** Regional Shopping Center District, improved with the Oakbrook Center shopping mall and **ORA-2** Office-Research-Assembly District, improved with the Gibson’s restaurant.

**STAFF REPORT – OAK BROOK COMMONS FINAL PLAT  
1120 22<sup>ND</sup> STREET & 2111 McDONALDS  
FINAL PLAT – 15-LOT SUBDIVISION  
CASE No. 2019-10-SR-FP**

**LOCATION:** The subject property is located at the northeast corner of Spring Road and 22<sup>nd</sup> Street. The property is bounded by Commerce Drive to the north, 22<sup>nd</sup> Street to the south, a professional office building to the east and Spring Road to the west. The Gibson’s restaurant property at the southeast corner of Commerce Drive and Spring Road is not included as part of the Oak Brook Commons planned development.



1120 22<sup>nd</sup> Street and 2111 McDonald’s Drive

**CONTROLLING AGREEMENTS:**

Ordinance 1958-S-5	Annexing Property
Ordinance 2019-S-1568	Approving the Oak Brook Commons Planned Development

**DISCUSSION:**

Oak Brook Commons LLC has submitted an application requesting approval of a final plat of subdivision to construct a mixed-use redevelopment project that will consist of retail, restaurant, multi-family residential, office and hotel uses on approximately 17.47-acres of property.

A planned unit development site plan was approved in May 28, 2019 as part of the approved PD ordinance for the Oak Brook Commons project. A copy of the approved site plan is included in this staff report and provided on page 5 of the case file for reference purposes. The submitted final subdivision plat is consistent with the approved PD site plan and subdivides (or creates) individual

**STAFF REPORT – OAK BROOK COMMONS FINAL PLAT  
1120 22<sup>ND</sup> STREET & 2111 McDONALDS  
FINAL PLAT – 15-LOT SUBDIVISION  
CASE NO. 2019-10-SR-FP**

lots for each building within the subdivision and these lots are identified as Lots A through L on the plat. Common area lots are also being created for parking lots and driveways, stormwater management and open space areas.

Newly created vehicular cross access locations and utilities will be within Lots 1, 2, and 4, and are considered “common” areas within the subdivision. New easements will be recorded for the new detention and PCBMP facilities, as well as for a new bike path along the south portion of the subdivision and a sidewalk along the east side of McDonald’s Drive. Lot 3 will be reserved as a ½-acre public park and gathering area at the center of the development project. Finally, a small 20-foot by 20-foot triangular corner at the northwest corner of Lot K is being dedicated for Village right-of-way purposes for a proposed sidewalk.

With the exception of the vehicular access easement along the south side of the Gibson’s restaurant property, several of the existing access, sidewalk, stormwater, and utility easements will be vacated as a result of this subdivision plat.

Please see the materials provided by the petitioner in the case file for a more detailed description of the plat request including the revised final plat dated August 12, 2019.

**STAFF COMMENTS:**

- Subdivision code variations are being requested to Sections 14-6-2.B.1 and 14-6-2.B.2 of the Oak Brook Subdivision regulations. B.1 relates to Lots A, B, C, D, F, G, H, and J being interior lots that do not front on a publicly dedicated right-of-way. B.2 relates to Lots L, 3 and 4 being comprised of side lot lines that are not configured at right angles to straight streets. Both of these variation request(s) are by-products of the previously approved planned development site plan for the Oak Brook Commons project and are being requested to comply with the technical requirements of the ordinance.
- The 2019 Commercial Area Revitalization Plan (CRP) includes this parcel within the Commerce Drive Subarea Plan as Opportunity Site C. The subject property is identified as a mixed-use development that is comprised of buildings ranging from single-story restaurants to multiple-story mixed use buildings, a hotel, parking structures, public open space, and large office buildings (see page 7 of the case file).
- All easement provisions are currently being reviewed by the Village Attorney for compliance with the approved planned development provisions to ensure consistency with the Declaration of Covenants, Conditions, Restrictions, and Easements for Oak Brook Commons.
- The Village’s consulting engineer has reviewed and provided comments concerning the proposed final plat of subdivision in a memorandum dated August 13, 2019. At the conclusion of his review, the final plat of subdivision of Oak Brook Commons complies with Title 14 (Subdivision Regulations) of the Village Code and is therefore, recommended for Plan Commission approval, subject to approval of the Declarations document by the Village Attorney. The Final Plat of Subdivision of Oak Brook Commons, Declarations document, and any future revisions are required for review and approval by the Village Engineer prior to recording of the subdivision.

**STAFF REPORT – OAK BROOK COMMONS FINAL PLAT  
1120 22<sup>ND</sup> STREET & 2111 MCDONALDS  
FINAL PLAT – 15-LOT SUBDIVISION  
CASE NO. 2019-10-SR-FP**

- The 16.47-acre proposed development site is not in either the regulatory floodway or floodplain.

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

In accordance with Section 14-3-2(E) of the subdivision code, 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 particularity the aspects in which the proposed plat fails to conform to these regulations of the official plan.

**CONCLUSION:**

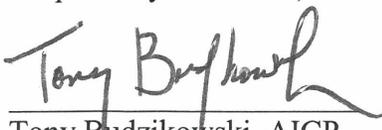
Staff and the Village Engineer have reviewed the final subdivision plat request and have determined that the plat dated August 12, 2019 complies with the official plan, subdivision regulations, zoning ordinance, and the site plan design configuration for the Oak Brook Commons planned development. *As such, staff is recommending approval of the final subdivision plat request subject to final engineering approval.*

If the Plan Commission concurs with staff (and the Village Engineer) and is of the opinion that the Oak Brook Commons final plat dated August 12, 2019 complies with the requirements of the Village’s official plan, zoning ordinance, subdivision regulations and approved Oak Brook Commons planned development, I would ask that an affirmative recommendation be provided to approve the final plat subdivision request, subject to final engineering approval.

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 denial 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

# Commerce Drive Opportunity Site C

## McDonald's Plaza

The former McDonald's Plaza site represents a significant development opportunity within the Village of Oak Brook. The site's size and location are such that it can appropriately accommodate a wide variety of development programs, mix of uses, open and public gathering places/plazas, and arrangement of buildings and roadway configurations. The illustrative concepts shown on this page represents a mixed-use concept that is comprised of building ranging from single-story restaurants to multiple-story mixed-use buildings, a hotel, parking structures, and large office buildings. The development concept shown on this page is for illustrative purposes only and is intended to show the potential of the site for appropriate redevelopment. The opportunity site can be development in many different ways and the illustrative concept should not be considered a specific redevelopment program for the site.

Explore mixed-use development with the potential for residential uses on the upper floors. The core area of this illustrative concept shows mixed-use development with retail/entertainment/service uses on the ground floor and residential and/or office uses on the upper floors. The parking for the mix of uses is provided primarily by structured parking garages within or adjacent to the mixed-use buildings.

Existing Gibsons Bar & Steakhouse to remain with expansion

Public Open Space & Gathering Spaces. Any future development should incorporate public open space, plazas, and gathering spaces into its design.

Optimize land by increasing development density. To increase the development density/intensity, areas previously occupied by large surface parking lots are planned for new mixed-use development with the parking for all uses provided by the multi-level structured parking. While there is some on-street parking for convenience and overall ambiance, parking is primarily provided within structures rather than surface lots.

Create a destination development to compliment adjacent uses. By providing a variety of commercial, retail, service, and mixed-use components, including a prominent office building, hotel, or other major building(s) at the east end of the site, the development could serve as an excellent and powerful destination, drawing visitors and employees from throughout the region. Such a development would be compatible with surrounding uses and could significantly enhance the overall character of the commercial areas. The addition and integration of open space and green infrastructure would further enhance the overall character and attractiveness of the site. The south-east corner of the illustrative concept is shown with a signature office building and hotel, which would have high visibility from Interstate 88.

Development to be compatible with infrastructure capacity. It is important that any development provide safe and adequate circulation and access, and it must be demonstrated that Village infrastructure is sufficient to accommodate any development intensification. A traffic impact study and infrastructure impact analysis should be undertaken and considered as part of any proposed development to ensure capacity and integration with Spring Road, 22nd Street, and surrounding roads and properties.



*Interoffice Memorandum*

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DATE: August 13, 2019  
TO: Tony Budzikowski, Director of Development Services  
FROM: James L. Patterson, P.E., Consulting Engineer (Burns & McDonnell)  
SUBJECT: Oak Brook Commons – Plan Commission Memo, 1120 22<sup>nd</sup> Street

Burns & McDonnell received the following documents on August 12, 2019:

- Final Plat of Subdivision of Oak Brook Commons (revised), 6 sheets, prepared by V3 Companies, dated August 12, 2019.

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

**Stormwater Management**

There is no floodplain, floodway, wetlands, or buffers within the proposed subdivision. Two existing detention facilities providing 1.12 acre-feet of storage are located along 22<sup>nd</sup> Street and will be replaced with detention facilities to match. Additional detention is not required due to a small decrease in the impervious area of the site. A small Post Construction Best Management Practice (PCBMP) on the east side of McDonald's Drive will also be replaced and will provide additional stormwater quality and volume control benefits.

**Access and Easements**

Several of the existing access, sidewalk, stormwater, and utility easements will be vacated, with the notable exception of the access easement along the south side of the Gibson's restaurant property. New access locations and utilities will be within Lots 1, 2, and 4 – the "common" areas of the subdivision. New easements will be recorded for the new detention and PCBMP facilities, as well as for a new bike path along the south portion of the subdivision and a sidewalk along the east side of McDonald's Drive. Lot 3 will be reserved for the exclusive use of property owners in the subdivision. A small 20-foot by 20-foot triangular corner (200 SF at the northwest corner of Lot K) is being dedicated to the Village's right-of-way for a proposed sidewalk.

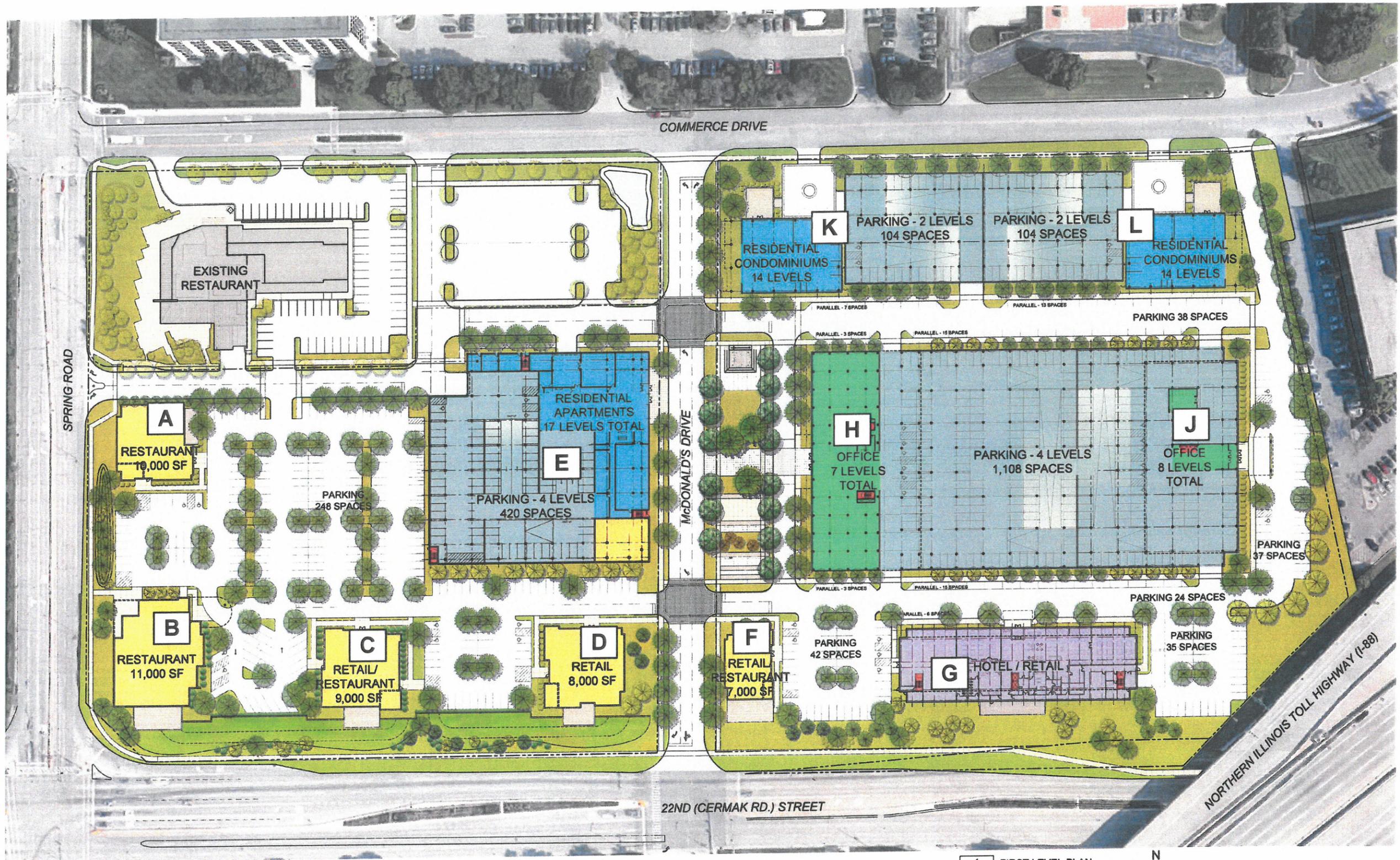
All easement provisions are currently under review for compliance with the Planned Development (Ordinance 2019-ZO-EX-PUD-S-1568) in the Declaration of Covenants, Conditions, Restrictions, and Easements for Oak Brook Commons document. For this reason, a subdivision improvement agreement is not required for this subdivision.

**Land Improvements**

A permit application was received by the Village on July 19, 2019 for all proposed site work and land improvements in the proposed subdivision. The permit (19-4-511) will not be issued prior to Village Board and final engineering approval. The land improvements shown in the permit include the reconstruction of McDonald's Drive (including the water main replacement) as well as the construction of all building pads, new storm/sanitary/water utilities, parking lots, lighting, bike path, sidewalks, etc. Future developments for each building pad will require a separate 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 Subdivision of Oak Brook Commons complies with Title 14 (Subdivision Regulations) of the Village Code and is therefore, recommended for Plan Commission approval, subject to approval of the Declarations document by the Village Attorney. The Final Plat of Subdivision of Oak Brook Commons, Declarations document, and any future revisions are required for review and approval by the Village Engineer prior to recording of the subdivision.



# OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

## OVERALL PLAN - GROUND LEVEL

A6



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

July 25, 2019

Dear Resident:

The Oak Brook Plan Commission and the Village Board will be considering a 15-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:	Oak Brook Commons, LLC Hines Interest Ltd Partnership 444 W. Lake Street, Suite 2400 Chicago, IL 60606
The property in question is located at:	1120 22 <sup>nd</sup> Street and 2111 McDonald's Drive
Relationship of applicant to property:	Owner
Name of Subdivision	Oak Brook Commons 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 approximate 16.4748-acre property (717,642 square feet) located at 1120 22<sup>nd</sup> Street and 2111 McDonald's Drive (former McDonald's property) into fifteen lots. The property is bounded by Spring Road to the west, 22<sup>nd</sup> Street to the south, Commerce Drive to the north and specifically the subject property is located on both the east and west side of McDonald's Drive, excluding the existing Gibsons Restaurant.

The property has an approved Planned Development for a mixed use development. Of the 15 proposed lots, three lots will contain residential developments (Lots E, K and L), eight lots will be commercial developments (Lots A-D, F-J), One lot will be open space (Lot 3), and three lots will be common areas on the site (Lots 1,2 and 4). The applicant is seeking several waivers/variations to the Subdivision Regulations in order to develop the site as approved by the planned development.

Attached is a reduced copy of the proposed plat. There are two sheets, one showing the parcels to be located on the west side of McDonald's Drive and the second showing the parcels to be located on the east side of McDonald's Drive. 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,

A handwritten signature in black ink, appearing to read "Tony Budzikowski".

Tony Budzikowski, AICP  
Director, Development Services Department

TB/gp

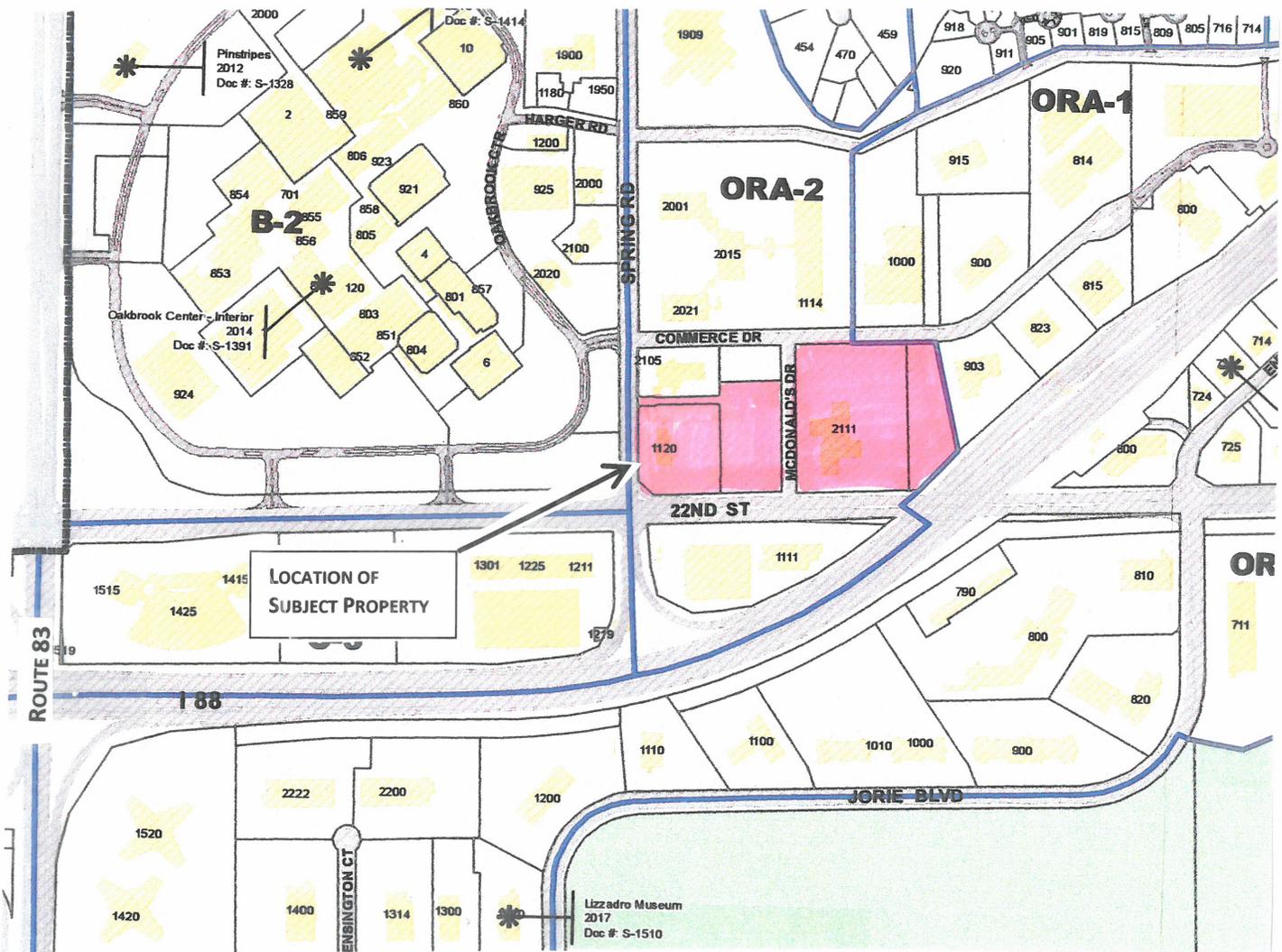
In accord with the provisions of the Americans with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010 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, August 19, 2019

Board of Trustees Meeting (BOT). . . . . 7:00 p.m., Tuesday, September 10, 2019\*\*

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

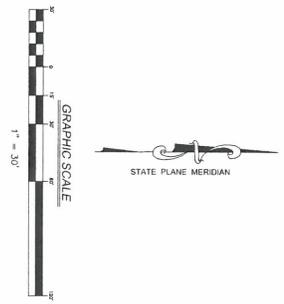
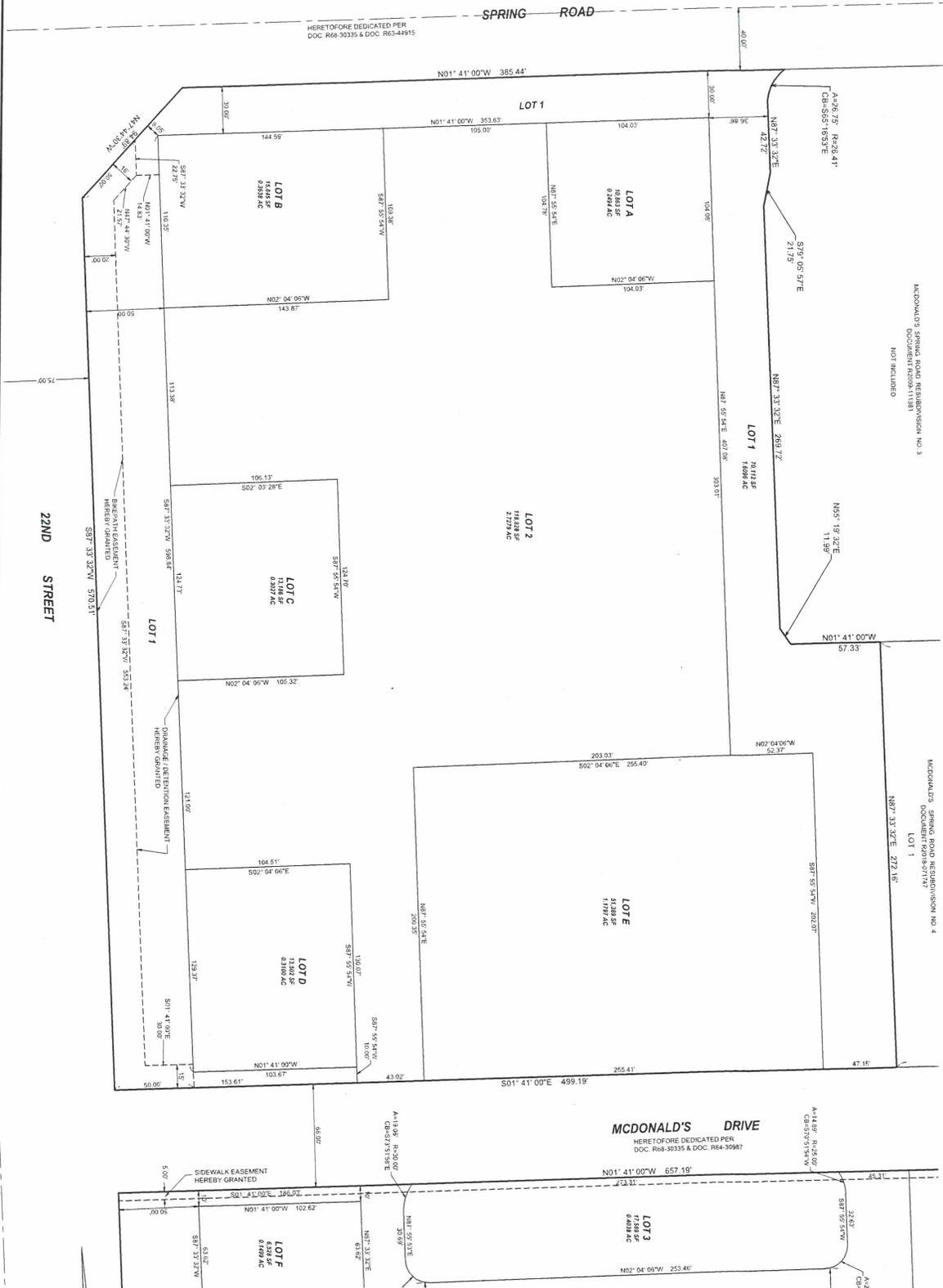


\*Note: The map provided is only an approximation of the area in question and is intended to be used only as a visual aid to determine your relationship to the property

# FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS

MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3  
DOCUMENT R2004-11191  
NOT INCLUDED

MCDONALD'S SPRING ROAD RESUBDIVISION NO. 4  
DOCUMENT R2007-177  
LOT 1  
MCDONALD'S DRIVE  
NOT INCLUDED



- LEGEND**
- PROPERTY LINE
  - PROPOSED BOUNDARY
  - EXISTING LOT LINE
  - EXISTING CENTERLINE
  - EXISTING EASEMENT LINE
  - SETBACK LINE
  - 0.00' FOUND OFF CROSS
  - 0.00' FOUND BENCHMARK
  - 0.00' SET CONCRETE MONUMENT
- ABBREVIATIONS**
- N NORTH
  - E EAST
  - S SOUTH
  - W WEST
  - CB CURVED BOUNDARY
  - A ANGLE
  - R RADIUS

**Engineers  
Scientists  
Surveyors**

7325 James Avenue, Suite 100  
Naperville, IL 60563  
630.724.0384 fax  
V300.com

**PREPARED FOR:**

Hines  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
312.418.4800

NO.	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE

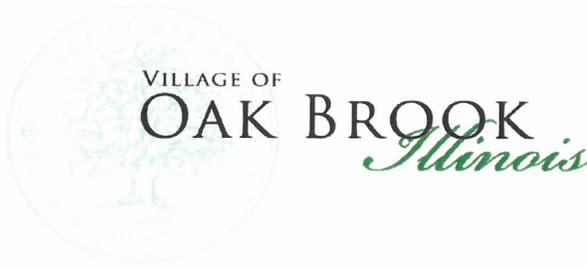
**FINAL PLAT OF SUBDIVISION**

OAK BROOK COMMONS

DATE: 07/18/19  
DRAWN BY: SPK  
CHECKED BY: CDB  
SCALE: 1" = 30'

PROJECT MANAGER: CDB  
GROUP NO.: VP04-1  
SHEET NO.: 3 of 6





## 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  
August 13, 2019

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**SUBJECT:** Referral – Oak Brook Commons, LLC – 1120 22<sup>nd</sup> Street and 2111  
McDonald’s Drive – Final Subdivision Plat

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

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** I move to refer the request for a Final Subdivision Plat to the Plan Commission for a public meeting and recommendation.

**Background/History:**

The Oak Brook Commons planned development for a 16.5-acre mixed-use development was approved and adopted by the Board on May 28, 2019. One of the requirements of the planned development was approval of a final subdivision plat to identify buildable lots, common areas and other necessary easements located throughout the development site. The accompanying 15-lot subdivision plat provides the requisite information for the planned development that is required for the future construction of the nine (9) buildable lots on site that include restaurants, retail, multi-family apartments, condominiums, a hotel and offices.

The approval of a final plat of subdivision is also required prior to the issuance of the first building permit for construction on this site.

**Recommendation:**

Please refer the request for the final subdivision plat to the Plan Commission for a public meeting and a recommendation.



1 inch equals 333 feet

Map created on July 29, 2019

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

## **14-6-2: DESIGN STANDARDS:**

### **A. Block Layout:**

1. In determining the shape and size of blocks, existing topographic features, basic street system and traffic plan, areas designated for public and other nonresidential land use, and the minimum lot areas and dimensions required by the village zoning ordinance for the applicable zoning area shall be considered.

2. In residential subdivisions, the maximum length of blocks shall be two thousand six hundred forty (2,640) linear feet. No blocks shall be less than nine hundred (900) linear feet in length unless approved by the plan commission. In nonresidential subdivisions, maximum length of blocks shall be as approved by the plan commission.

Where a subdivision borders upon or is traversed by a thoroughfare and frontage access is necessary, frontage roads (on 1 or both sides of such thoroughfare) shall be provided as needed.

### **B. Lot Design Standards:**

1. Lots shall abut on a street. Flag or interior lots shall not be permitted unless after review by the village engineer, plan commission, and board of trustees, a determination is made that the land in question cannot be reasonably developed in any other way. When a flag or interior lot is permitted, the area of any such lot which is used for access shall not be construed as the front yard of said lot nor shall the access area be used to satisfy any other yard, setback or minimum lot area requirement as set forth in the zoning ordinance, and said access area shall be a minimum of twenty feet (20') in width except when the plan commission may deem additional width to be necessary.

2. Side lines of lots should be approximately at right angles to straight streets and on radial lines on curved streets. Very irregular lots should be avoided.

3. Through lots should be avoided except that in residential districts along thoroughfares, lots shall face on the interior street with a no vehicular access area along such thoroughfares. Through lots in all ORA (including O) and all business districts shall meet such special access requirements as the village board on recommendation of the plan commission may require.

4. Minimum lot areas, dimensions and setback lines shall conform to the provisions of the zoning ordinance for the district in which the subdivision is located within the corporate limits of the village. Lot sizes in those areas outside the corporate limits shall be in conformance with the applicable ordinances regulating lot sizes outside the corporate boundaries.

## **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 the Village staff, whether the requirements of the Subdivision Ordinance have been met.**

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

# 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 Oak Brook Commons DATE FILED 07-19-2019

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

East of Spring Rd., north of 22nd St., south of Commerce Drive (1120 22nd Street and 2111 McDonald's Drive)

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:

See attached.

PERMANENT PARCEL NO. 06-23-406-015, 06-23-406-017, 06-23-407-006, 06-23-407-007

NAME OF APPLICANT (and Email Address) Hines (David Bach) david.bach@hines.com PHONE 312-419-4900

ADDRESS 444 W. Lake St., Suite 2400 CITY Chicago STATE IL ZIP 60606

RELATIONSHIP of APPLICANT TO PROPERTY Development Manager

OWNER OF RECORD Oak Brook Commons LLC PHONE 312-419-4900

ADDRESS 444 W. Lake St., Suite 2400 CITY Chicago STATE IL ZIP 60606

BENEFICIARY (IES) OF TRUST N/A PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

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

[Signature]  
Signature of Owner

7/29/19  
Date

[Signature]  
Signature of Applicant

7/29/19  
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

7/29/19  
Date

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

<b>SIZING BY LAND USE CATEGORY</b>	RESIDENTIAL	COMMERCIAL	OPEN SPACE (Park)	OTHER (Common Areas)	TOTAL
NUMBER of LOTS	3	8	1	3	15
NUMBER of ACRES	(See attachment)				
NUMBER of SQUARE FEET	(See attachment)				

## Oak Brook Commons – Variations to the Subdivision Regulations

- A variation from Section 14-6-2.B.1 of the Subdivision Regulations of Oak Brook, Illinois to permit Lots A, B, C, D, F, G, H, and J to be interior lots;
- A variation from Section 14-6-2.B.2 of the Subdivision Regulations to permit Lots L, 3, 4 to have side lines that are not approximately right angles to straight streets; and any other variations as required, for the purpose of approving the Final Plat of Subdivision.

7/19/2019

OAK BROOK COMMONS - SIZING BY LAND USE CATEGORY

AREA

LOTS	SQUARE FEET	ACRES	LAND USE
LOT 1	70,112	1.6096	OTHER
LOT 2	118,828	2.7279	OTHER
LOT 3	17,589	0.4038	OPEN SPACE
LOT 4	150,570	3.4566	OTHER
LOT A	10,863	0.2494	COMMERCIAL
LOT B	15,845	0.3638	COMMERCIAL
LOT C	13,186	0.3027	COMMERCIAL
LOT D	13,502	0.3100	COMMERCIAL
LOT E	51,389	1.1797	RESI/COMM
LOT F	6,528	0.1499	COMMERCIAL
LOT G	25,506	0.5855	COMMERCIAL
LOT H	78,506	1.8023	COMMERCIAL
LOT J	54,823	1.2586	COMMERCIAL
LOT K	45,283	1.0396	RESIDENTIAL
LOT L	44,910	1.0310	RESIDENTIAL
ROW	200	0.0046	PUBLIC
<b>TOTAL</b>	<b>717,642</b>	<b>16.4748</b>	

# CERTIFICATION

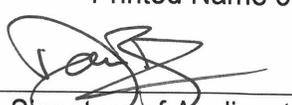
## Surrounding Property Owners

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

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

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

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

<u>DAVID BACH</u> Printed Name of Property Owner	<u>DAVID BACH</u> Printed Name of Applicant
 Signature of Owner	 Signature of Applicant
<u>7/19/2019</u> Date	<u>7/19/2019</u> Date

### BILL TO INFORMATION:

<u>Oak Brook Commons LLC</u> Print Name/Company	<u>Melissa Kud</u> Print Contact Person Name	<u>(312) 419-4921</u> Contact Phone
<u>444 W Lake St, Suite 2400, Chicago, IL 60606</u> Address To be Billed	<u>(312) 419-4702</u> 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.

**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			

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

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

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

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

- PRELIMINARY PLAT** \_\_\_\_\_ \$50.00 per lot or \$750.00 minimum\*\*
  - FINAL PLAT(G-289, 3/24/81)** \_\_\_\_\_ \$750.00 – NO IMPROVEMENTS\*\*(Plus Plan Review & Inspection Fees, if required)
  - FINAL PLAT – with Improvements**   X   \$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**

**DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY**

Date Filed 7/19/19 Fee Paid \$ 1,050.00 Receipt No. 529177 Received By C. Ciarelli  
 HEARING DATES: Board of Trustees (Referral) 8/13/19 Plan Commission 8/19/19 Board of Trustees 9/10/19\*  
 SIGNED - VILLAGE CLERK \_\_\_\_\_ Date 7/22/19

\* Tentative

B.1

06-23-300-037  
OAK BROOK SHOPPING CENTER  
C/O PROPERTY TAX DEPT  
RE: TEACHER RETIREMENT SYSTEM  
PO BOX 617905  
CHICAGO, IL 60661

06-23-300-037  
OAKBROOK SHOPPING CENTER LLC  
C/O ILLINOIS CORPORATION SERVICE CO  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-23-300-037  
OWNER OF RECORD  
100 OAKBROOK CENTER DRIVE  
OAK BROOK, IL 60523

06-23-300-041  
NEIMAN MARCUS GROUP INC  
C/O RYAN LLC PTS  
PO BOX 460389  
HOUSTON, TX 77056

06-23-300-041  
OWNER OF RECORD  
5 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-041  
OWNER OF RECORD  
6 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-041  
OWNER OF RECORD  
8 OAKBROOK CTR OAK  
OAK BROOK, IL 60523

06-23-300-041  
OAKBROOK SHOPPING CENTER LLC  
C/O ILLINOIS CORPORATION SERVICE CO  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-23-300-050  
OWNER OF RECORD  
2857 OAKBROOK CTR  
SERVICE YARD 7  
OAK BROOK, IL 60523

06-23-300-050  
OAK BROOK SHOPPING CENTER  
C/O PROPERTY TAX DEPT  
PO BOX 617905  
CHICAGO, IL 60661

06-23-300-050  
OWNER OF RECORD  
206 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-050  
OWNER OF RECORD  
208 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-050  
OWNER OF RECORD  
212 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-050  
OWNER OF RECORD  
222 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-050  
OWNER OF RECORD  
226 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-050  
OWNER OF RECORD  
232 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-051  
OAK BROOK SHOPPING CENTER  
C/O PROPERTY TAX DEPT  
RE: TEACHER RETIREMENT SYSTEM  
PO BOX 617905  
CHICAGO, IL 60661

06-23-300-054  
OWNER OF RECORD  
925 OAKBROOK CTR  
PARKING DECK GREEN  
OAK BROOK, IL 60523

06-23-300-054  
OAK BROOK SHOPPING CENTER  
C/O PROPERTY TAX DEPT  
PO BOX 617905  
CHICAGO, IL 60661

06-23-300-054  
OWNER OF RECORD  
2020 SPRING RD  
OAK BROOK, IL 60523

06-23-300-054  
OWNER OF RECORD  
2022 SPRING RD  
OAK BROOK, IL 60523

06-23-300-055  
OWNER OF RECORD  
2100 SPRING RD  
OAK BROOK, IL 60523

06-23-300-055  
RBP OAK BROOK LLC  
C/O ROCK BRIDGE CAPITAL  
4100 REGENT ST, UNIT G  
COLUMBUS, OH 43219

06-23-300-055  
RBP OAK BROOK LLC  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO, IL 60604

06-23-404-020  
OWNER OF RECORD  
1000 COMMERCE DR  
OAK BROOK, IL 60523

06-23-404-020  
AT&T COMMUNICATIONS OF IL  
PO BOX 7207  
BEDMINSTER, NJ 07921

06-23-404-020  
ILLINOIS BELL TELEPHONE CO  
C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO, IL 60604

06-23-404-021  
OWNER OF RECORD  
900 COMMERCE DR  
OAK BROOK, IL 60523

06-23-404-021  
WILLIAM SMITH, JR  
900 COMMERCE LLC  
10 S LASALLE ST  
UNIT 2660  
CHICAGO, IL 60603

06-23-404-023  
OWNER OF RECORD  
1000 COMMERCE DR  
OAK BROOK, IL 60523

06-23-404-023  
AT&T COMMUNICATIONS IL  
PO BOX 7207  
BEDMINSTER, NJ 07921

06-23-404-023  
ILLINOIS BELL TELEPHONE CO  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO, IL 60604

06-23-404-032  
OWNER OF RECORD  
1114 COMMERCE DR  
OAK BROOK, IL 60523

06-23-404-032  
OWNER OF RECORD  
2001 SPRING RD  
OAK BROOK, IL 60523

06-23-404-032  
OWNER OF RECORD  
2015 SPRING RD  
OAK BROOK, IL 60523

06-23-404-032  
OWNER OF RECORD  
2021 SPRING RD  
OAK BROOK, IL 60523

06-23-404-032  
COMMERCE PLAZA PROP LLC  
C/O ZELLER REALTY GROUP  
401 N MICHIGAN, UNIT 1300  
CHICAGO, IL 60611

06-23-406-013  
2105 SPRING ROAD LLC  
C/O GIBSONS STEAKHOUSE  
1050 N STATE ST, UNIT 4  
CHICAGO, IL 60610

06-23-406-013  
OWNER OF RECORD  
2105 SPRING RD  
OAK BROOK, IL 60523

06-23-406-015  
HINES INTEREST LTD PART  
OAK BROOK COMMONS LLC  
ATTN MELISSA KUB  
444 W LAKE ST, NO 2400  
CHICAGO, IL 60606

06-23-406-015  
OWNER OF RECORD  
1120 22ND ST.  
OAK BROOK, IL 60523

06-23-406-016  
2105 SPRING ROAD LLC  
C/O GIBSONS STEAKHOUSE  
1050 N STATE ST, UNIT 4  
CHICAGO, IL 60610

06-23-406-016  
OWNER OF RECORD  
2105 SPRING RD  
OAK BROOK, IL 60523

06-23-406-017  
OWNER OF RECORD  
1120 22ND ST.  
OAK BROOK, IL 60523

06-23-406-017  
HINES INTEREST LTD PART  
OAK BROOK COMMONS LLC  
ATTN MELISSA KUB  
444 W LAKE ST, NO 2400  
CHICAGO, IL 60606

06-23-407-002  
OWNER OF RECORD  
903 COMMERCE DR  
OAK BROOK, IL 60523

06-23-407-002  
OAK BROOK COMMERCE CENTER  
C/O EQUITY PROPERTY TAX G  
PO BOX 06494  
CHICAGO, IL 60606

06-23-407-006  
HINES INTEREST LTD PART  
OAK BROOK COMMONS LLC  
ATTN MELISSA KUB  
444 W LAKE ST, NO 2400  
CHICAGO, IL 60606

06-23-407-006  
OWNER OF RECORD  
2111 MCDONALD'S DRIVE  
OAK BROOK, IL 60523

06-23-407-007  
HINES INTEREST LTD PART  
OAK BROOK COMMONS LLC  
ATTN MELISSA KUB  
444 W LAKE ST, NO 2400  
CHICAGO, IL 60606

06-23-407-007  
OWNER OF RECORD  
2111 MCDONALD'S DRIVE  
OAK BROOK, IL 60523

06-26-100-012  
OWNER OF RECORD  
1211 22ND ST  
OAK BROOK, IL 60523

06-26-100-012  
OWNER OF RECORD  
1225 22ND ST  
OAK BROOK, IL 60523

06-26-100-012  
OWNER OF RECORD  
1301 22ND ST  
OAK BROOK, IL 60523

06-26-100-012  
OWNER OF RECORD  
1315 22ND ST  
OAK BROOK, IL 60523

06-26-100-012  
AG OAK BROOK EX PARK VENT  
C/O ALCION VENTURES  
ONE POST OFFICE SQ, NO 315  
BOSTON, MA 02109

06-26-100-012  
AG OAK BROOK EXECUTIVE PARK VENTURE LLC  
C/O C T CORPORATION SYSTEM  
208 S. LASALLE ST, SUITE 814  
CHICAGO, IL 60604

06-26-100-013  
OWNER OF RECORD  
1219 22ND ST  
OAK BROOK, IL 60523

06-26-100-013  
VILLAGE OF OAK BROOK  
1200 OAK BROOK RD  
OAK BROOK, IL 60523

06-26-101-021  
NICOR GAS/SOUTHERN CO  
241 RALPH MCGILL BLVD NE  
BIN 10081  
ATLANTA, GA 30308

06-26-101-021  
NORTHERN ILLINOIS GAS COMPANY  
C/O ILLINOIS CORPORATION SERVICE CO  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-26-200-003  
ILLINOIS STATE TOLL ROAD  
2700 OGDEN AVENUE  
DOWNERS GROVE, IL 60515

06-26-200-003  
DAN MANAGEMENT CORP FOR BRAESIDE  
REALTY TRUST  
10 E 22ND ST, NO 116  
LOMBARD, IL 60148

06-26-200-003  
OWNER OF RECORD  
1111 22ND ST  
OAK BROOK, IL 60523

06-26-200-008  
OWNER OF RECORD  
1111 22ND ST  
OAK BROOK, IL 60523

06-26-200-008  
OAK BROOK GATEWAY LLC  
ATTN DMITRY GORDEEV  
30 VREELAND DR, NO 30 2-3  
SKILLMAN, NJ 08558

06-26-200-008  
OAK BROOK GATEWAY LLC  
C/O ILLINOIS CORPORATION SERVICE CO  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-26-201-025  
NICOR GAS/SOUTHERN CO  
241 RALPH MCGILL BLVD NE  
BIN 10081  
ATLANTA, GA 30308

06-26-201-025  
NORTHERN ILLINOIS GAS COMPANY  
C/O ILLINOIS CORPORATION SERVICE CO  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD, IL 62703

06-26-201-026  
OWNER OF RECORD  
1110 JORIE BLVD  
OAK BROOK, IL 60523

06-26-201-026  
LEGACY OF N BARRINGTON C/O ADVANTAGE  
PARTNER PRO  
1110 JORIE BLVD, UNIT 202  
OAK BROOK, IL 60523

06-23-300-049  
OAK BROOK SHOPPING CENTER  
C/O PROPERTY TAX DEPT  
PO BOX 617905  
CHICAGO, IL 60661

06-23-300-049  
OWNER OF RECORD  
6 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-029  
MACYS  
C/O TAX DEPT  
7 W SEVENTH ST  
CINCINNATI, OH 45202

06-23-300-029  
OWNER OF RECORD  
3 OAKBROOK CTR  
OAK BROOK, IL 60523

06-23-300-029  
MACY'S RETAIL HOLDINGS, INC.  
C/O CORPORATE CREATIONS NETWORK  
350 S NORTHWEST HWY, STE 300  
PARK RIDGE, IL 60068

06-23-300-032  
OAK BROOK SHOPPING CENTER  
C/O PROPERTY TAX DEPT  
PO BOX 617905  
CHICAGO, IL 60661

06-23-300-033  
OAK BROOK SHOPPING CENTER  
C/O PROPERTY TAX DEPT  
PO BOX 617905  
CHICAGO, IL 60661

06-26-100-005  
VH M OAKBROOK ILLINOIS  
860 REMINGTON RD  
SCHAUMBURG, IL 60173

06-26-100-005  
OWNER OF RECORD  
1401 22ND STREET  
OAK BROOK, IL 60523

06-26-100-013  
OWNER OF RECORD  
1301 22ND ST  
OAK BROOK, IL 60523

06-23-300-032  
OWNER OF RECORD  
100 OAK BROOK CENTER DRIVE  
OAK BROOK, IL 60523

06-23-300-033  
OWNER OF RECORD  
100 OAK BROOK CENTER DRIVE  
OAK BROOK, IL 60523

06-23-405-006  
VILLAGE OF OAK BROOK  
1200 OAK BROOK RD  
OAK BROOK, IL 60523

06-26-201-001  
OAK BROOK PARK DISTRICT  
1450 FOREST GATE RD  
OAK BROOK, IL 60523

06-26-201-027  
R OAK BROOK  
C/O BRIAN DENBOW  
3 BETHESDA METRO, NO 1000  
BETHESDA, MD 20814

06-26-201-027  
OWNER OF RECORD  
790 JORIE BLVD  
OAK BROOK, IL 60523

06-26-201-027  
SF CH2 LLC  
C/O CAPITOL CORPORATE SERVICES INC  
1315 W LAWRENCE AVE  
SPRINGFIELD, IL 62703

06-26-201-028  
OWNER OF RECORD  
800 JORIE BLVD  
OAK BROOK, IL 60523

06-26-201-028  
OWNER OF RECORD  
810 JORIE BLVD  
OAK BROOK, IL 60523

06-26-201-028  
SF CH2 LLC  
999 N SEPULVEDA, UNIT 600  
EL SEGUNDO, CA 90245

06-26-201-028  
SF CH2 LLC  
C/O CAPITOL CORPORATE SERVICES INC  
1315 W LAWRENCE AVE  
SPRINGFIELD, IL 62703

06-26-201-019  
OWNER OF RECORD  
1000 JORIE BLVD  
OAK BROOK, IL 60523

06-26-201-019  
OWNER OF RECORD  
1010 JORIE BLVD  
OAK BROOK, IL 60523

06-26-201-019  
1000 JORIE BOULEVARD LLC  
21 SPINNING WHEEL  
HINSDALE, IL 60521

PETER M. FRIEDMAN  
HOLLAND & KNIGHT LLP  
150 N. RIVERSIDE PLAZA, 27<sup>TH</sup> FLOOR  
CHICAGO, IL 60606

HINES INTERESTS LIMITED PARTNERSHIP  
ATTN DAVE BACH  
444 W. LAKE ST., SUITE 2400  
CHICAGO, IL 60606

HINES INTERESTS LIMITED PARTNERSHIP  
ATTN GREGORY MCHENRY  
444 W. LAKE ST., SUITE 2400  
CHICAGO, IL 60606

JOHN BROWN  
V3 COMPANIES  
7325 JAMES AVENUE  
WOODRIDGE, IL 60517

DAN FREE  
V3 COMPANIES  
7325 JAMES AVENUE  
WOODRIDGE, IL 60517

RYAN SMYKOWSKI  
V3 COMPANIES  
7325 JAMES AVENUE  
WOODRIDGE, IL 60517

OAK BROOK COMMONS LLC  
C/O HINES INTERESTS LIMITED PARTNERSHIP  
ATTN GREGORY MCHENRY  
444 W. LAKE ST., SUITE 2400  
CHICAGO, IL 60606

06-23-405-003  
OWNER OF RECORD  
800 ENTERPRISE DR  
OAK BROOK, IL 60523

06-23-405-003  
800 ENTERPRISE PROP LLC  
C/O MICHAEL BIALAS  
222 N LASALLE ST, NO 1000  
CHICAGO, IL 60601

# SUBJECT PROPERTY VERIFICATION

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

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

0	6	2	3	4	0	7	0	0	6
---	---	---	---	---	---	---	---	---	---

2. Common Address: 2111 McDonald's Dr

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

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

5. Email the Current and Proposed Legal Description in a Word document to [gpolanek@oak-brook.org](mailto:gpolanek@oak-brook.org)

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

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

Only First name of Contact is required.

Date called:

7/19/19

I verify that the information provided above is accurate.

Lisa Cassaidy

Printed Name

Lisa Cassaidy

Signature

Date

7/19/19

Relationship to Applicant:

Consulting Engineer

Legal Description Reviewed

Yes \_\_\_\_\_

No \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date \_\_\_\_\_

# SUBJECT PROPERTY VERIFICATION

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

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

06

23

407

007

2. Common Address: 2111 McDonald's Dr

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

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

5. Email the Current and Proposed Legal Description in a Word document to [gpolanek@oak-brook.org](mailto:gpolanek@oak-brook.org)

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

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

Only First name of Contact is required.

Date called: 7/19/19

I verify that the information provided above is accurate.

Lisa Cassaidy

Printed Name

Lisa Cassaidy

Signature

Date 7/19/19

Relationship to Applicant: Consulting Engineer

Legal Description Reviewed

Yes \_\_\_\_\_

No \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date \_\_\_\_\_

# SUBJECT PROPERTY VERIFICATION

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

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

06

23

406

015

2. Common Address: 1120 W. 22nd Street

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

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

5. Email the Current and Proposed Legal Description in a Word document to [gpolanek@oak-brook.org](mailto:gpolanek@oak-brook.org)

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

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

Only First name of Contact is required.

Date called: 7/19/19

I verify that the information provided above is accurate.

Lisa Cassidy  
Printed Name

Lisa Cassidy  
Signature

Date 7/19/19

Relationship to Applicant: Consulting Engineer

Legal Description Reviewed

Yes \_\_\_\_\_

No \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date \_\_\_\_\_

# SUBJECT PROPERTY VERIFICATION

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

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

06

23

406

017

2. Common Address: 1120 W. 22nd Street

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

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

5. Email the Current and Proposed Legal Description in a Word document to [gpolanek@oak-brook.org](mailto:gpolanek@oak-brook.org)

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

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

Only First name of Contact is required.

Date called: 7/19/19

I verify that the information provided above is accurate.

Lisa Cassaidy

Printed Name

Lisa Cassaidy

Signature

Date

7/19/19

Relationship to Applicant: Consulting Engineer

Legal Description Reviewed

Yes \_\_\_\_\_

No \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date \_\_\_\_\_

Oak Brook Commons - Legal Description of Existing Property

**PARCEL 1 (PIN #'s 06-23-407-006 AND 06-23-407-007):**

LOT 4 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT 1 (EXCEPT THAT PORTION FALLING WITHIN LOT 3 OF BUTLER COMPANY-M-1, INC. ASSESSMENT PLAT NO.1, RECORDED JULY 8, 1964 AS DOCUMENT 164-24068), BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2 (PIN # 06-23-406-015):**

LOT 1 IN MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2009 AS DOCUMENT R2009-111381, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3 (PIN # 06-23-406-017):**

LOT 2 IN THE FINAL SUBDIVISION PLAT OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2018 AS DOCUMENT NUMBER R2018-071747, IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

Please Deposit Check in: Zoning Account 10-4302

For:

**Oak Brook Commons - Final Plat of Subdivision**

NOTE: 1 check(s) - Total \$ **1,050.00**

**Please return receipt(s) to Gail**

Thanks

MISCELLANEOUS PAYMENT RECPT#: 529177  
VILLAGE OF OAK BROOK  
1200 OAK BROOK ROAD  
OAK BROOK IL 60523

DATE: 07/25/19      TIME: 16:11  
CLERK: reception      DEPT:  
CUSTOMER#: 0

INFO: OAK BROOK COMMONS FP

4302 ZONING/SUBDIVIS      1050.00

AMOUNT PAID:      1050.00

PAID BY: V3 COMPANIES LTD.  
PAYMENT METH: CHECK  
42412

REFERENCE:

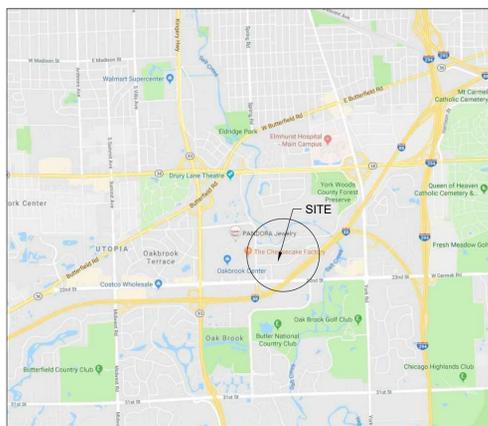
AMT TENDERED:      1050.00  
AMT APPLIED:      1050.00  
CHANGE:      .00

E

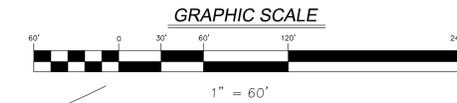
# FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 06-23-407-006  
06-23-407-007  
06-23-406-014  
06-23-406-015



VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE  
1" = 60'

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT:  
LATITUDE: 41-50-51.88377 N  
LONGITUDE: 87-56-34.67333 W  
ELLIPSOID HEIGHT: 557.336  
GROUND SCALE FACTOR 1.0000386676  
ALL MEASUREMENTS ARE ON THE GROUND.

### IDOT ACCESS NOTES

- There shall be no access to 22nd street, an IDOT highway (no designation number) from any lot within Oak Brook Commons Subdivision.
- All other access shall be via internal circulation.

LOTS	Square Feet	Acres
LOT 1	70,112	1.6096
LOT 2	118,828	2.7279
LOT 3	17,589	0.4038
LOT 4	150,570	3.4566
LOT A	10,863	0.2494
LOT B	15,845	0.3638
LOT C	13,186	0.3027
LOT D	13,502	0.3100
LOT E	51,389	1.1797
LOT F	6,528	0.1499
LOT G	25,506	0.5855
LOT H	78,506	1.8023
LOT J	54,823	1.2586
LOT K	45,283	1.0396
LOT L	44,910	1.0310
ROW	200	0.0046
TOTAL	717,642	16.4748

### OWNER/DEVELOPER

Hines  
444 W. Lake Street, Ste 2400  
Chicago, Illinois 60606  
312 419 4702  
Contact: Greg McHenry

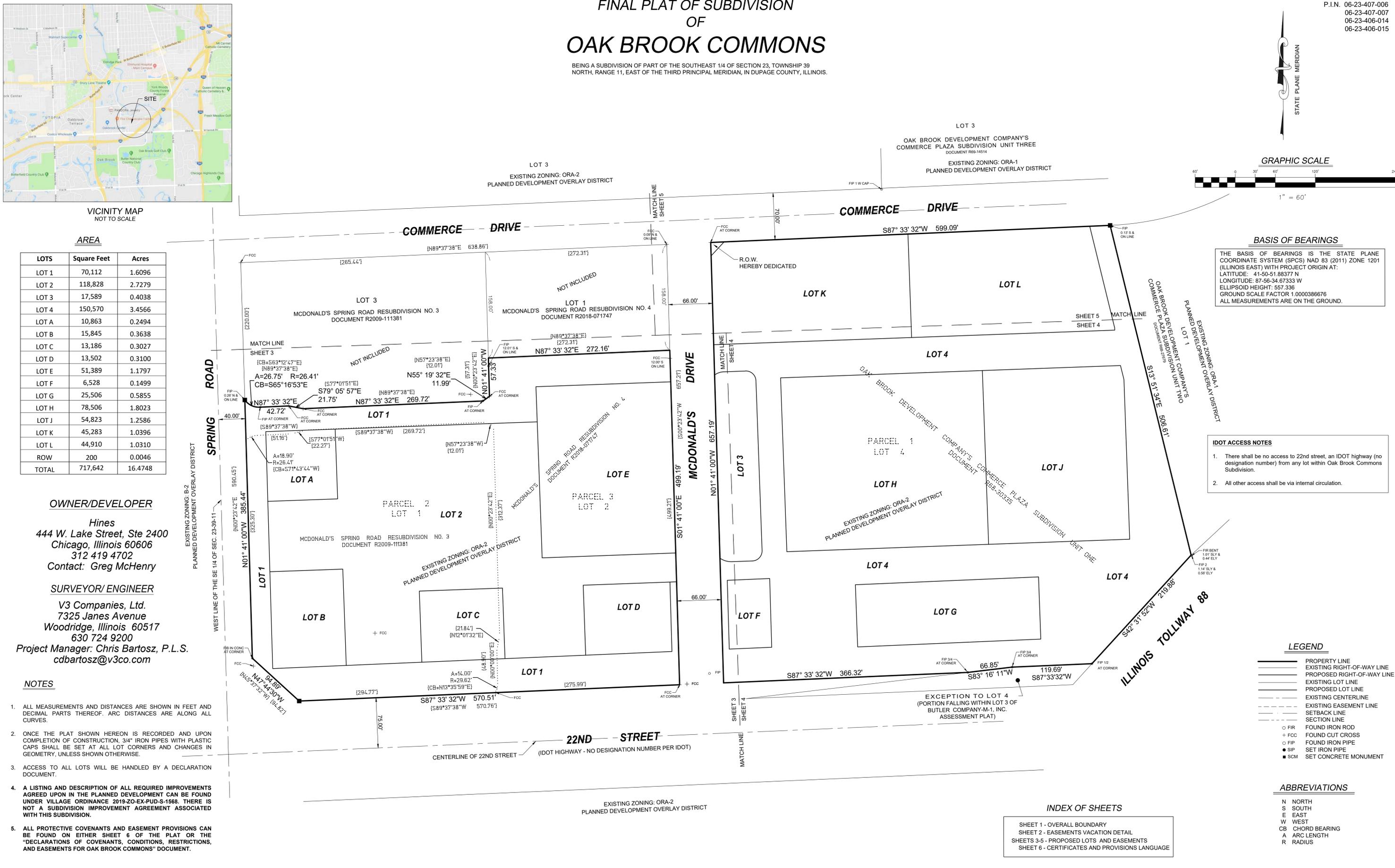
### SURVEYOR/ENGINEER

V3 Companies, Ltd.  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200

Project Manager: Chris Bartosz, P.L.S.  
cdbartosz@v3co.com

### NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- ONCE THE PLAT SHOWN 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.
- ACCESS TO ALL LOTS WILL BE HANDLED BY A DECLARATION DOCUMENT.
- A LISTING AND DESCRIPTION OF ALL REQUIRED IMPROVEMENTS AGREED UPON IN THE PLANNED DEVELOPMENT CAN BE FOUND UNDER VILLAGE ORDINANCE 2019-20-EX-PUD-S-1568. THERE IS NOT A SUBDIVISION IMPROVEMENT AGREEMENT ASSOCIATED WITH THIS SUBDIVISION.
- ALL PROTECTIVE COVENANTS AND EASEMENT PROVISIONS CAN BE FOUND ON EITHER SHEET 6 OF THE PLAT OR THE "DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OAK BROOK COMMONS" DOCUMENT.



### LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- SETBACK LINE
- SECTION LINE
- FIR FOUND IRON ROD
- + FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- SIP SET IRON PIPE
- SCM SET CONCRETE MONUMENT

### ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS

### INDEX OF SHEETS

SHEET 1 - OVERALL BOUNDARY  
SHEET 2 - EASEMENTS VACATION DETAIL  
SHEETS 3-5 - PROPOSED LOTS AND EASEMENTS  
SHEET 6 - CERTIFICATES AND PROVISIONS LANGUAGE



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

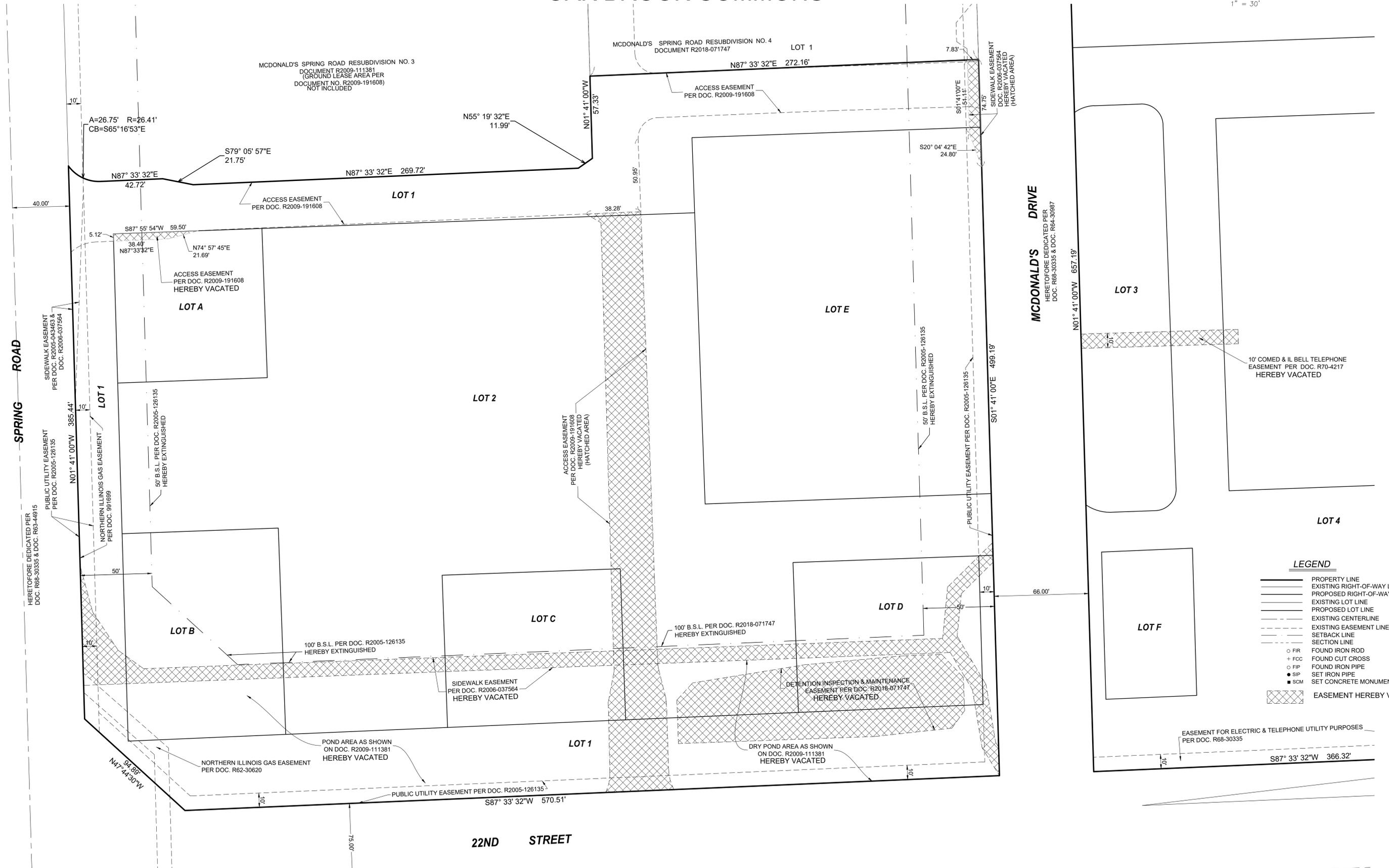
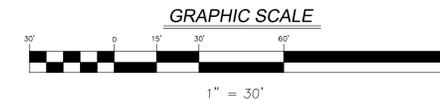
PREPARED FOR:  
**Hines**  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
312.419.4900

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-06-19	REVISED PER VILLAGE REVIEW LETTER DATED AUG. 5, 2019
2	08-12-19	REVISED PER VILLAGE REVIEW LETTER DATED AUG. 10, 2019

FINAL PLAT OF SUBDIVISION			
OAK BROOK COMMONS			
DRAFTING COMPLETED: 07-16-19	DRAWN BY: SPK	PROJECT MANAGER: CDB	SHEET NO. 1 of 6
FIELD WORK COMPLETED: N/A	CHECKED BY: CDB	SCALE: 1" = 60'	

Project No: 18203.1  
Group No: VP04.1

# FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS



**LEGEND**

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT LINE
	SETBACK LINE
	SECTION LINE
	FIR FOUND IRON ROD
	FCC FOUND CUT CROSS
	FIP FOUND IRON PIPE
	SIP SET IRON PIPE
	SCM SET CONCRETE MONUMENT
	EASEMENT HEREBY VACATED



Engineers  
Scientists  
Surveyors

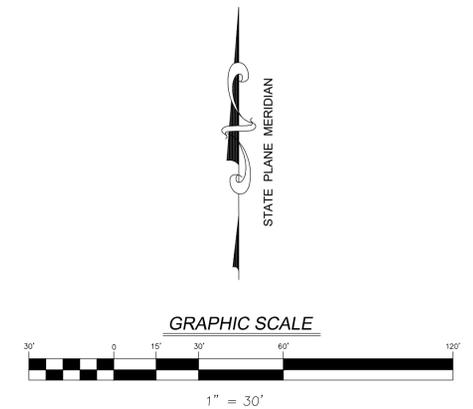
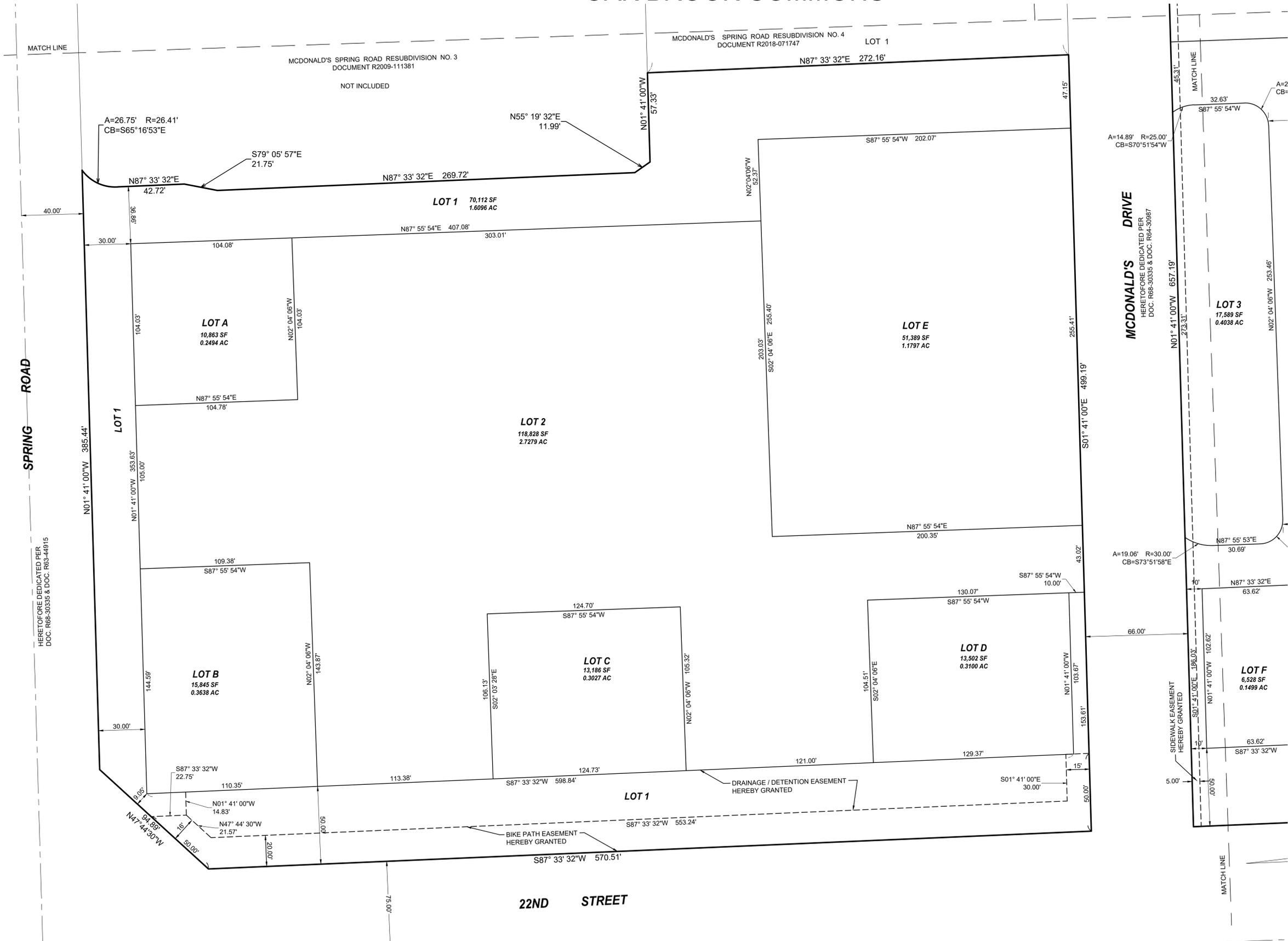
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<b>FINAL PLAT OF SUBDIVISION</b>				Project No:	18203.1
<b>OAK BROOK COMMONS</b>				Group No:	VP04.1
DRAFTING COMPLETED:	07-16-19	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 30'
SHEET NO.					2 of 6

# FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS



- LEGEND**
- PROPERTY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - EXISTING LOT LINE
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  - SIP SET IRON PIPE
  - SCM SET CONCRETE MONUMENT

- ABBREVIATIONS**
- N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - CB CHORD BEARING
  - A ARC LENGTH
  - R RADIUS



Engineers  
Scientists  
Surveyors

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v3co.com

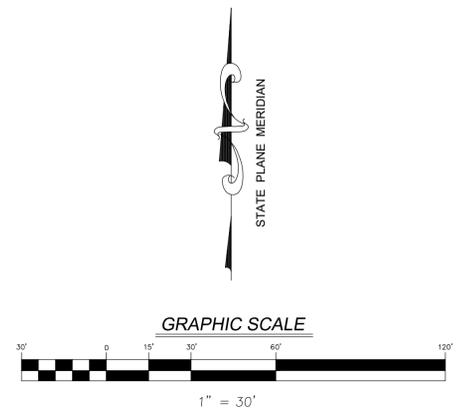
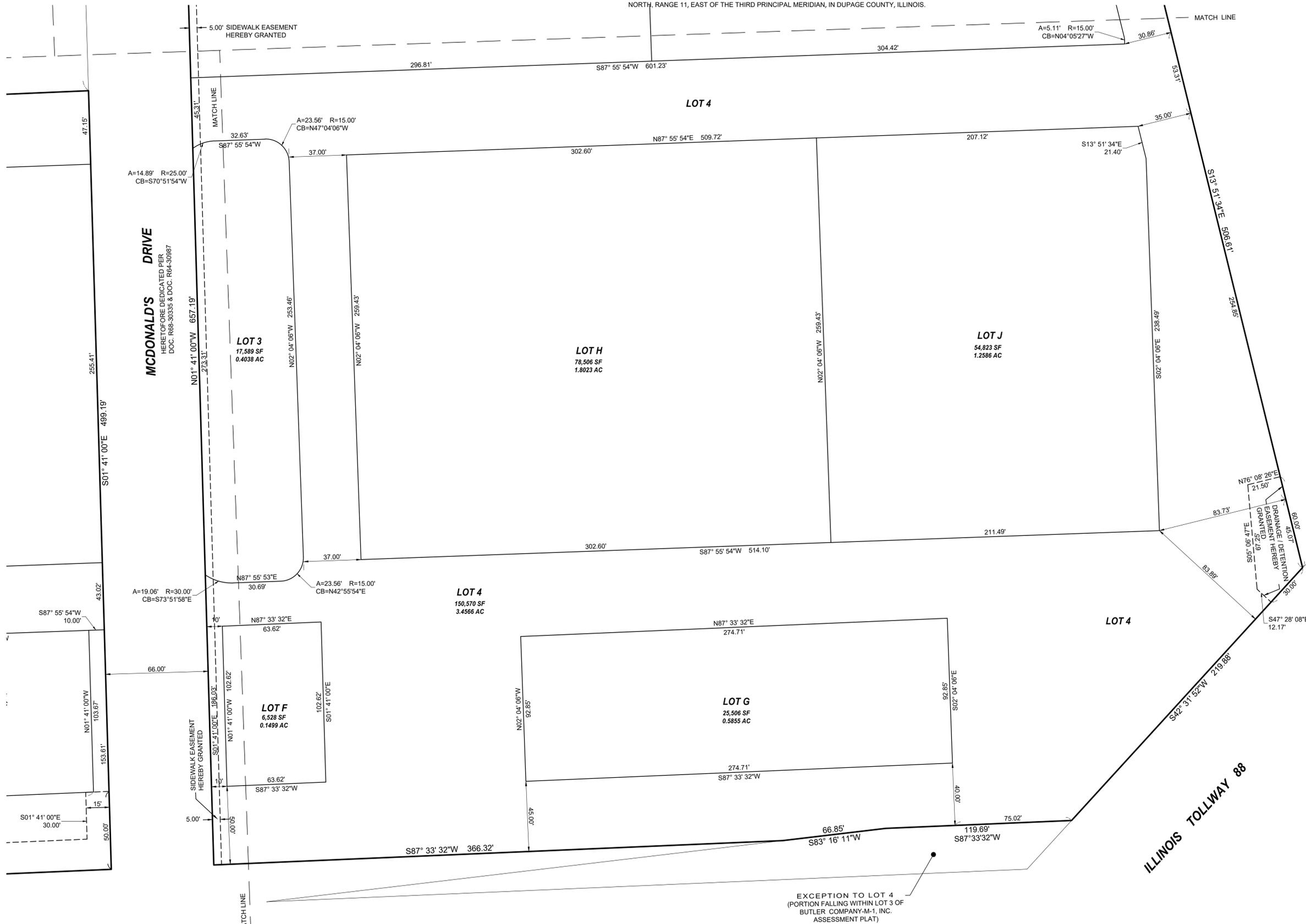
PREPARED FOR:  
**Hines**  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
312.419.4900

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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2	08-12-19	REVISED PER VILLAGE REVIEW LETTER DATED AUG. 10, 2019			

FINAL PLAT OF SUBDIVISION					
OAK BROOK COMMONS					
DRAFTING COMPLETED: 07-16-19		DRAWN BY: SPK		PROJECT MANAGER: CDB	
FIELD WORK COMPLETED: N/A		CHECKED BY: CDB		SCALE: 1" = 30'	
Project No: 18203.1			SHEET NO. 3 of 6		
Group No: VP04.1					

# FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



- LEGEND**
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- ABBREVIATIONS**
- N NORTH
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  - E EAST
  - W WEST
  - CB CHORD BEARING
  - A ARC LENGTH
  - R RADIUS

EXCEPTION TO LOT 4  
(PORTION FALLING WITHIN LOT 3 OF  
BUTLER COMPANY-44-1, INC.  
ASSESSMENT PLAT)

**V** Engineers  
Scientists  
Surveyors

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

PREPARED FOR:  
**Hines**  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
312.419.4900

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-06-19	REVISED PER VILLAGE REVIEW LETTER DATED AUG. 5, 2019
2	08-12-19	REVISED PER VILLAGE REVIEW LETTER DATED AUG. 10, 2019

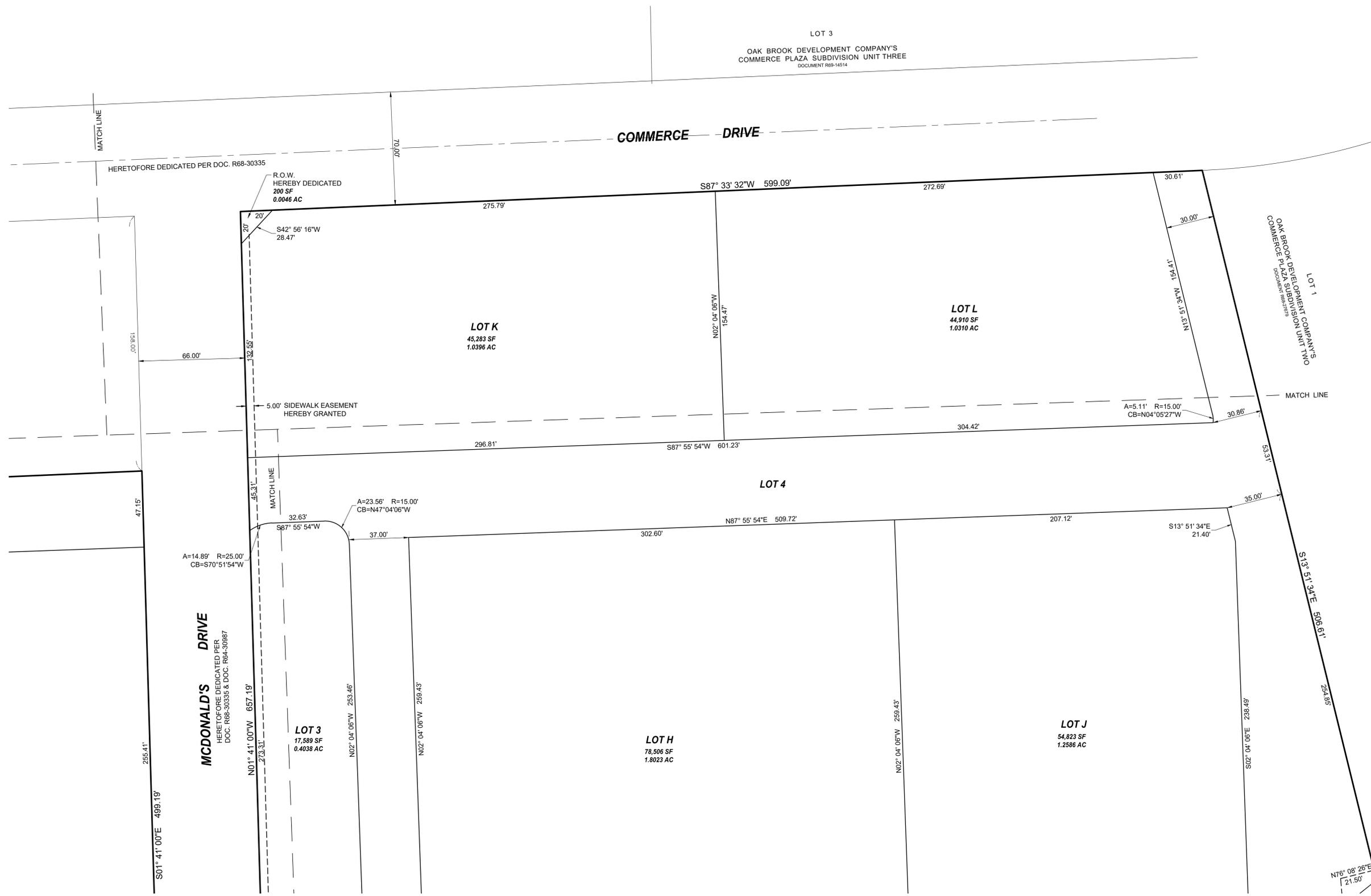
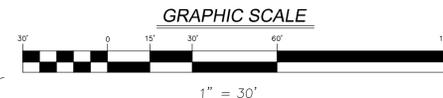
**FINAL PLAT OF SUBDIVISION**  
**OAK BROOK COMMONS**

DRAFTING COMPLETED: 07-16-19    DRAWN BY: SPK    PROJECT MANAGER: CDB  
FIELD WORK COMPLETED: N/A    CHECKED BY: CDB    SCALE: 1" = 30'

Project No: 18203.1  
Group No: VP04.1  
SHEET NO. 4 of 6

# FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



### LEGEND

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### ABBREVIATIONS

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Engineers  
Scientists  
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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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<b>FINAL PLAT OF SUBDIVISION</b>				Project No:	18203.1
<b>OAK BROOK COMMONS</b>				Group No:	VP04.1
DRAFTING COMPLETED:	07-16-19	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 30'
SHEET NO.					6
5 of 6					

# FINAL PLAT OF SUBDIVISION OF OAK BROOK COMMONS

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

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 WILL ALSO FOLLOW IN ACCORDANCE WITH THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OAK BROOK COMMONS" DOCUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

### NOTARY PUBLIC

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

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 \_\_\_\_\_

### 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. 48  
COMMUNITY HIGH SCHOOL DISTRICT NO. 88  
COMMUNITY COLLEGE DISTRICT NO. 502

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

### SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

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

DATED AT BURR RIDGE, DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

EXECUTIVE DIRECTOR \_\_\_\_\_

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

CHAIRMAN \_\_\_\_\_

### CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

TREASURER \_\_\_\_\_

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

DATED AT OAK BROOK, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

VILLAGE ENGINEER \_\_\_\_\_

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED IN WHEATON, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

COUNTY CLERK \_\_\_\_\_

### COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

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

RECORDER OF DEEDS \_\_\_\_\_

### VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

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

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

VILLAGE CLERK \_\_\_\_\_

### CERTIFICATE OF STATE HIGHWAY DEPARTMENT

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

DISTRICT ENGINEER  
ILLINOIS DEPARTMENT OF TRANSPORTATION

### DRAINAGE / DETENTION EASEMENT PROVISIONS

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF OAK BROOK ("VILLAGE"), EASEMENTS OVER STORMWATER FACILITIES AND VEGETATION, TOGETHER WITH REASONABLE ACCESS THERETO, SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES AND "NATURAL" AREAS, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING WHICH IN ANY MANNER IMPEDE OR DIMINISH STORMWATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST OR IF THE PROPERTY OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES AND DRAINAGE EASEMENTS OR CHANGE THE CHARACTER OF THE PROPOSED NATIVE VEGETATION, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER (OR ANY OWNER OF PROPERTY WITHIN THE SUBDIVISION), HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES AND "NATURAL" AREAS AND DRAINAGE EASEMENTS OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE REQUIRED TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES, "NATURAL" AREAS AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENTS COMPLIES WITH ALL THE APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER. IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES AND/OR "NATURAL" AREAS, AND DRAINAGE EASEMENTS AS SET FORTH IN THIS DECLARATION, OR ANY REMOVAL OR ALTERATION AS AFORESAID, THE COST OF SUCH WORK SHALL, UPON RECORDEATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER AND AGAINST THE DRAINAGE EASEMENTS AS WELL AS EACH AND EVERY LOT WITHIN THE SUBDIVISION. IN ADDITION, THE AREA DISTURBED BY SAID MAINTENANCE OPERATIONS, SHALL BE RE-PLANTED WITH THE SAME PLANTINGS AS PROPOSED IN THE VILLAGE PERMIT NO. 19-4-511.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK, IF IT IS DETERMINED BY THE PROPERTY OWNER THAT ALTERATIONS TO THE STORMWATER FACILITIES AND/OR "NATURAL" AREAS WITHIN DRAINAGE EASEMENTS ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORMWATER FACILITIES, THE VILLAGE SHALL BE NOTIFIED BY THE PROPERTY OWNER OF SAID PROPOSED ALTERATION NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT THE PRIOR APPROVAL FROM THE VILLAGE. THE VILLAGE MAY, IN ITS DIRECTION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

### SIDEWALK EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO: (I) THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE, SIDEWALKS IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS SUBDIVISION PLAT; AND (II) THE PUBLIC TO USE AND TRAVEL UPON THE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "SIDEWALK EASEMENT" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE AND THE PUBLIC OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER PERMANENTLY DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "SIDEWALK EASEMENT" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

### BIKE PATH EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO: (I) THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE, BIKEPATHS IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "BIKEPATH EASEMENT" ON THIS SUBDIVISION PLAT; AND (II) THE PUBLIC TO USE AND TRAVEL UPON THE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS SUBDIVISION PLAT BY FOOT, BICYCLE, AND OTHER NON-AUTOMOTIVE VEHICLES. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "BIKEPATH EASEMENT" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE AND THE PUBLIC OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER PERMANENTLY DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "SIDEWALK EASEMENT" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

### SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION 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 SUBDIVISION 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 \_\_\_\_.

IL REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_ OWNER \_\_\_\_\_

STATE REGISTRATION NUMBER \_\_\_\_\_ BY: \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_ ITS: \_\_\_\_\_

ITS: \_\_\_\_\_

### EASEMENT VACATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN DESIGNATED EASEMENT AREAS AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID DESIGNATED EASEMENT AREAS ARE HEREBY RELINQUISHED AND VACATED.

AMERITECH: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_

COMMONWEALTH EDISON: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_

### PERMISSION TO RECORD

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

I, CHRISTOPHER D. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF OAK BROOK TO RECORD THIS PLAT OF SUBDIVISION OF OAK BROOK COMMONS WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

CHRISTOPHER D. BARTOSZ

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189  
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.



### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, REGISTERED ILLINOIS LAND SURVEYOR NO. 3189, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:  
LOT 4 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT 1 (EXCEPT THAT PORTION FALLING WITHIN LOT 3 OF BUTLER COMPANY-M-1, INC. ASSESSMENT PLAT NO. 1, RECORDED JULY 8, 1984 AS DOCUMENT 164-24068), BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1988 AS DOCUMENT R68-30335, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
LOT 1 IN MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2009 AS DOCUMENT R2009-111381, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:  
LOT 2 IN THE FINAL SUBDIVISION PLAT OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2018 AS DOCUMENT NUMBER R2018-071747, IN THE VILLAGE OF OAK BROOK, 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 ABOVE DESCRIBED AREA FALLS IN AREA OF MINIMAL FLOOD HAZARD (ZONE X), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (MAP NO. 17043C0177J) EFFECTIVE DATE AUGUST 1ST, 2019.

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

CHRISTOPHER D. BARTOSZ

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189  
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.  
cdbartosz@v3co.com



Engineers  
Scientists  
Surveyors

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

PREPARED FOR:

Hines  
444 West Lake Street, Suite 2400  
Chicago, IL 60606  
312.419.4900

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	08-06-19	REVISED PER VILLAGE REVIEW LETTER DATED AUG. 5, 2019			
2	08-12-19	REVISED PER VILLAGE REVIEW LETTER DATED AUG. 10, 2019			

## FINAL PLAT OF SUBDIVISION

### OAK BROOK COMMONS

DRAFTING COMPLETED: 07-16-19 DRAWN BY: SPK PROJECT MANAGER: CDB  
FIELD WORK COMPLETED: N/A CHECKED BY: CDB SCALE: 1" = N/A

Project No: 18203.1

Group No: VP04.1

SHEET NO.  
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