INDEX

PAGE	***CONTENTS***
12-12.a	7 Resident Emails in Support of Map Amendment
11-11.c	Updated Staff Report dated August 28, 2019
10	Plan Commission Recommendation Letter dated August 22, 2019
9-9.a	Plan Commission Meeting Minutes dated August 19, 2019
8-8.b	Staff Report dated August 12, 2019
7	Commercial Areas Revitalization Plan (CRP) – Jorie Blvd Subarea Improvements
6	Aerial View of Site
5	Resident Letter dated August 6, 2019
4	Certificate of Publication dated August 7, 2019
3	Board of Trustees Meeting Minutes dated August 13, 2019 (Not Included)
2-2.b	Referral Memo – Board of Trustees Agenda dated August 13, 2019
1	ORA-1 and CR Lot Area Requirements Comparison

****

Petition Application Documents

A	Petition Application – Map Amendment
B	Request for Waiver of Fees dated July 11, 2019
C	Letter of Explanation dated July 11, 2019
D-D.3	Amendment Factors
E	Fee Receipt
F-F.1	Certification of Surrounding Property Owners and List
G-G.1	Subject Property Verification and Legal Description
H-H.2	Copy of Special Warranty Deed Recorded February, 7, 2019
I	Plat of Survey dated December 26, 2018 (Included – Not Attached)

Dear Tony,

I am a resident of 900 St. Stephens Green, and fully support the Open Space Project on the 34-acres along Jorie Boulevard. Please count my vote for rezoning the land to conservation/recreation.

Vasudevan Rajaram

Dear Mr. Budzikowski

"As a resident and an active member in supporting the Oak Brook Park District's purchase of the Autumn Oaks property in order to keep it open space, I support the rezoning efforts of the park district to change it from Office/Research/Assembly-1 to Conservation/Recreation zoning."

Thanks for your attention

Ashutosh Gupta

Dear Mr. Budzikowski

"As a resident and an active member in supporting the Oak Brook Park District's purchase of the Autumn Oaks property in order to keep it open space, I support the rezoning efforts of the park district to change it from Office/Research/Assembly-1 to Conservation/Recreation zoning."

Thanks for your attention

Sudha Gupta

Dear Mr. Budzikowski,

I understand that the 09/03 ZBA meeting will include review of the application to rezone 34 acres owned by the Oak Brook Park District (OBPD).

As a resident and an active member in support of the OBPD's purchase of the Autumn Oaks property in order to keep it open space, I support the rezoning efforts of the park district to change it from Office/Research/Assembly-1 to Conservation/Recreation zoning.

I would have said a few words at the 09/03 ZBA meeting, but I will be out of town on vacation.

Sincerely,

Steve Stawarz

191 Saddle Brook Drive

As a resident and an active member in supporting the Oak Brook Park District's purchase of the Autumn Oaks property in order to keep it open space, I support the rezoning efforts of the park district to change it from Office/Research/Assembly-1 to Conservation/Recreation zoning."

Thank you

Rita Yadava

As a resident and an active member in supporting the Oak Brook Park District's purchase of the Autumn Oaks property in order to keep it open space, I support the rezoning efforts of the park district to change it from Office/Research/Assembly-1 to Conservation/Recreation zoning."

Thanks for your attention,

Abhi Ganju MD

510 Saint Johns Court

Oak Brook, IL 60523

Tony,

"As a resident and an active member in supporting the Oak Brook Park District's purchase of the Autumn Oaks property in order to keep it open space, I support the rezoning efforts of the park district to change it from Office/Research/Assembly-1 to Conservation/Recreation zoning."

Thanks and all the best,

Ray Cesca

46 Mockingbird Lane

Oak Brook, IL 60523

VILLAGE OF OAK BROOK
Plan Commission/Zoning Board of Appeals

STAFF REPORT

DATE:	September 28, 2019
CASE NO:	2019-09-ZO-MA
DESCRIPTION:	Rezoning from ORA-1 Office Research Assembly District to CR Conservation/Recreation District
PARCEL SIZE:	Two (2) parcels totaling 34-acres
PETITIONER:	Oak Brook Park District 1450 Forest Gate Road Oak Brook, IL 60523
PROPERTY ADDRESS:	1315 and 1425 Kensington Road
EXISTING ZONING:	ORA-1 Office Research Assembly District

ZONING/USE OF SURROUNDING PROPERTY:

North:	ORA-1 Office Research Assembly: Improved with office uses, Oak Brook Post Office and Lizzadro Museum.
South:	CR Conservation/Recreation: Improved with Central Park, Tennis Center and Family Aquatic and Fitness Center.
East:	R-1 Single Family and ORA-3 Office Research Assembly: Improved with the Butler National Golf Club and former McDonald's Campus including the Hyatt Lodge
West:	R-4 Single Family: Improved with single family homes in the Briarwood Lakes Subdivision.

BACKGROUND:
The Oak Brook Park District has submitted a petition requesting approval of a rezoning request for the 34-acre, former McDonald's Autumn Oaks property located at 1315 and 1425 Kensington Road, at the southwest corner of Kensington Road and Jorie Blvd. The current zoning of this property is ORA-1 Office Research Assembly District and the park district is requesting rezoning to the CR Conservation/Recreation district. This property was purchased by the park district in February 2019 and currently contains soccer fields and parking.

The park district has indicated that this rezoning request is the first step in pursuing its plan for making the property publicly available for a wide range of recreational activities and events for the community. The existing park district properties are located immediately south of the 34-acre site and are zoned CR District.

STAFF ANALYSIS:

Comprehensive Plan. The subject property was identified as an Opportunity Site in the Jorie Boulevard Subarea Plan in the December 2007 Commercial Areas Revitalization Plan (CRP). The recommendation in this Subarea Plan was for a high-end office development that should be marketed to corporations seeking a headquarter location within the Region.

The recently approved May 28, 2019 CRP has revised this Subarea and deviates from the 2007 CRP. The 2019 CRP has recommended a Parks and Open Space land use designation for this property. The CRP further states that the property is used by a soccer club and is managed by the Oak Brook Park District. The large vacant site should remain as open space and be used to serve the park and recreational needs of the community.

A color copy of the 2019 CRP 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 dimensional standards in the existing ORA-1 district and the proposed CR district.

	Existing Zoning: ORA-1	***Proposed Zoning: CR***
Minimum Lot Size	None	5 acres
Minimum Lot Width	None	220'
Front Setback	100' or 150' when adjacent to residence district	100'
Side Setback	30' or 150' when adjacent to resident district	100'
Rear Setback	40' or 150' when adjacent to residence district	100'
Building Height	5-stories or 76' (whichever is less)	30' or 40' with special use
Floor Area Ratio	0.48	0.15

Zoning – Land Uses. The purpose section of the CR district states that it is designed to encourage the development of land for open space recreational activities and/or preserve natural resources. The district is characterized by open uses of land and the only structures and improvements permitted are those which supplement and are incidental to the principal open space use. This district is not intended to encourage commercial or residential operations.

The CR district also identifies open field recreational activities, parks and playgrounds as permitted uses by right. Tennis, swimming clubs and winter sports activities are considered permitted special uses in the CR district.

RESPONSIBILITIES OF HEARING BODIES:

The Zoning Board of Appeals has a responsibility to make a recommendation on this request for a proposed amendment and determine if it is in compliance with the Village's official plan, zoning ordinance and other applicable ordinances. The Zoning Board of Appeals is designated as the proper commission to publish notices as required by statute and these zoning regulations pertaining to proposed amendments to this Title and to make a written report and recommendation to the Board of Trustees on any such proposed amendment.

In accordance with Chapter 14, Section 13-14-8 of the zoning regulations, no vote shall be taken upon the adoption of a proposed amendment by the Village Board of Trustees until after a public hearing before the Zoning Board of Appeals and a report of its findings and recommendations has been submitted to the Board of Trustees along with the recommendation of the Plan Commission.

Please include in your consideration, the factors identified in Attorney Steven Adams's letter included in your packet (pages D-D.3).

RECOMMENDATION/CONCLUSION:

Staff has reviewed the request for rezoning from ORA-1 to the CR district and has determined that the request complies with the official plan, zoning ordinance and is consistent with the adjacent land uses (and zoning) in the immediate area. ***As such, staff is recommending approval of the rezoning from ORA-1 to CR in accordance with the accompanying zoning amendment factors provided in the petitioner's application material*** (case file pages D-D.3).

At the Plan Commission public meeting, no members of the public spoke either for or against the request. The Plan Commission recommended approval of the proposed rezoning from ORA-1 to CR by a unanimous vote of 5-0, subject to the zoning amendment factors provided in the petitioner's application material.

If the Zoning Board of Appeals concurs with the staff and Plan Commission recommendations and is of the opinion that the rezoning request complies with the requirements of the Village's official plan and zoning ordinance, I would ask that an affirmative recommendation be rendered to the President and Board of Trustees as follows:

Recommend approval of the rezoning request from ORA-1 Office Research Assembly to the CR Conservation/ Recreation district based upon the rezoning request complying with the official plan, zoning ordinance and being consistent with adjacent land uses in the immediate area. This recommendation is also subject to zoning amendment factors provided in the petitioner's application material (case file pages D-D.3).

Alternately, the Zoning Board of Appeals may continue this matter to a future Zoning Board of Appeals meeting in order to request additional information from the applicant or to provide additional time for review, comment and further deliberation. The Zoning Board of Appeal's next regular meeting is October 1, 2019 if you would like to continue the public hearing.

Please contact me if you have any questions.

Respectfully Submitted,

Tony Budzikowski, AICP
Director of Development Services

11.C

VILLAGE OF
OAK BROOK
Illinois

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

August 22, 2019

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

Subject: Oak Brook Park District – 1315 and 1425 Kensington Road – Map Amendment to Rezone the Property from ORA-1 District to the CR District

Dear Village President and Board of Trustees:

Background

The Plan Commission completed its review and deliberations at its meeting held on August 19, 2019 on a petition from the Oak Brook Park District, 1450 Forest Gate Road, owner of the property located at 1315 and 1425 Kensington Road seeking approval of a map amendment to rezone the subject property from ORA-1 (Office-Research-Assembly) to CR (Conservation/Recreation).

The applicant stated that a referendum passed last November supporting the purchase of the subject property from McDonald's and the sale was finalized in February of 2019. The property is zoned ORA-1 and the Park District has requested that it be rezoned to the CR Conservation/Recreation District, which is what the Central Park located just south of this property is zoned and is consistent with the properties owned by the Park District.

CR zoning is consistent with the parks and open space land use designation for this property as noted in the 2019 Commercial Areas Revitalization Plan adopted by the Village on May 28, 2019. The required amendment standards were addressed in writing and are included in the case file.

Public Comment

All interested parties were notified of the public meeting. No one appeared at the meeting or submitted any objections to the request.

Plan Commission Recommendation

Chairwoman Tropinski noted that it appeared the request met the required standards for an amendment. By a vote of 5 to 0, the Plan Commission noted that the request was consistent with the official plan, the zoning ordinance and with the adjacent land uses in the immediate area and recommended approval of the map amendment to rezone the subject properties located at 1315 and 1425 Kensington Road from ORA-1 to the CR District.

Very truly yours,

Marcia Tropinski

Marcia Tropinski
Chairwoman
Plan Commission

VILLAGE OF OAK BROOK Illinois

MINUTES OF THE AUGUST 19, 2019
REGULAR MEETING OF THE
PLAN COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN/AMENDED on , 2019

1. CALL TO ORDER: — CALL TO ORDER

The Meeting of the Plan Commission was called to order by Chairwoman Tropinski in the Samuel E. Dean Board Room of the Butler Government Center at 7:00 p.m.

2. ROLL CALL: — ROLL CALL

Gail Polanek called the roll with the following persons
PRESENT: Chairwoman Marcia Tropinski, Members Richard DiBernardo, Thomas Doyle, Rahma Hasan, Raju Iyer and Kenneth Wilczak
ABSENT: Member Raj Lal
IN ATTENDANCE: Trustee Edward Tiesenga, Village Attorney Michael Castaldo, Jr., Planner Rebecca Von Drasek and Planning Technician Gail Polanek

3. APPROVAL OF MINUTES: — MINUTES

REGULAR PLAN COMMISSION MEETING OF JULY 15, 2019 — JULY 15, 2019

Motion by Member Iyer, seconded by Member Hasan to waive the reading of the minutes and to approve the minutes of the July 15, 2019 Regular Plan Commission meeting as written. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS — UNFINISHED BUSINESS

There was no unfinished business.

5. NEW BUSINESS — NEW BUSINESS

A. OAK BROOK PARK DISTRICT – 1450 FOREST GATE ROAD – MAP AMENDMENT – TO REZONE THE PROPERTY LCOATED AT 1315 AND 1425 KENSINGTON ROAD FROM THE ORA-1 DISTRICT (OFFICE-RESEARCH-ASSEMBLY) TO THE CR DISTRICT (CONSERVATION/ RECREATION) — OB PARK DIST, 1315 and 1425 KENSINGTON RD – MAP AMEND – REZONE FROM ORA-1 TO THE CR DISTRICT

Chairwoman Tropinski announced the petition request for a map amendment to rezone the subject property from ORA-1 to the CR District.

Bob Johnson, Director of Parks and Planning, Oak Brook Park District, 1450 Forest Gate Road, Oak Brook, IL, provided the background and description of the request to rezone the 34-acre property at 1315 and 1425 Kensington Road located just north of the Central Park. In November of 2018, the Oak Brook residents voted 68 percent in favor of a referendum to pursue the purchase of the property from McDonald's. The referendum passed and the Park District finalized the sale of the property in February of 2019. The property is zoned ORA-1 and the Park District has requested a change to the CR Conservation/Recreation District, which is consistent with the properties owned by the Park District. CR zoning is consistent with the parks and open space land use designation for this property that was part of the 2019 Commercial Areas Revitalization Plan adopted by the Village on May 28, 2019. The required amendment standards were addressed in writing and were included in the case file.

Member Hasan questioned the difference in the allowable building height between the two districts and questioned that they would need to seek relief.

Mr. Johnson responded that at this point in time they do not have an intent to do that.

Member DiBernardo noted that he lives in Briarwood Lakes and the neighbors asked if the Park District was planning any musical venues for this site and questioned if it was a permitted use.

Director Budzikowski responded that they would need a special event license.

Mr. Johnson added that concerts were held at Central Park in the band shell on Thursday's in the summer and there was not a plan to deviate from that at this time. When the Park District purchased the property there was a lot of community engagement through focus groups, surveys, open houses to gather ideas and providing music on this property was not at the forefront.

There was no public comment from the audience.

Chairwoman Tropinski questioned whether any calls were received from the public.

Director Budzikowski responded that no calls were received regarding this petition.

Motion by Member Hasan, seconded by Member Iyer noted that the request was consistent with the official plan, the zoning ordinance and with the adjacent land uses in the immediate area and to recommend approval of the request for a map amendment to rezone the subject properties located at 1315 and 1425 Kensington Road from the ORA-1 to the CR District. ROLL CALL VOTE:

Ayes: 5 – Members DiBernardo, Doyle, Hasan, Iyer and Chairwoman Tropinski

Nays: 0 –

Absent 2 – Members Lal and Wilczak. Motion Carried.

VILLAGE OF OAK BROOK
Plan Commission/Zoning Board of Appeals

STAFF REPORT

DATE: August 12, 2019

CASE NO: 2019-09-ZO-MA

DESCRIPTION: Rezoning from ORA-1 Office Research Assembly District to CR Conservation/Recreation District

PARCEL SIZE: Two (2) parcels totaling 34-acres

PETITIONER: Oak Brook Park District
1450 Forest Gate Road
Oak Brook, IL 60523

PROPERTY ADDRESS: 1315 and 1425 Kensington Road

EXISTING ZONING: ORA-1 Office Research Assembly District

ZONING/USE OF SURROUNDING PROPERTY:

North: ORA-1 Office Research Assembly: Improved with office uses, Oak Brook Post Office and Lizzadro Museum.

South: CR Conservation/Recreation: Improved with Central Park, Tennis Center and Family Aquatic and Fitness Center.

East: R-1 Single Family and ORA-3 Office Research Assembly: Improved with the Butler National Golf Club and former McDonald's Campus including the Hyatt Lodge

West: R-4 Single Family: Improved with single family homes in the Briarwood Lakes Subdivision.

BACKGROUND:
The Oak Brook Park District has submitted a petition requesting approval of a rezoning request for the 34-acre, former McDonald's Autumn Oaks property located at 1315 and 1425 Kensington Road, at the southwest corner of Kensington Road and Jorie Blvd. The current zoning of this property is ORA-1 Office Research Assembly District and the park district is requesting rezoning to the CR Conservation/Recreation district. This property was purchased by the park district in February 2019 and currently contains soccer fields and parking.

The park district has indicated that this rezoning request is the first step in pursuing its plan for making the property publicly available for a wide range of recreational activities and events for the community. The existing park district properties are located immediately south of the 34-acre site and are zoned CR District.

STAFF ANALYSIS:

Comprehensive Plan. The subject property was identified as an Opportunity Site in the Jorie Boulevard Subarea Plan in the December 2007 Commercial Areas Revitalization Plan (CRP). The recommendation in this Subarea Plan was for a high-end office development that should be marketed to corporations seeking a headquarter location within the Region.

The recently approved May 28, 2019 CRP has revised this Subarea and deviates from the 2007 CRP. The 2019 CRP has recommended a Parks and Open Space land use designation for this property. The CRP further states that the property is used by a soccer club and is managed by the Oak Brook Park District. The large vacant site should remain as open space and be used to serve the park and recreational needs of the community

A color copy of the 2019 CRP 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 dimensional standards in the existing ORA-1 district and the proposed CR district.

	Existing Zoning: ORA-1	***Proposed Zoning: CR***
Minimum Lot Size	None	5 acres
Minimum Lot Width	None	220'
Front Setback	100' or 150' when adjacent to residence district	100'
Side Setback	30' or 150' when adjacent to resident district	100'
Rear Setback	40' or 150' when adjacent to residence district	100'
Building Height	5-stories or 76' (whichever is less)	30' or 40' with special use
Floor Area Ratio	0.48	0.15

Zoning – Land Uses. The purpose section of the CR district states that it is designed to encourage the development of land for open space recreational activities and/or preserve natural resources. The district is characterized by open uses of land and the only structures and improvements permitted are those which supplement and are incidental to the principal open space use. This district is not intended to encourage commercial or residential operations.

The CR district also identifies open field recreational activities, parks and playgrounds as permitted uses by right. Tennis, swimming clubs and winter sports activities are considered permitted special uses in the CR district.

RESPONSIBILITIES OF HEARING BODIES:

The Plan Commission has the responsibility to make a recommendation on this request for a proposed amendment and determine if it is in compliance with the Village's official plan, zoning ordinance and other applicable ordinances.

In accordance with Chapter 14, Section 13-14-8 of the zoning regulations, no vote shall be taken upon the adoption of a proposed amendment by the Village Board of Trustees until after a public hearing before the Zoning Board of Appeals and a report of its findings and recommendations has been submitted to the Board of Trustees along with the recommendation of the Plan Commission.

Please include in your consideration, the factors identified in Attorney Steven Adams's letter included in your packet.

RECOMMENDATION/CONCLUSION:

Staff has reviewed the request for rezoning from ORA-1 to the CR district and has determined that the request complies with the official plan, zoning ordinance and is consistent with the adjacent land uses (and zoning) in the immediate area. ***As such, staff is recommending approval of the rezoning from ORA-1 to CR in accordance with the accompanying zoning amendment factors provided in the petitioner's application material*** (case file pages D-D.3).

If the Plan Commission concurs with staff, has sufficient information to make a recommendation and is of the opinion that the rezoning request complies with the requirements of the Village's official plan and zoning ordinance, I would ask that an affirmative recommendation be provided to the Zoning Board of Appeals to approve the rezoning from ORA-1 to the CR district in accordance with the accompanying zoning amendment factors provided in the petitioner's application material (case file pages D-D.3).

Alternately, the Plan Commission may continue this matter to a future Plan Commission meeting in order to request additional information from the applicant or to provide additional time for review, comment and further deliberation. The Plan Commission's next regular meeting is September 16, 2019 if you would like to continue the public meeting.

Please contact me if you have any questions.

Respectfully Submitted,

Tony Budzikowski

Tony Budzikowski, AICP
Director of Development Services

Subarea Improvements

Jorie Boulevard

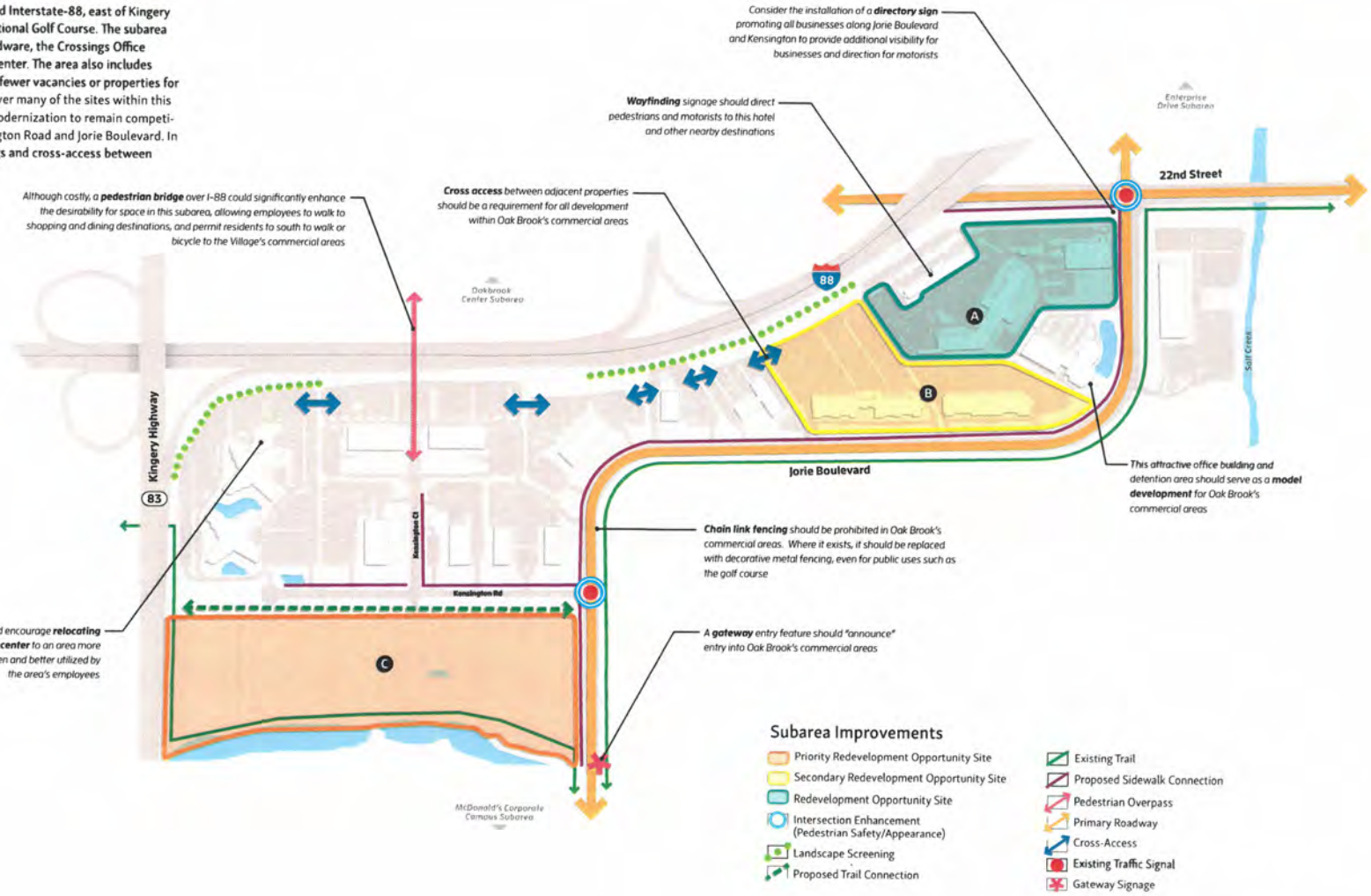
The Jorie Boulevard Subarea is located south of 22nd Street and Interstate-88, east of Kingery Highway, north of Jorie Boulevard, Central Park, and Butler National Golf Course. The subarea contains office and corporate headquarters including: Ace Hardware, the Crossings Office Complex, a US Post Office, Residence Inn, and the Corporate Center. The area also includes soccer fields owned by the McDonald's Corporation. There are fewer vacancies or properties for sale within the subarea than other parts of the Corridor, however many of the sites within this subarea are becoming outdated and need reinvestment and modernization to remain competitive. A museum was recently approved at the corner of Kensington Road and Jorie Boulevard. In **general, the entire area is in need of a face-lift of older buildings and cross-access between** properties.

Opportunity Sites

A This highly visible property is characterized by outdated institutional & office buildings with vehicular circulation issues. The Village should work with developer & owner to redevelop the site with attractive buildings.

B Several dated office buildings fail to take advantage of their location adjacent to the Tollway. The Village should promote and encourage parcel assembly for a significant redevelopment opportunity in the community.

C Currently the property is used by a soccer club and is managed by the Oak Brook Park District. The large vacant site should remain as open space and be used to serve the park and recreational needs of the community.



GIS consortium MapOffice™

1315 Kensington

Map created on July 18, 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.

VILLAGE OF
OAK BROOK
Illinois

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

August 6, 2019

Dear Resident:

The Oak Brook Plan Commission, Zoning Board of Appeals and the Village Board will be considering a map amendment to the Zoning Regulations as requested below at its meetings scheduled on the reverse side of this notice.

The application has been filed by:	Oak Brook Park District 1450 Forest Gate Road Oak Brook, IL 60523
The property in question is located at:	1315 & 1425 Kensington Road
Relationship of applicant to property:	Owner

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 petitioner is requesting a map amendment to rezone the 34-acre subject property (generally known as the McDonald's Soccer Fields located at the southwest corner of Jorie and Kensington) from the ORA-1 Office Research Assembly District designation to the CR (Conservation/Recreation) designation.

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.

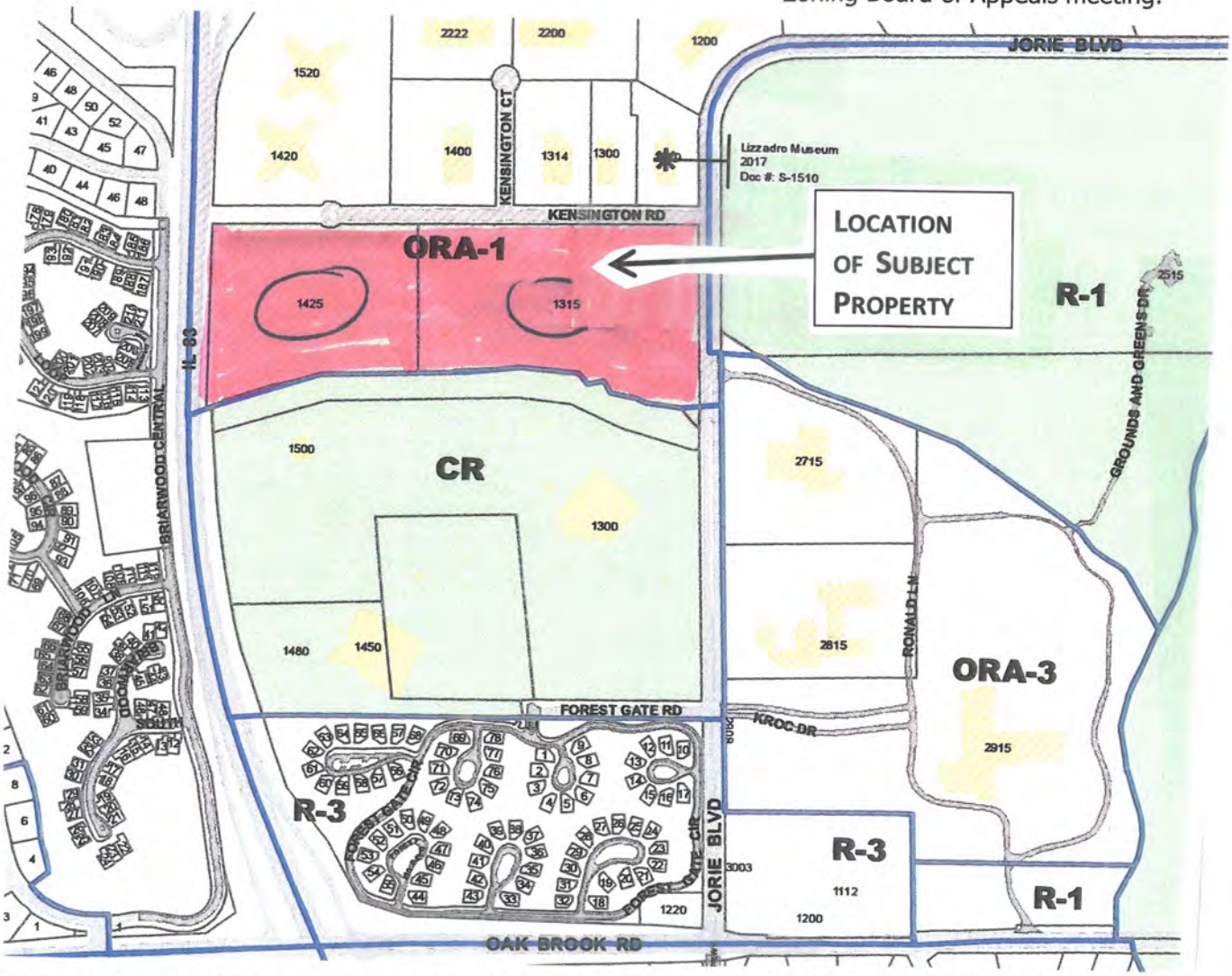
Plan Commission Meeting . . . . . 7:00 p.m., Monday, August 19, 2019

Zoning Board of Appeals Meeting**. . . . . 7:00 p.m., Tuesday, September 3, 2019

Board of Trustees Meeting . . . . . .7:00 p.m., Tuesday, September 24, 2019***

**Official Public Hearing

***Tentative Follows the completion of the Zoning Board of Appeals 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

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Tuesday, September 3, 2019 at 7:00 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the petitioner, Oak Brook Park District,1450 Forest Gate Road, Oak Brook, Illinois 60523. The applicant is seeking a map amendment as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.
The petitioner is seeking the approval of a map amendment to rezone the approximate 34-acre subject property from the ORA-1 Office-Research-Assembly District to the CR Conservation/Recreation District. The 34-acre property may be generally described as 1315 Kensington and 1425 Kensington Road, Oak Brook, IL with the legal description as follows:
Lots 1 and 2 in McDonald's Autumn Oaks Subdivision, being a part of Section 26, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 22, 1990 as Document No. R90-77300 in DuPage County, Illinois.
1315 Kensington Road: PIN: 06-26-102-008
1425 Kensington Road: PIN: 06-26-102-009
The application will also be reviewed by the Plan Commission at its public meeting on August 19, 2019 at 7 p.m. in the same location noted above.
The petitioner's application including all supporting documents is on file with the Director of the Development Services Department. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.
In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.
Charlotte Pruss, Village Clerk
Published at the direction of the Corporate Authorities and the Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald August 7, 2019 (4530006)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:
Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville,Oakbrook, Oakbrook Terrace, Plainfield,Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07-AUG-19
in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4530006

4

VILLAGE OF
OAK BROOK Illinois

ITEM 6.C.1

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

AGENDA ITEM

Regular Board of Trustees Meeting
of
August 13, 2019

SUBJECT: Referral – 1315 and 1425 Kensington Road – Oak Brook Park District – Rezoning from ORA-1 Office Research Assembly District to CR Conservation/ Recreation District

FROM: Tony Budzikowski, AICP, Development Services Director TB

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for rezoning from ORA-1 Office Research Assembly District to CR Conservation/Recreation District to the Plan Commission for a public meeting and Zoning Board of Appeals for a public hearing and recommendation.

Background/History:

The Oak Brook Park District has submitted a petition requesting approval of a rezoning request for the 34-acre, former McDonald's Autumn Oaks property located at 1315 and 1425 Kensington Road, at the southwest corner of Kensington Road and Jorie Blvd. The current zoning of this property is ORA-1 Office Research Assembly district and the park district is requesting rezoning to the CR Conservation/Recreation district. This property was purchased by the park district in February 2019 and currently contains soccer fields and parking.

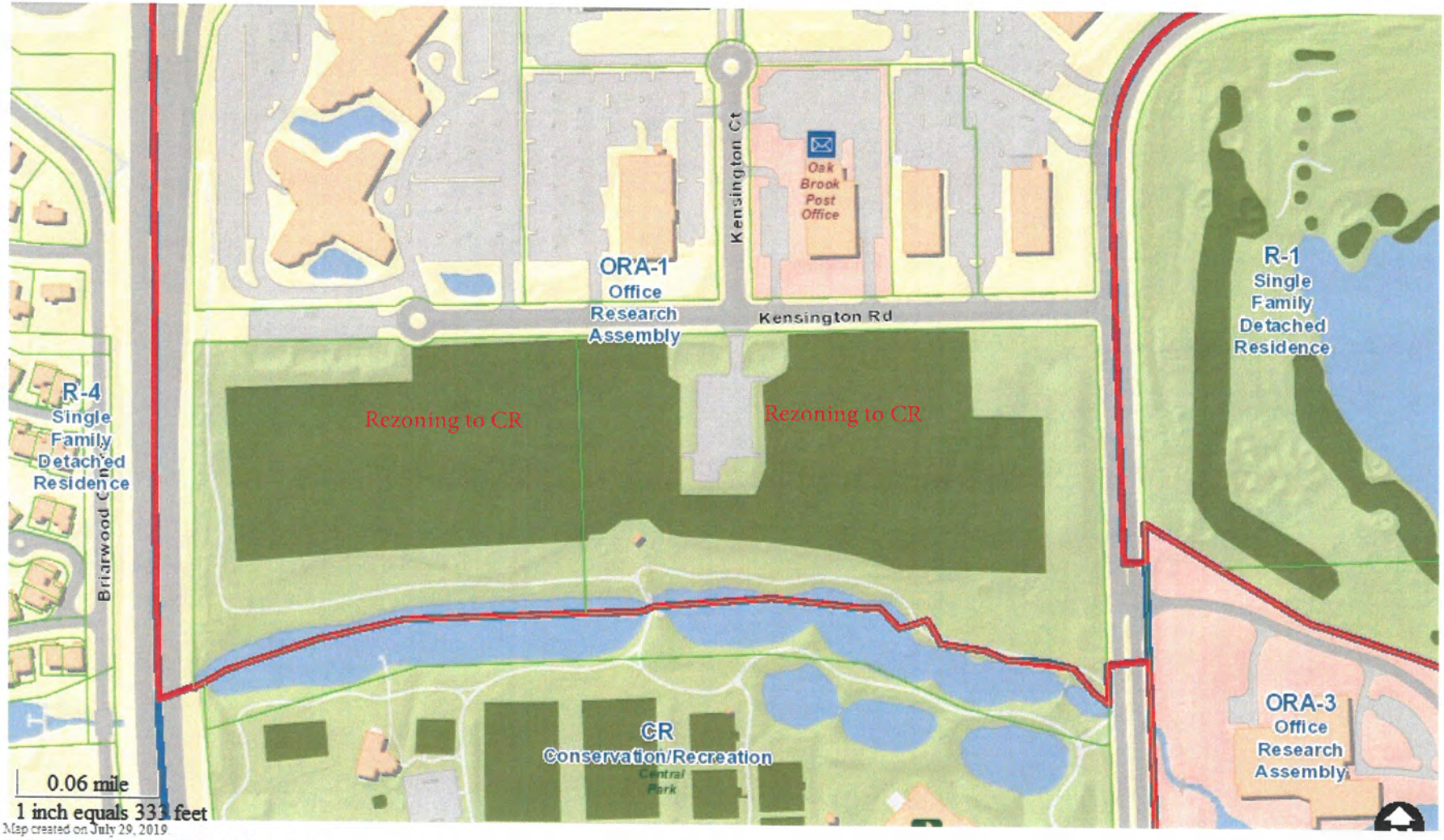
The park district has indicated that this rezoning request is the first step in pursuing its plan for making the property publicly available for a wide range of recreational activities and events for the community. The existing park district properties located immediately south of the 34-acre site are zoned CR District. The CR zoning is consistent with the Parks and Open Space land use designation for this property that was approved as part of the 2019 Commercial Areas Revitalization Plan adopted on May 28, 2019.

RG

Recommendation:
Please refer the request for rezoning the properties located at 1315 and 1425 Kensington Road from ORA-1 to CR District to the Plan Commission for a public meeting and the Zoning Board of Appeals for public hearing and recommendation.

GIS consortium MapOffice™

Oak Brook Park District



Map created on July 29, 2019

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

ORA1 OFFICE-RESEARCH-ASSEMBLY DISTRICT

13-10A-3: LOT AREA REQUIREMENTS:

A. Floor Area Ratio: Not to exceed 0.48.

B. Structure Height: Not more than five (5) stories or seventy six feet (76'), whichever is less.

C. Yards:

1. Front: Not less than one hundred feet (100') in depth, except when adjacent to a residence district boundary line not less than one hundred fifty feet (150') in depth;

2. Side: Not less than thirty feet (30') in depth, except: a) that portion of a side yard when abutting a residence district shall not be less than one hundred fifty feet (150') in depth; b) a side yard abutting a street shall conform in depth to the front yard depth of a contiguous lot abutting on such street; and c) side yards abutting 22nd Street and York Road shall have a depth of not less than one hundred feet (100');

3. Rear: Not less than forty feet (40') in depth, except that portion of a rear yard abutting a residence district shall be not less than one hundred fifty feet (150') in depth, and except that a rear yard abutting an alley or service drive may be reduced by twenty feet (20') in depth;

4. Conservation/Recreation Districts: Notwithstanding anything contained in this title to the contrary, including, without limitation, section 13-3-13 of this title, any yard which is one hundred feet (100') in depth and which is adjacent in its entirety to a conservation/recreation district boundary shall satisfy the applicable yard requirement;
provided, however, that when a developed zoning lot which contains two (2) or more principal buildings is subdivided the yards required along the new lot lines created by the subdivision shall be not less than thirty feet (30') in depth and the depth of all required yards for each lot shall be shown on the subdivision plat; provided, that existing parking stalls and aisles and access and service drives shall be permitted to continue within said yards and within the yards along the boundaries of the original zoning lot required by subsections C1, C2 and C3 of this section, as modified by subsection 13-12-3H of this title; and provided further that upon redevelopment of any part of a lot, other than for resurfacing or for utility replacement, which development requires removal of existing parking stalls or aisles located in whole or in part within areas where such accessory uses are not permitted by said subsections as so modified, no new stalls or aisles shall be constructed in such areas except as permitted by said subsections as so modified, and any landscaping therein required by this title shall be promptly installed and properly maintained. (Ord. G-60, 3-22-1966; Ord. G-135, 5-22-1971; Ord. G-213, 3-22-1977; Ord. G-554, 5-9-1995; Ord. G-557, 7-25-1995; Ord. G-676, 4-10-2001)

CR CONSERVATION/RECREATION DISTRICT

13-5-4: LOT AREA REQUIREMENTS:

A. Lot Area: Not less than five (5) acres.

B. Lot Width: Not less than two hundred twenty feet (220') within the buildable area.

C. Floor Area Ratio: Not to exceed 0.15.

D. Structure Height: Not more than thirty feet (30'). Special uses may not exceed forty feet (40').

E. Yards: Yards shall be provided as follows:

1. All yards shall be established according to the following requirements. No structure shall be erected or maintained:

a. Within one hundred feet (100') from the center thread of any waterway or watercourse;

b. Within one hundred feet (100') from the right-of-way line of any street; or

c. Within one hundred feet (100') from any adjacent residence district.

2. Notwithstanding the above, public utilities such as wires, cables, conduits, vaults, laterals, pipes, mains and valves and other similar transmission distributing equipment, bridges, fountains, sidewalks, gateways, flagpoles, roadways, and other similar structures intended to be accessory and incidental to the primary use of a principal building on the lot shall be permitted without regard to the setbacks established herein. (Ord. G-60, 3-22-1966; Ord. G-341, 1-24-1984)

VILLAGE OF OAK BROOK

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

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE: ☐ APPEAL ($300) ☐ VARIATION ($750)
☒ AMENDMENT ($750) ☐ SPECIAL USE ($750)

☐ CERTIFICATE OF APPROPRIATENESS ($500) STORMWATER: ☐ VARIATION ($750)

PUBLIC HEARING SIGNS ($50- each lot frontage) 3 - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

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

LOCATION OF SUBJECT PROPERTY SWC Kensington and Jorie PERMANENT PARCEL NO*. 6 - 26 - 102 - 8

LOT NO. 1 SUBDIVISION McDonald's Autumn Oaks LEGAL ADDRESS* 1315 and 1425 Kensington Road

ZONING DISTRICT ORA-1 ZONING ORDINANCE SECTION 13-10A-1

ACTION REQUESTED Zoning Amendment-- Rezone Subject Property from ORA-1 to CR Conservation/Recreation District.

PROPERTY INTEREST OF APPLICANT: OWNER ☒ CONTRACT PURCHASER ☐ AGENT ☐

OWNER(S) OF RECORD Oak Brook Park District PHONE (630) 645-9535

ADDRESS 1450 Forest Gate Road CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST N/A PHONE

ADDRESS CITY STATE ZIP

NAME OF APPLICANT(and Billing Information) Same as Owner PHONE

ADDRESS CITY STATE ZIP

Contact Name and E-mail Address(s) sadams@robbins-schwartz.com

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

Signature of Owner 7-15-19 Date Signature of Applicant 7-15-19 Date

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

Date Filed 7/15/19 Fee Paid $ 150.00 Receipt No. 527398 Received By C. Ciarelli

Board of Trustees (Referral) 8/13/19 Notice Published 8/6/19 Newspaper Daily Herald Adj. Property Owners Notified 8/6/19

PUBLIC HEARING DATES: Plan Commission 8/19/19 Zoning Board of Appeals 9/3/19

Board of Trustees 9/24/19 ** Board of Trustees (Approval of Ordinance) 10/8/19 **

SIGNED - VILLAGE CLERK Charlotte K Pruss Date July 16, 2019

** Tentative

A

Robbins Schwartz

55 West Monroe, Suite 800 | Chicago, IL 60603-5144

STEVEN B. ADAMS
sadams@robbins-schwartz.com

July 11, 2019

Village President
Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook Illinois 60523

Re: Application for Zoning Ordinance Amendment
Request for Fee Waiver
1315 Kensington Road (06-26-102-008)
1425 Kensington Road (06-26-102-009)

Ladies and Gentlemen:

The Oak Brook Park District herewith submits its application for rezoning of the above referenced property from ORA-1 (Office-Research-Assembly) District to CR (Conservation-Recreation) District. The Park District is an Illinois unit of local government, formed and operating pursuant to the Illinois Park District Code, 70 ILCS 1205/1-1 et seq., and applicable law. Its primary mission is to make available to the residents of Oak Brook land, facilities and programming for leisure and recreational purposes. The Park District is funded primarily with revenue from property taxes and programing fees.

Pursuant to Section 1-14-2 of the Village of Oak Brook Municipal Code, this letter shall serve as the Park District's request for a waiver of the customary Village fee for an application for map amendment and related fees, pursuant to Section 1-14-1(A) of the Municipal Code. The Park District is prepared to pay the Village's out of pocket costs associated with the Park District's zoning amendment proceedings.

The Park District sincerely appreciates your consideration of the foregoing request. Should you have any questions, please do not hesitate to contact me.

Sincerely,

ROBBINS SCHWARTZ

Steven B. Adams
Enclosures
cc: Laure Kosey
Gail Polanek

Robbins Schwartz

55 West Monroe, Suite 800 | Chicago, IL 60603-5144

STEVEN B. ADAMS
sadams@robbins-schwartz.com

July 11, 2019

Village Board of Trustees
c/o Tony Budzikowski
Community Development Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook Illinois 60523

Re: Application for Zoning Ordinance Amendment
1315 Kensington Road (06-26-102-008)
1425 Kensington Road (06-26-102-009)

Ladies and Gentlemen:

The following shall serve as the letter of explanation of the Oak Brook Park District in support of its application for zoning ordinance amendment for the above referenced parcels. As you are no doubt aware, the District passed a referendum authorizing the issuance of $17,900,000 for the purchase and development of the 34-acre parcels known generally as the McDonalds soccer fields. The Park District successfully closed on the purchase of the property in February of 2019 without resorting to eminent domain.

The Park District is now in title and in order to pursue its plans for making the property publicly available for a wide range of recreational activities and events for the community, it seeks to amend the Property's current zoning from ORA-1 to CR Conservation/Recreation District.

The Park District seeks this zoning designation for the Subject Property in order to align the zoning with the uses desired by the public as determined by the 2018 referendum, applicant's surveys, focus groups, and public meetings. The CR Conservation/Recreation District permits open field recreational activities, parks and other uses desired by the public. The Village has authorized recreational activities on the site by special use ordinance since 2003, recognizing the recreational value of the subject property. The requested rezoning has been authorized by the Park Board and will re-confirm the Park District's commitment to long term recreational use of the Subject Property.

Sincerely,

ROBBINS SCHWARTZ

Steven B. Adams

ZONING AMENDMENT FACTORS

a. The character of the neighborhood.

RESPONSE: The residents of the Oak Brook Park District voted overwhelmingly to maintain the Subject Property as recreational, through its authorization for the Park District to issue $17,900,000 in new General Obligation Bonds to finance the purchase and improvement of the Subject Property. Such an overwhelming public statement of preference to maintain the current character of the neighborhood could not be clearer.

The character of the neighborhood will not be impacted by the requested zoning amendment. The Subject Property has been used for recreational purposes since at least 2003. Surrounding property owners will experience no material impact on their respective uses, values, aesthetics, or neighborhood characteristics.

The Subject Property is immediately adjacent to Central Park, owned and operated by the Park District. The intended uses of the Subject Property are analogous to the current use of the Central Park immediately adjacent to the south.

The Subject Property is bounded on the west by Illinois Route 83. The residences on the west side of Route 83 will not be materially impacted by the rezoning. Retaining the recreational nature of the Subject Property merely sustains the current and historical character of the neighborhood.

The Subject Property is bounded on the north by large corporate office complexes including Advocate Healthcare, and the corporate towers at the SEC of Interstate 88 and Route 83.

The Subject Property is bounded on the east by Jorie Boulevard, the former McDonalds campus and Butler National Golf Course.

Rezoning the Subject Property to CR Conservation-Recreation is in conformity with surrounding existing uses, and furthers the long-established character of the neighborhood. Although the surrounding land uses and zoning are not homogeneous in this case, the mere presence of mixed uses in an area does not invalidate a zoning classification that perpetuates a current permitted use.

Again, the Subject Property has been zoned ORA1 Office-Research-Assembly District, and the Subject Property has been used as parks and for open field recreational activities since at least 2003, under a special use permit. The rezoning authorizes the continuation of the Subject Property's recreational use as a permitted

D

use.

Continuation of the use of the property for recreational purposes will not adversely impact the character or nature of the neighborhood.

b. The extent to which property values are diminished by the particular zoning restrictions.

RESPONSE: The requested re-zoning will enhance the values of nearby properties. It is well documented that proximity to parks and comparable open spaces materially enhance property values. According to statistics from the Illinois Association of Park Districts, "a neighborhood park can provide up to a 20 percent increase in housing values for homes facing a park or located in proximity to a park". Furthermore, the National Park and Recreation Association states "parks and recreation programs generate revenue directly from fees and charges, but more importantly, provide significant indirect revenues to local and regional economies from sports tournaments and special events such as arts, music, and holiday festivals. Economic activity from hospitality expenditures, tourism, fuel, recreational equipment sales, and many other private sector businesses is of true sustained value to local and regional economies".]. The Applicants' public use, consistent with the will of its residents as expressed in the November 6, 2018 referendum, is entirely appropriate for the Subject Property and will enhance, not diminish, the value of properties around it.

c. The extent to which the removal of the existing limitations would depreciate the value of other property in the area.

RESPONSE: Removal of the ORA1 Office-Research-Assembly limitations on the Subject Property will not depreciate the value of other property in the area. The Subject Properties' density and floor area ratio will be decreased substantially by the rezoning. The current recreational use will continue, and as demonstrated above, proximity to park and recreational property enhances, not diminishes, property values.

d. The suitability of the property for the zoned purposes.

RESPONSE: The Subject Property is uniquely well suited for the purposes permitted in the requested CR District. As discussed above, the Subject Property has been used for recreational purposes since at least 2003 pursuant to various special use permits. There is a substantial lack of open space within the village limits that is suitable for the Park District's intended use. The voters of the Park District have overwhelmingly determined that the subject Property is well suited for the recreational uses permitted in the CR District.

e. The existing uses and zoning of nearby property.

D.1

RESPONSE:

The nearby properties are used for corporate offices, Butler National Golf Course (R-1), the existing Central Park (CR), and, west of Route 83, single family detached residential (R-4). The Subject Property has been operated almost exclusively for recreational purposes since at least 2003. None of nearby uses have changed in recent years. The proposed rezoning is consistent with the existing uses and zoning of the nearby property. Nearby properties will not be materially impacted by the rezoning.

f. The length of time under the existing zoning that the property has remained unimproved, considered in the context of land development.

RESPONSE: The Subject Property has never been developed to applicant's knowledge. Applicant's objective is to permanently maintain property for recreational purposes, consistent with its historical use and the public's will as expressed during the 2018 referendum.

g. The relative gain to the public as compared to the hardship imposed on the individual property owner.

RESPONSE: The rezoning is a benefit to both the public and the Applicant. The public gains additional recreational acreage that will be improved with athletic fields, open space, and trails, and the Applicant benefits by expanding its offerings consistent with the public's stated intentions.

h. The extent to which the proposal promotes the health, safety, morals or general welfare of the public.

RESPONSE: The proposal to devote the Subject Property to recreational uses promotes the public health, safety and general welfare of the public. Recreational property is proven to improve water quality, protect groundwater, prevent flooding, improve air quality, provide vegetative buffers to development, and provide a place for families to connect with nature and outdoor recreation.

i. The relationship of the proposed use to the Comprehensive Plan.

RESPONSE: While the comprehensive Plan does not identify the Subject Property as recreational use, the community's outlook on the development and use of this property was more recently expressed in the referendum. Use and development with athletic fields, open space, trails and related improvements is consistent with the community's view of what use is most harmonious, and in the best interests of the community.

j. The community need for the use proposed by the property owner.

RESPONSE: The community's need for the use proposed by the Applicant is

D.2

well documented by the Applicant' community surveys, focus groups and the referendum.

D.3

Please Deposit Check in: Zoning Account 10-4302

For:

Oak Brook Park District – Zoning Amendment – ORA-1 to CR

NOTE: 1 check(s) – Total ***$ 150***

Please return receipt(s) to Gail

Thanks

MISCELLANEOUS PAYMENT RECPT#: 527398
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

ATE: 07/16/19 TIME: 11:13
LERK: reception DEPT:
JSTOMER#: 0

NFO: ZONING

302 ZONING/SUBDIVIS 150.00

MOUNT PAID: 150.00

AID BY: OAK BROOK PARK DISTR
AYMENT METH: CHECK
53062
EFERENCE:

MT TENDERED: 150.00
AMT APPLIED: 150.00
CHANGE: .00

E

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.

Oak Brook Park District		Same as Owner	
Printed Name of Owner		Printed Name of Applicant	
Signature of Owner	7-15-19 Date	Signature of Applicant	7-15-19 Date

BILL TO INFORMATION:

Oak Brook Park District	Ms. Laure Kosey	645-9535
Print Name/Company	Contact Person	Contact Phone
1450 Forest Gate Road, Oak Brook, IL 60523		(630)990-4233
Address To be Billed		Alternate Phone

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

F

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. The number of feet occupied by all public roads, streets, alleys, and public ways have 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 they appear from the authentic tax records of this County within 30 days of the filing of this application. **Provide a mailing label for each Property Owner listed.**

Name of Property Owner	Mail Attention to:	Mailing Address 1	Mailing Address 2	Mailing City, State, Zip	Property Address	Property City, State, Zip	Pin #
JPD Oak Brook Holdings	JPD Oak Brook Holdings	Attn: Kyle W McDaniel	8911 N Capital No 3210	Austin, TX 78759	2715 Jorie Blvd	Oak Brook, IL 60523	0626401008
Marquette Bank and Trust 13700	Butler National Golf Club	2616 York Road		Oak Brook, IL 60523	2616 York Road	Oak Brook, IL 60523	0626202002
Lizzadro Museum	Lizzadro Museum	2215 York Rd No 304		Oak Brook, IL 60523	1220 Kensington Rd. Apt. 1	Oak Brook, IL 60523	0626103001
ZFO Properties	ZFO Properties LLC	c/o Michael Silver & Co	5750 Old Orchard Blvd	Skokie, IL 60077	1300 Kensington Rd.	Oak Brook, IL 60523	0626101023
IL 00000 (USA Post Office)	IL 00000 (USA Post Office)	1314 Kensington Rd.		Oak Brook, IL 60523	1314 Kensington Rd.	Oak Brook, IL 60523	0626101014
Advocate Health and Hospital	Advocate Health Care	3075 Highland Pkwy, Unit 600		Downers Grove, IL 60515	1400 Kensington Rd.	Oak Brook, IL 60523	0626101007
Adventus US Realty	Adventus US Realthy 4 LP	c/o Adventus Prop Mgmt	1420 Kensington Rd, No 107	Oak Brook, IL 60523	1520 Kensington Rd.	Oak Brook, IL 60523	0626101022
Adele Quattrocchi	Adele J Quattrocchi	47 Hamilton Ln.		Oak Brook, IL 60523	47 Hamilton Ln.	Oak Brook, IL 60523	0627206023
Vijayalakshmi Vellody	Vijayalakshmi Vellody	45 Hamilton Ln.		Oak Brook, IL 60523	45 Hamilton Ln.	Oak Brook, IL 60523	0627206017
Albert and Elizabeth Song	Albert and Elizabeth Song	48 Hamilton Ln.		Oak Brook, IL 60523	48 Hamilton Ln.	Oak Brook, IL 60523	0627207011
Shams and Uzma Siddiqui	Shams and Uzma Siddiqui	46 Hamilton Ln.		Oak Brook, IL 60523	46 Hamilton Ln.	Oak Brook, IL 60523	0627207010
Florence Mazzei	Florence Mazzei	44 Hamilton Ln.		Oak Brook, IL 60523	44 Hamilton Ln.	Oak Brook, IL 60523	0627207009
Gus Tsourmas	Gus Tsourmas	186 Briarwood Loop		Oak Brook, IL 60523	186 Briarwood Loop	Oak Brook, IL 60523	0627202061
Richard and Sara Wieker	Richard and Sara Wieker	185 Briarwood Loop		Oak Brook, IL 60523	185 Briarwood Loop	Oak Brook, IL 60523	0627202062
N and M Wagner Caine	N and M Wagner Caine	184 Briarwood Loop		Oak Brook, IL 60523	184 Briarwood Loop	Oak Brook, IL 60523	0627202063
William McManaman	William McManaman	183 Briarwood Loop		Oak Brook, IL 60523	183 Briarwood Loop	Oak Brook, IL 60523	0627202064
Kenneth & Laine Drogos	Kenneth & Laine Drogos	182 Briarwood Loop		Oak Brook, IL 60523	182 Briarwood Loop	Oak Brook, IL 60523	0627202065
Patricia Gramas	Patricia Gramas	187 Briarwood Loop		Oak Brook, IL 60523	187 Briarwood Loop	Oak Brook, IL 60523	0627203036
Clarence and Ellen Woeltje	Clarence and Ellen Woeltje	188 Briarwood Loop		Oak Brook, IL 60523	188 Briarwood Loop	Oak Brook, IL 60523	0627203035
Richard and M DiBernardo	Richard and M DiBernardo	189 Briarwood Loop		Oak Brook, IL 60523	189 Briarwood Loop	Oak Brook, IL 60523	0627203034
Nancy P Ryan	Nancy P Ryan	810 Rue De Ville		Naples, FL 34108	190 Briarwood Loop	Oak Brook, IL 60523	0627203033
Ernest and Alma Campo	Ernest A Campo	191 Briarwood Loop		Oak Brook, IL 60523	191 Briarwood Loop	Oak Brook, IL 60523	0627203032
Sanobar Khan	Sanobar Khan	211 Briarwood Pass		Oak Brook, IL 60523	211 Briarwood Pass	Oak Brook, IL 60523	0627203057
Chicago Title 11603909	Joseph J Spingola	210 Briarwood Pass		Oak Brook, IL 60523	210 Briarwood Pass	Oak Brook, IL 60523	0627203053
Linda Moran	Linda Moran	209 Briarwood Pass		Oak Brook, IL 60523	209 Briarwood Pass	Oak Brook, IL 60523	0627203052
John Edward Burke	John Edward Burke	208 Briarwood Pass		Oak Brook, IL 60523	208 Briarwood Pass	Oak Brook, IL 60523	0627203051
Doreen Matt	Doreen M Matt TR	207 Briarwood Pass		Oak Brook, IL 60523	207 Briarwood Pass	Oak Brook, IL 60523	0627203050
Barry Cesafsky	Barry Cesafsky	206 Briarwood Pass		Oak Brook, IL 60523	206 Briarwood Pass	Oak Brook, IL 60523	0627203049
Zacharias Leonard	Zacharias Leonard	205 Briarwood Loop		Oak Brook, IL 60523	205 Briarwood Loop	Oak Brook, IL 60523	0627203048
Joseph and D Amstadt	Joseph and Donna Amstadt	204 Briarwood Loop		Oak Brook, IL 60523	204 Briarwood Loop	Oak Brook, IL 60523	0627203047
Mark and Donna Poppert	Mark and Donna Poppert	203 Briarwood Loop		Oak Brook, IL 60523	203 Briarwood Loop	Oak Brook, IL 60523	0627203046
Elaine Fotopoulos	Elaine Fotopoulos	202 Briarwood Loop		Oak Brook, IL 60523	202 Briarwood Loop	Oak Brook, IL 60523	0627203045
Evelyn Makris Trust	Evelyn Makris Trust	113 Briarwood Loop		Oak Brook, IL 60523	113 Briarwood Loop	Oak Brook, IL 60523	0627408038
Thomas and Patricia Kron	Thomas and Patricia Kron	114 Briarwood Loop		Oak Brook, IL 60523	114 Briarwood Loop	Oak Brook, IL 60523	627408037
L and C Booth Johnson	L and C Booth Johnson	115 Briarwood Loop		Oak Brook, IL 60523	115 Briarwood Loop	Oak Brook, IL 60523	0627408036
Manfred and Ingrid Raiser	Raiser Holdings LLC	c/o Ingrid Raiser	13013 Edgewater	New Buffalo, MI 49117	116 Briarwood Loop	Oak Brook, IL 60523	0627408035
Cuyler and J Berwanger	Cuyler and J Berwanger	117 Briarwood Loop		Oak Brook, IL 60523	117 Briarwood Loop	Oak Brook, IL 60523	0627408034
Midwest Trust Services	Carol Ann Stewart	118 Briarwood Loop		Oak Brook, IL 60523	118 Briarwood Loop	Oak Brook, IL 60523	0627408033
Briarwood Lakes	Briarwood Lakes	1 Briarwood Central		Oak Brook, IL 60523	1 Briarwood Central	Oak Brook, IL 60523	0627407122

F.1

Subject Property Verification

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 6-26-102-008
2. Common Address: 1315 Kensington Road
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)
4. Email the Legal Description to qpolanek@oak-brook.org

Lot 1 in McDonald's Autumn Oaks Subdivision, being a part of Section 26, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 22, 1990 as Document No. R90-77300 in DuPage County, Illinois.

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

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

Date called: July 12, 2019

I verify that the information provided above is accurate.

Steven Adams

Printed Name

Signature

Date: 07/12/2019 Relationship to Applicant: Attorney

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Legal Description Review

Corrections Required Yes _____ No _____

Approved 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): 6-26-102-009
2. Common Address: 1425 Kensington Road
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)
4. Email the Legal Description to qpolanek@oak-brook.org

Lot 2 in McDonald's Autumn Oaks Subdivision, being a part of Section 26, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 22, 1990 as Document No. R90-77300 in DuPage County, Illinois.

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

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

Date called: July 12, 2019

I verify that the information provided above is accurate.

Steven Adams

Printed Name

Signature

Date: 07/12/2019 Relationship to Applicant: Attorney

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Legal Description Review

Corrections Required Yes _____ No _____

Approved By: _____ Date _____

This document prepared by:
Michael D. Rothstein, Esq.
Dykema Gossett PLLC
10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

After recording return to:
Steven B. Adams, Esq.
Robins Schwartz
55 W. Monroe St.
Suite 800
Chicago, IL 60603

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
02/07/2019 09:43 AM
RHSP

DOCUMENT # R2019-009172

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SPECIAL WARRANTY DEED

MCDONALD'S CORPORATION, a Delaware corporation, of the City of Chicago, State of Illinois, hereinafter "Grantor", for and in consideration of $10.00 and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey, transfer and sell to OAK BROOK PARK DISTRICT, an Illinois unit of local government, with an address at 1450 Forest Gate Road, Oak Brook, Illinois, 60523 hereinafter "Grantee", the following real estate, together with all improvements located thereon, in the County of DuPage, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT only to the matters set forth on Exhibit B attached hereto and incorporated by this reference, hereinafter the "Permitted Encumbrances".

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of said Grantee forever. Grantor hereby covenanting that said Grantor and its successors and assigns shall and will WARRANT AND DEFEND the title to the Property unto said Grantee, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, Permitted Encumbrances.

FOR A PERIOD OF TEN (10) YEARS from the date hereof, the subject property shall not be used for any residential, commercial or industrial uses (except that commercial uses normally associated with the delivery of public recreational services shall be permitted). The restrictions and covenants contained herein shall be binding upon the Grantee and its successors and assigns and shall run with the land. Title to the subject property shall revert to Grantor upon a breach of such covenant.

1

LD hulley 8 98 3447 CT 2019000015-001

H

WITNESS Grantor's hand this the 1st day of February, 2019.

MCDONALD'S CORPORATION, a
Delaware corporation

By: _____
Name: Val Mathelier
Title: Managing Counsel

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT VAL MATHELIER, as Managing Counsel of MCDONALD'S CORPORATION, a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on this day in person, and acknowledged that he signed, sealed and delivered this instrument as his own 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 notarial seal this 1st day of February, 2019.

(SEAL)

Tamara R. Salinas
Notary Public

OFFICIAL SEAL
TAMARA R. SALINAS
Notary Public
My Commission Expires

SEND SUBSEQUENT TAX BILLS TO:

Oak Brook Park District
1450 Forest Gate Road
Oak Brook, Illinois 60523
Attn: Ms. Laure Kosey

Exempt under Provisions of Sub-Paragraph (b) of the Real Estate Transfer Tax Law 35 ILCS 200/31-45

Date: 2/6/19

_____
Grantee

4849-7693-2742.1104091\000351

H.1

EXHIBIT A

Legal Description

LOTS 1 AND 2 IN MCDONALD'S AUTUMN OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1990 AS DOCUMENT R90-77300, IN DUPAGE COUNTY, ILLINOIS.

Common Address: Land along Kensington Road, Oak Brook, Illinois 60523

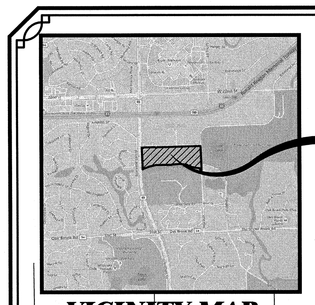
PINs: 06-26-102-008 and 06-26-102-009

H.2

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

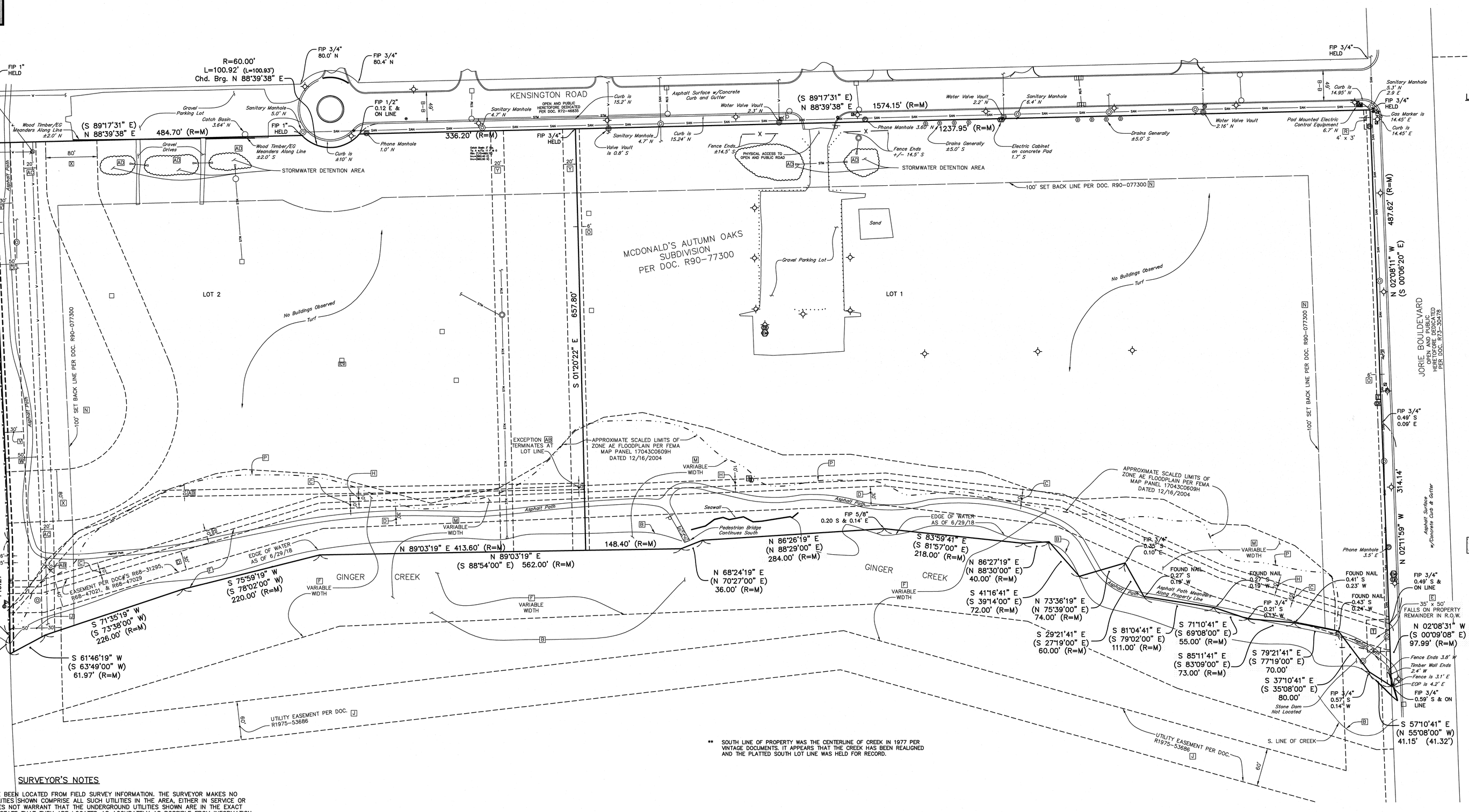
OF

LOTS 1 AND 2 IN MCDONALD'S AUTUMN OAKS SUBDIVISION, OAKBROOK, IL



SITE LOCATION

VICINITY MAP



** SOUTH LINE OF PROPERTY WAS THE CENTERLINE OF CREEK IN 1977 PER VINTAGE DOCUMENTS. IT APPEARS THAT THE CREEK HAS BEEN REALIGNED AND THE PLATTED SOUTH LOT LINE WAS HELD FOR RECORD.

N

60 30 0 60

SCALE: 1 INCH = 60 FEET

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- STM — UNDERGROUND STORM LINE
- SAN — UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- X — FENCE
- APPROXIMATE FLOODPLAIN LINE
- CATCH BASIN
- DRAIN
- HAND HOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- FLARED END SECTION
- FIRE HYDRANT
- GAS METER
- GAS PIPE
- GAS VALVE
- GAS MARKER POST
- INLET
- LIGHT STANDARD
- IRRIGATION CONTROL BOX
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- STREET LIGHT CONTROL BOX
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL POLE
- WATER VALVE
- VALVE VAULT
- WELL HEAD
- CONCRETE SURFACE

R.O.W. RIGHT OF WAY
B-B BACK-TO-BACK
E-E EDGE-TO-EDGE
EG EDGE OF GRAVEL

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 008983447 WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2018.
4. THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SUBJECT SITE BEING N 88°39'38" E.
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD (R) OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED (M) OR RECORD EQUALS MEASURED.
8. FIP = FOUND IRON PIPE (ø AS SHOWN)
   FIR = FOUND IRON ROD
9. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17043C0609H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 IT IS OUR OPINION THAT PART OF THE PROPERTY DESCRIBED HEREON FALLS IN IN ZONE X, SHADED ZONE X AND ZONE AE (ONLY ZONE AE SHOWN) AS DESIGNATED AND DEFINED BY F.E.M.A.
10. PARCEL CONTAINS 34.26 ACRES, 1,492,329 SQ. FT., MORE OR LESS.
11. TABLE "A" ITEM 21 LIMITS TABLE A ITEM 11 TO ONLY VISIBLE EVIDENCE OF UTILITIES.

PARCEL DESCRIPTION

LOTS 1 AND 2 IN MCDONALD'S AUTUMN OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1990 AS DOCUMENT R90-77300, IN DUPAGE COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

TO: OAK BROOK PARK DISTRICT, AN ILLINOIS UNIT OF LOCAL GOVERNMENT
CHICAGO TITLE INSURANCE COMPANY
MCDONALDS CORPORATION, A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP WAS MADE AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 8, 11 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 2018.

DATE OF PLAT OR MAP: DECEMBER 26, 2018

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2019

SURVEY-RELATED SCHEDULE B EXCEPTIONS NOTES
(REFERENCES EASEMENTS LABELED ON PLAT)

B. RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE LAND AS MAY BE COVERED BY THE WATERS OF GINGER CREEK AND OF THE ADJOINING OWNERS TO THE FREE AND UNINTERRUPTED FLOW AND USE OF THE WATERS OF SAID CREEK: NORTH LINE OF CREEK IS PLOTTED.

C. GRANT RECORDED AS DOCUMENT R68-31295 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

D. GRANT RECORDED AS DOCUMENT R68-47029 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

E. GRANT OF EASEMENT RECORDED AS DOCUMENT R70-44412 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

F. GRANT OF EASEMENT TO OAK BROOK PARK DISTRICT OF DUPAGE COUNTY, RECORDED AS DOCUMENT R75-26060 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

G. THE LAND LIES WITHIN THE HINSDALE SANITARY DISTRICT WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS AND REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES: DOES NOT PLOT.

H. GRANT OF EASEMENT RECORDED AS DOCUMENT R75-47021 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

I. PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN TRUSTEE'S DEED MADE RECORDED AS DOCUMENT R77-39069: EASEMENT REFERENCED COVERED UNDER OTHER EXCEPTIONS C, D, E, F, H, J, V, W AND Z.

J. PLAT OF EASEMENT RECORDED AS DOCUMENT R75-53868 TO THE HINSDALE SANITARY DISTRICT: PLOTTED.

M. FLOOD PLAIN EASEMENT GRANTED BY DOCUMENT R85-21975 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300, AMENDMENT RECORDED AS DOCUMENT R99-228919: PLOTTED.

N. BUILDING LINE AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

O. PUBLIC UTILITY EASEMENTS AS SHOWN ON AFORESAID PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R90-77300: PARTICULARS PLOTTED

P. NOTE CONTAINED ON THE PLAT OF MC DONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R90-77300 STATING PART OF THE LAND SHOWN IN THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: FLOOD AREAS PLOTTED.

Q. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY: VISIBLE APPURTENANCES FOR DRAINAGE ARE PLOTTED (SEE LEGEND FOR SYMBOLS).

R. PUBLIC UTILITY EASEMENT PER GRANT OF EASEMENT RECORDED AS DOCUMENT R91-046798: PLOTTED.

S. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN THE AGREEMENT RECORDED AS DOCUMENT R90-090790: PARTICULARS DO NOT PLOT.

T. TERMS PROVISIONS AND CONDITIONS CONTAINED IN OAK BROOK ORDINANCES S-727,GRANTING A FLOOD PLAIN SPECIAL USE PERMIT FOR RE-GRADING OF THE GINGER CREEK FLOOD PLAIN, RECORDED AS DOCUMENT R92-025402: PARTICULARS DO NOT PLOT.

U. PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF OAK BROOK ORDINACE 93-SD-IP-E2-S-761 RELATING TO AN IMPROVEMENT PLAN AND ZONING FOR THE LAND, RECORDED AS DOCUMENT R93-246541: PARTICULARS DO NOT PLOT.

V. A NON-EXCLUSIVE EASEMENT GRANT TO HINSDALE SANITARY DISTRICT RECORDED AS DOCUMENT R74-55920 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

W. GRANT RECORDED AS DOCUMENT R73-41093 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

X. ACCESS ROAD EASEMENT RESERVED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT R90-079160: PLOTTED.

Y. EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF NATOMA ASSESSMENT PLAT RECORDED AS DOCUMENT R85-21974 AND AS SHOWN ON PLAT OF MCDONALD'S AUTUMN OAKS SUBDIVISION RECORDED AS DOCUMENT R1990-077300: PLOTTED.

Z. RELEASE FOR FREEWAY RECORDED AS DOCUMENT R69-1667: NOTED ON SURVEY.

AA. ORDER RECORDED AS DOCUMENT R69-36290 BY THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, ESTABLISHING FEDERAL AID ROUTE 102 (S. B. I. ROUTE 54 - ILLINOIS ROUTE 83) AS A FREEWAY: DOES NOT PLOT.

AB. EASEMENT IN FAVOR OF COMMONWEALTH EDISON PER GRANT RECORDED AS DOCUMENT R96-129119: PLOTTED.

AC. EASEMENT IN FAVOR OF VILLAGE OF OAK BROOK PER GRANT RECORDED AS DOCUMENT R98-33589: PLOTTED.

AD. PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED THE DECLARATION OF STORMWATER FACILITIES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT R2008-87156: MAINTENANCE EASEMENT OF STORMWATER MANAGEMENT FACILITIES SHOWN ON NORTH LINE OF SITE. SPECIFIC EASEMENT LIMITS NOT DEFINED IN SUBJECT DOCUMENT.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402122 FILE NAME: ALTA
DRAWN BY: MMC FLD. BK. / PG. NO.: D81/34-39
COMPLETION DATE: 07-30-18 JOB NO.: 402.122
REVISION : 12-26-18 by TWT

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