



VILLAGE OF
OAK BROOK
Illinois

ITEM 5.A.

D & S ESTATES RESUBDIVISION OF LOT 1
3324 ROSLYN ROAD
Final Plat – 2-Lot Subdivision

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VILLAGE OF
OAK BROOK
Illinois

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

May 5, 2020

Dear Resident:

The Oak Brook Plan Commission and the Village Board will be considering a final plat of subdivision at the meetings scheduled as follows:

Plan Commission Meeting 7:00 p.m., Monday, May 18, 2020

Board of Trustees Meeting 7:00 p.m., Tuesday, June 9, 2020**

**Tentative Follows the completion of the Plan Commission meeting

The application has been filed by: Lucien Senese
16386 New Avenue
Lemont, IL 60439

The property in question is located at: 3324 Roslyn Road

Relationship of applicant to property: Owner

Name of Subdivision D & S Estates Resubdivision of Lot 1

The Applicant is seeking the approval of a final plat of subdivision of the approximate 54,451 square foot parcel into two lots. The existing single family home will be removed prior to the issuance of building permit for a new home on either subdivided parcel. There is also a reduced copy of the proposed subdivision for your convenience. Also attached to this notice is a map* of the area to assist you in determining your relationship to the property in question.

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

The agenda and materials for this meeting will be posted on the website by the end of the day Friday, May 15, 2020, before the meeting on the following Monday, May 18, 2020 <http://www.oak-brook.org/178/Public-Hearings>.

Written testimony and comments received by 4 pm on Thursday, May 14, 2020 **will be included in the case file** and can be emailed to Gail Polanek at: gpolanek@oak-brook.org or Tony Budzikowski at: tbudzikowski@oak-brook.org. They can also be mailed to the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523 prior to the meeting. Please limit written testimony and comments to [200 words]. Written comments received prior to the meeting will be read aloud at the hearing by staff during the meeting, if requested. Please note that previously received letters in opposition have already been included in the case file that will be reviewed by the Plan Commission and Village Board.

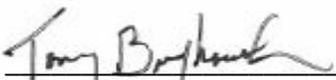
Verbal live commenting via the online web conferencing system will also be available, but for technical reasons written comments are strongly preferred.

Persons seeking additional information concerning the application, accessing the virtual meeting, or requesting alternative means to provide testimony or public comment are directed to email their request. Further inquiries can be emailed to Gail Polanek at: gpolanek@oak-brook.org or Tony Budzikowski at: tbudzikowski@oak-brook.org.

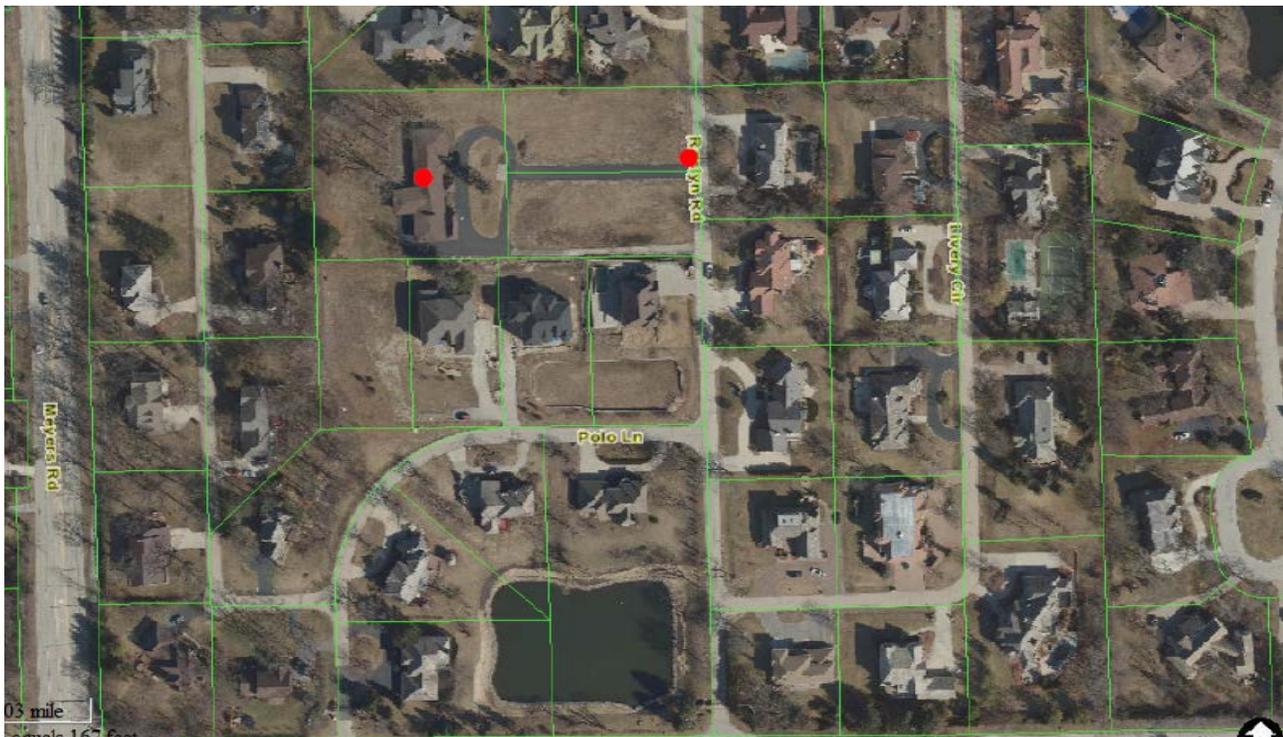
The Village of Oak Brook, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 630-368-5010 as soon as possible before the meeting date or for TDD response (630) 990-2131 as soon as possible before the meeting date.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 to make request for a link 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



*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

EXECUTIVE ORDER IN RESPONSE TO COVID-19
(COVID-19 EXECUTIVE ORDER NO. 16)

Executive Order 2020-07 (Suspension of on-premises consumption at restaurants and bars; Unemployment insurance; Open Meetings Act):

Section 5. During the duration of the Gubernatorial Disaster Proclamations, the provisions of the Open Meetings Act, 5 ILCS 120, requiring or relating to in-person attendance by members of a public body are suspended. Specifically, (1) the requirement in 5 ILCS 120/2.01 that **“members of a public body must be physically present” is suspended**; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended. Public bodies are encouraged to postpone consideration of public business where possible. When a meeting is necessary, public bodies are encouraged to provide video, audio, and/or telephonic access to meetings to ensure members of the public may monitor the meeting, and to update their websites and social media feeds to keep the public fully apprised of any modifications to their meeting schedules or the format of their meetings due to COVID-19, as well their activities relating to COVID-19.



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

NOTICE OF CANCELED MEETING
OF THE
PLAN COMMISSION

THE REGULAR PLAN COMMISSION MEETING

Date of Meeting: April 20, 2020 Time of Meeting: 7:00 p.m.

Samuel E. Dean Board Room
of the Butler Government Center
1200 Oak Brook Road

NOTICE IS HEREBY GIVEN that the Regularly Scheduled Meeting of April 20, 2020 has been CANCELED due to further protect the community from the COVID-19 Virus as directed by the Village Board and Village Manager.

VILLAGE OF OAK BROOK



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

NOTICE OF CANCELED MEETING
OF THE
PLAN COMMISSION

THE REGULAR PLAN COMMISSION MEETING

Date of Meeting: March 16, 2020 Time of Meeting: 7:00 p.m.

Samuel E. Dean Board Room
of the Butler Government Center
1200 Oak Brook Road

NOTICE IS HEREBY GIVEN that the Regularly Scheduled Meeting of March 16, 2020 has been CANCELED due to further protect the community from the COVID-19 Virus as directed by the Village Board and Village Manager.

VILLAGE OF OAK BROOK

VILLAGE OF OAK BROOK
Plan Commission

STAFF REPORT

DATE: March 12, 2020

CASE NO: 2020-04-SR-FP

DESCRIPTION: D & S Estates Resubdivision of Lot 1 – Final Plat – Two Lot Subdivision

PARCEL SIZE: 54,451 square feet or approximately 1.25 acres

PETITIONER: Lucien G. Senese
16386 New Avenue
Lemont, IL 60439

PROPERTY ADDRESS: 3324 Roslyn Road

ZONING/USE OF SURROUNDING PROPERTY:

North: R-3, Single-Family Detached Residence District, single-family homes in the Midwest Chase Subdivision.

South: R-3, Single-Family Detached Residence District, single-family homes in the Midwest Chase Subdivision.

East: R-3, Single-Family Detached Residence District, single-family homes in the Midwest Chase Subdivision.

West: R-3, Single-Family Detached Residence District, single-family homes in the Midwest Chase Subdivision.

DISCUSSION:

Lucien G. Senese is the owner of the property at 3324 Roslyn Road and has submitted a petition requesting approval of a final plat of subdivision for the 1.25-acre property located on the west side of Roslyn Road, approximately 285 feet south of Livery Circle.

The property is currently improved with a single-family dwelling. In 2014, the D & S Estates Resubdivision was approved creating three lots, the largest of which is the 1.25 acre lot with the existing residence at 3324 Roslyn Road. The approval of the D & S Estates Resubdivision included an 80 foot wide drainage easement (as depicted on the plat) to allow for future development of Lot 1. The current request is to subdivide Lot 1 into two separate lots.

The subdivision proposal would create two (2) single family lots consisting of 27,216 square feet (Lot 1) and 27,235 square feet (Lot 2). The R-3 Single-Family detached residence district permits and allows a minimum lot size of 25,000 square feet. The property owner intends to sell these lots

**STAFF REPORT – 3324 ROSLYN ROAD
D & S ESTATES RESUBDIVISION OF LOT 1
2-LOT SUBDIVISION – FINAL PLAT
CASE NO. 2020-04-SR-FP**

for the construction of two (2) single-family homes with the existing single family home being demolished.

Comprehensive Plan. In 1963 in accordance with Ordinance S-59, the subject property was annexed into the Village of Oak Brook. The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single Family Residential. Properties located to the north, south, east, and west are also identified as Single Family Residential. The Village’s 1990 Plan does not differentiate between different types of single family lot sizes. A color copy of the 1990 Plan has been provided as part of the staff report for review and reference purposes (attached).

Zoning District Standards. The following table summarizes the dimensional standards in the existing R-3 district.

	<i>R-3 Single Family</i>
Minimum Lot Size	25,000 sq ft
Minimum Lot Width	100 feet
Front Setback	40 ft
Side Setback	12 ft
Rear Setback	40 ft
Building Height	40 ft

Lot Size/ Density. A separate lot size exhibit has been included with the staff report to provide a comparison of lot sizes for properties located within Midwest Chase Subdivision. The lot sizes are depicted on the accompanying map (attached). The minimum lot size in the R- 3 portion of Midwest Chase is 24,447 square feet and the maximum lot size is 83,421, which contains a pond. The average lot size for these R-3 District lots is 29,228 square feet. There are seven (7) lots on Livery Circle in Midwest Chase that are zoned R-2 and are much larger than those in the rest of subdivision ranging from under an acre to slightly over an acre.

Vehicle Access. The existing lot at 3324 Roslyn Road contains a single family home that receives vehicular access by way of a private cross access easement granted by and through the properties at 202 and 208 Roslyn Road. There are no new curb cuts required as part of this proposal.

Stormwater Management/ Floodway/ Floodplain. The 1.25-acre property is not in the regulatory floodway or floodplain. Redevelopment of the one lot property requires that future construction of the subdivision comply with the Village of Oak Brook Stormwater and Floodplain regulations.

**STAFF REPORT – 3324 ROSLYN ROAD
D & S ESTATES RESUBDIVISION OF LOT 1
2-LOT SUBDIVISION – FINAL PLAT
CASE NO. 2020-04-SR-FP**

Staff recommends that the construction of the stormwater management area (retention or detention) for both proposed lots be required as part of the first Building Permit that is issued to ensure that grading and drainage are properly designed for the two (2) lot subdivision and not done piecemeal for each individual lot.

Additional Staff Comments.

- The restrictive covenant language identified on the plat related to maintenance responsibilities for stormwater management for the two (2) proposed lots must be revised to rename lot 1 and 2 ownership as responsible parties rather than the homeowner's association for the development of these two lots. There is no evidence indicating that a homeowner's association has been incorporated or active at this time.
- Staff received correspondence from several neighbors in opposition, which can be found within the case file.
- The Village Engineer has reviewed this request and has provided general commentary and recommended approval in his memorandum dated February 25, 2020 (see case file).
- Fire Chief Liss has provided an email dated March 11, 2020 responding to the resident concerns about emergency service access and public safety response to the subdivision (see case file).

RESPONSIBILITIES OF HEARING BODIES:

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

In accordance with Section 14-3-2E of the subdivision regulations, when the final plat is acted upon by the Plan Commission, it shall be referred to the Village Board. If the Plan Commission approves the plat it shall indicate on the plat, and if it disapproves such plat it shall furnish the Village Board and the applicant with a written statement setting forth the reasons for disapproval and specifying with 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 request for the final plat of subdivision and have determined that the plat dated February 24, 2020 complies with the official plan, zoning ordinance, and subdivision regulations. *As such, staff is recommending approval of the D & S Estates Resubdivision of Lot 1, final plat, subject to the following:*

- 1. Requirement that the stormwater management area for both lots be constructed as part of the first building permit;*
- 2. Modification of the plat language related to maintenance responsibilities, and;*
- 3. Final engineering approval.*

**STAFF REPORT – 3324 ROSLYN ROAD
D & S ESTATES RESUBDIVISION OF LOT 1
2-LOT SUBDIVISION – FINAL PLAT
CASE NO. 2020-04-SR-FP**

If the Plan Commission is of the opinion that the subdivision plat complies with the requirements of the Village's official plan, zoning ordinance, and subdivision regulations, I would ask that an affirmative recommendation be provided to approve the final plat of subdivision for D & S Estates Resubdivision of Lot 1.

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

Please contact me if you have any questions.

Respectfully Submitted,



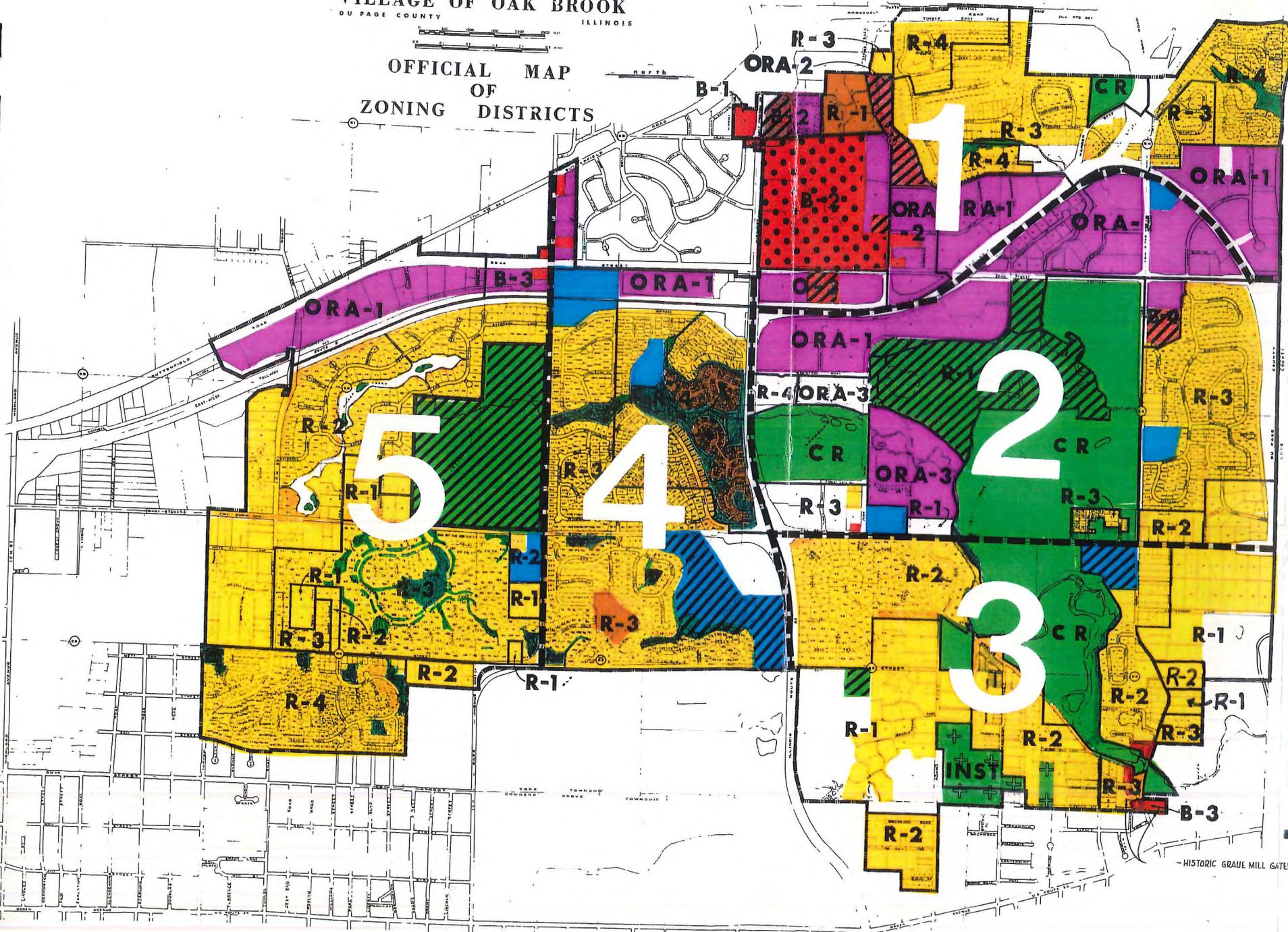
Tony Budzikowski, AICP
Development Services Director

OAK BROOK ILLINOIS

EXISTING LAND USE
COMPREHENSIVE PLAN

VILLAGE OF OAK BROOK
DU PAGE COUNTY ILLINOIS

OFFICIAL MAP
OF
ZONING DISTRICTS



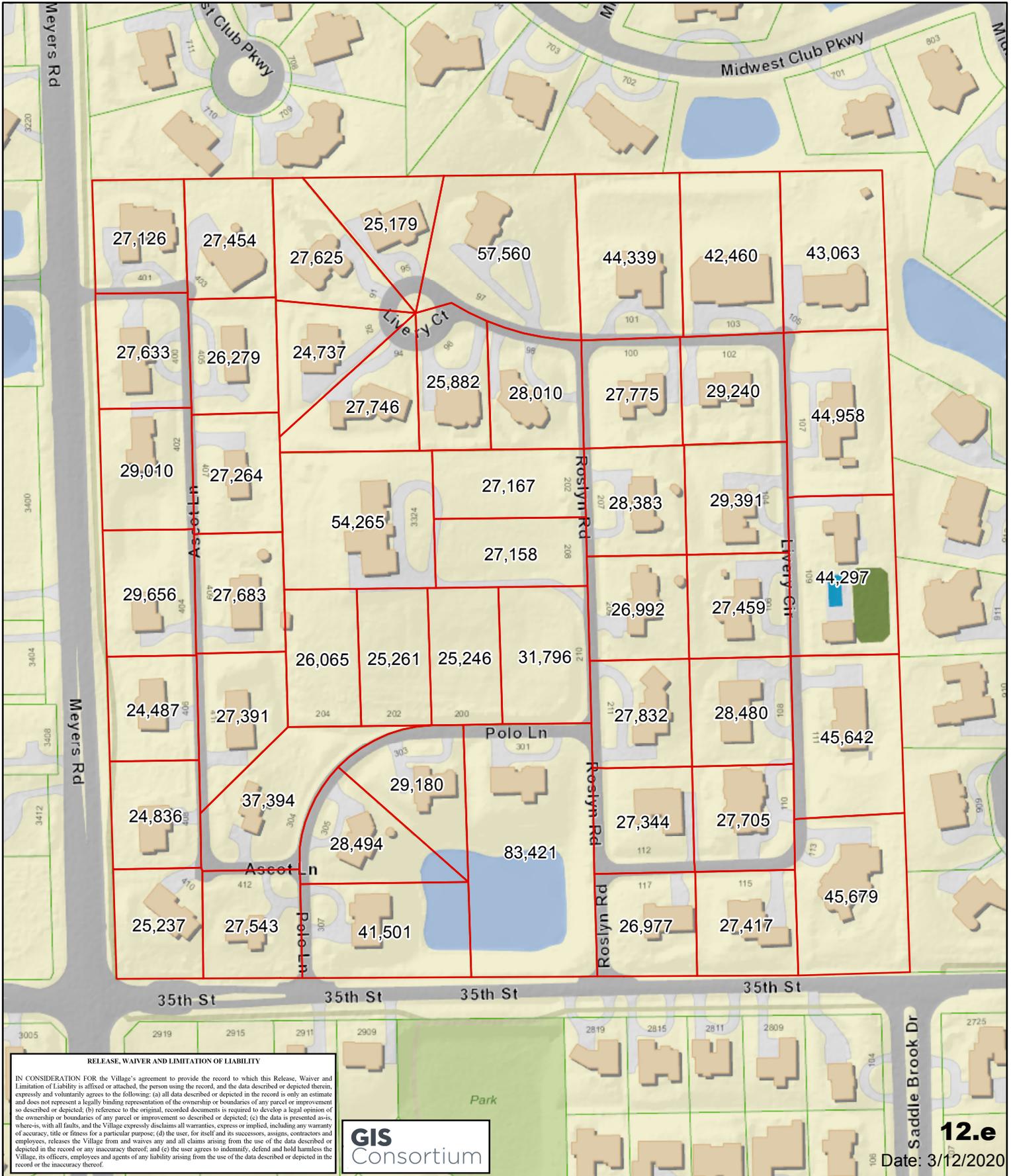
- VACANT
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- ORA
- OAK BROOK SHOPPING CENTER
- LOCAL COMMERCIAL
- HOTEL
- PUBLIC PARK/FOREST PRESERVE
- PRIVATE RECREATION
- CEMETERY
- CHURCH
- PUBLIC/MUNICIPAL
- PLANNING DISTRICT BOUNDARIES

-HISTORIC GRAUE MILL GATEWAY AREA

Estimated Parcel Area (sq ft)

Parcel area in square feet is calculated from the geometry of the parcel polygons in the Village's GIS database. Original source of parcel data is DuPage County.

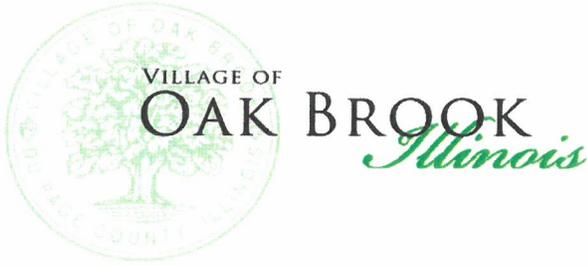
Village of Oak Brook
2020 Reference Map



RELEASE, WAIVER AND LIMITATION OF LIABILITY

IN CONSIDERATION FOR the Village's agreement to provide the record to which this Release, Waiver and Limitation of Liability is affixed or attached, the person using the record, and the data described or depicted therein, expressly and voluntarily agrees to the following: (a) all data described or depicted in the record is only an estimate and does not represent a legally binding representation of the ownership or boundaries of any parcel or improvement so described or depicted; (b) reference to the original, recorded documents is required to develop a legal opinion of the ownership or boundaries of any parcel or improvement so described or depicted; (c) the data is presented as-is, where-is, with all faults, and the Village expressly disclaims all warranties, express or implied, including any warranty of accuracy, title or fitness for a particular purpose; (d) the user, for itself and its successors, assigns, contractors and employees, releases the Village from and waives any and all claims arising from the use of the data described or depicted in the record or any inaccuracy thereof; and (e) the user agrees to indemnify, defend and hold harmless the Village, its officers, employees and agents of any liability arising from the use of the data described or depicted in the record or the inaccuracy thereof.

GIS Consortium



Interoffice Memorandum

DATE: February 25, 2020
TO: Tony Budzikowski, Director of Development Services
FROM: James L. Patterson, P.E., Consulting Engineer (Burns & McDonnell)
SUBJECT: D&S Estates Resubdivision of Lot 1 – Plan Commission Memo
3324 Roslyn Road

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

- Final Plat of Subdivision – D&S Estates Resubdivision of Lot 1, 1 sheet, prepared by Professional Land Surveying, dated February 24, 2020.

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

Stormwater Management

An existing 80.5-foot wide Stormwater Management Area easement was recorded under document number R2015-020953, the D&S Estates Resubdivision. A detention basin compliant with Title 9 will be required on each lot at the time of development.

A floodplain is not located within the subdivision.

Access

Property owners of each of the new lots will access their property via the existing access easement located on the Lots 2 and 3 of the existing subdivision. The 30'x30' area of the access easement located on the existing Lot 1 will be modified to provide access to only the proposed Lots 1 and 2.

Easements

Existing easements will be cleaned up. Existing 6-foot Public Utility & Drainage Easements (PU&DE) will be vacated where they are entirely located within another existing 10-foot PU&DE. Additional PU&DE will be dedicated where required by the Village Code. The access easement will be modified for the benefit of the property owner(s) of the new lots. The existing stormwater management easement will remain.

Land Improvements

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

Recommendation

The D&S Estates Resubdivision of Lot 1 complies with Title 14 of the Village Code and is therefore, recommended for Plan Commission approval. The final plat of subdivision and any future revisions are required for review and approval by the Village Engineer prior to recording of the subdivision.

Gail Polanek

Subject: FW: Public Safety Access Inquiry

From: Barry Liss <bliss@oak-brook.org>
Sent: Wednesday, March 11, 2020 12:28 PM
To: Rebecca Von Drasek <rvondrasek@oak-brook.org>
Cc: Tony Budzikowski <tbudzikowski@oak-brook.org>; Gail Polanek <gpolanek@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>
Subject: RE: Public Safety Access Inquiry

Rebecca:

Fire has reviewed the information you provided, and although we would prefer not to have flag lots within our community, we recognize they do exist and work within the restricted accesses they present when dealing with a response whether for a fire or an ambulance incident. Subsequently, the creation of two separate lots from one at the end of a flag lot does not present any additional issues than exists already as any other flag lot within Oak Brook.

Thank You
Barry Liss



This electronic message and any attached files contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient or the employee or agent, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies. Unless otherwise stated, any opinions expressed in this electronic message are those of the author and are not endorsed by the Village.

From: Rebecca Von Drasek
Sent: Tuesday, March 10, 2020 4:57 PM

Subject: Public Safety Access Inquiry

Good Afternoon Chief Liss,

Attached is a proposed re-subdivision plat, some neighbors have expressed concerns regarding the access of the existing driveway to two homes. In your opinion will accessing these two new lots be any more difficult than the existing homes? Any insight would be greatly appreciated.

Thank you!

Sincerely,
Rebecca Von Drasek

Lucien Senese
3324 Roslyn
Oak Brook, IL. 60523

RE: Resubdivision of 3324 Roslyn, Oak Brook, IL.

Dear Village of Oak Brook Planning Commission,

I am the owner of 3324 Roslyn in Oak Brook and I wanted to provide some facts about the proposed resubdivision and the property history as well as respond to some of the issues that have been raised by neighbors in the Midwest Chase Subdivision.

Regarding the proposed Resubdivision:

- Resubdivision Would Create 1 Additional Conforming Lot
- Proposed Lots are Over 27,000 Sq Ft, Minimum Per Zoning Requirement is 25,000 Sq Ft
- No Variations Requested
- Proposed Lots Would Not Adversely Affect the Values Around the Property as the New Lots are More Conforming to the Current Lots Surrounding It
- The Plat has Been Reviewed and Approved by the Village Engineer
- Lots Meet the Zoning Requirements of the R3 Zoning
- Lots have Access Through a 30 Ft Easement, Private Drive (See Arial Photo from Fall 2019 of Property and Private Drive Access)
- Lots are Considered Flag Lots Given the Longer Drive & are as Conforming as Any other Flag Lots in Oak Brook, Emergency Vehicles Could Access These Lots as They Do Any Other Lots with Longer Driveways.
- Proposed Lots Practically Mirror the Lots Created and Approved in 2015 with NO Opposition from the Neighbors at the Time
- Extensive Engineering Was Completed on the Property in 2014 - 2015
- No Additional Curb Cuts are Proposed on Roslyn for The New Lot
- I am a Member of the Midwest Chase Subdivision and My Dues / Assessments are Paid up to Date

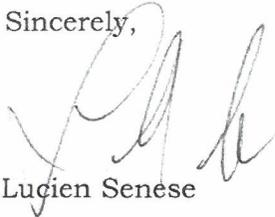
This property has been my home for my entire life. I played there as a child, celebrated holidays and watched as our family grew. My parents lived there until they passed. We enjoyed our property and I personally loved the home I grew up in which is why I have made every attempt to keep it and make it as marketable as possible. I have had health issues and financial hardships throughout the years and I need to sell this property. I watched homes being built around us all throughout my life. There always seemed to be another home being constructed. There was dust and there was noise, mud left behind from trucks going all around us. We watched, we were patient,

we were neighbors, and we recognized that we didn't always conform to what was being built around us.

The Midwest Chase Subdivision seemed to have a plan of what they wanted the subdivision to be and it wasn't conforming to us. The proposed lots are over 27,000 sq ft each, if resubdivided, which is in line with many of the lots adjacent to the property. More than half of the lots in the Midwest Chase Subdivision are less than 28,000 sq ft. Regarding flooding and new homes impacting flooding, there will be areas in back of the lot for storm water. I am sure that if and when the development of new homes takes place, storm water will be taken into consideration for the people ultimately building in the future based on their new home plans as with any lot to be developed. I also have seen over the decades of new homes being built that many of the homes didn't appear to have on site storm water management plans and covered much of their lots with impermeable surfaces. To touch on the complaint of current construction in the area, any issues neighbors have with a particular builder should be directed at that builder and should not be a detriment to me or my situation.

My Real Estate Agent has sent a letter expressing the issues that she has heard since she has been marketing the property in the fall of 2019. I have had this home on the market for 2+ years with different agents and while I keep trying to sell it, consistently lowering the price, due to functional obsolescence, I have not been able to sell it. Also the lower the price goes the more it becomes evident that its highest and best use seems to be this resubdivision to 2 smaller more conforming lots. I will do my best to attend the meeting but I have been in poor health. Also in regards to any of my debts raised by a neighbor at the last meeting, I have every intention of paying any outstanding debts once I can sell this property. I am open to talk to any of my neighbors, we have reached out via phone calls with no response and even via certified mail to 2 neighbors that expressed concerns, again with no response. I hope they will understand my circumstances. Development has been approved throughout the years and we have watched the Village of Oak Brook develop into what it is today. The resubdivision we are proposing would complete the Midwest Chase Subdivision into what the neighbors have created over the years in building their family homes. Finally any of the current objections that have been raised for my parcel, would have limited the development of others parcels if we objected on the same issues in the past. I sincerely appreciate any consideration given to my proposed resubdivision.

Sincerely,



Lucien Senese



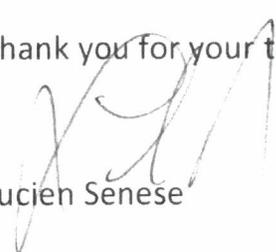




9.d

Hello, I am reaching out via certified mail since I have not been able to personally talk or meet with you given my current health condition. I feel it is important for you to know that I am very willing to discuss this subdivision and answer any of your questions or concerns. As you know I own the property at 3324 Roslyn Road which was our family home for 63 years. Throughout those years we have seen the subdivision develop into what it is today. Years of construction around us and many new neighbors. Throughout those years, we also made changes with our family property. One part of our family property was developed by Greenscape and I completed a subdivision of my portion of the property into 3 lots in 2014 with plans on keeping our home. That Subdivision allowed for 2 lots on the road and one lot accessible via private drive. After experiencing health issues and financial hardships, I came to the realization that I could not keep my family home. I have tried selling the home openly and on the MLS for the last 2 years but to no avail. I am trying to re subdivide the property to conform to the lots around it and mirror the lot sizes that were approved on the front of the property in 2014. If approved these new lots will have access through a private drive just as the larger lot does now. The 2 lots would be the same size as the 2 lots in front of them and in the future, potentially 2 new homes would be each be contributing to the association vs 1. The last time I subdivided the property, there were no issues with the association or neighbors. I would be happy to discuss any of these details with you or any of my neighbors at any time. I unfortunately have been hospitalized and I am currently undergoing rehabilitation. I will do my best to be present at the committee meeting. I have every intention of paying any debts that I currently owe once I can sell the property. My family members have reached out to try to talk and understand the concerns expressed by others and in response to the last meeting, but no calls were returned. Please feel free to email my daughter Sara at [REDACTED] or call / text [REDACTED] with questions or concerns.

Thank you for your time and understanding,



Lucien Senese

03/30/2020

9.d

7017 1000 0000 4555 1747

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

HINSDALE, IL 60521

OFFICIAL USE

Certified Mail Fee	\$3.55	0002
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	01
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	03/04/2020

Sent To **MATT CHOJNOWSKI**
 Street and Apt. No., or PO Box No.
211 CHICAGO AVE UNIT 10
 City, State, ZIP+4®
HINSDALE IL 60521

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1000 0000 4555 1754

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For delivery information, visit our website at www.usps.com

OAK BROOK, IL 60523

OFFICIAL USE

Certified Mail Fee	\$3.55	0002
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	01
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	03/04/2020

Sent To **JIM PEHTA**
 Street and Apt. No., or PO Box No.
101 LIVERY CIRCLE
 City, State, ZIP+4®
OAK BROOK, IL 60523

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 1000 0000 4555 1730

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 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OAK BROOK, IL 60523

OFFICIAL USE

Certified Mail Fee	\$3.55	0002
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	01
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	03/04/2020

Sent To **MARILYN SINKOVA**
 Street and Apt. No., or PO Box No.
409 HSCOT LAWE
 City, State, ZIP+4®
OAK BROOK, IL 60523

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9.e.

Saddle Brook Comm Assoc
 c/o Oak & Dale Properties, Inc
 211 W. Chicago Ave., Ste. 10
 Hinsdale, IL 60521

Statement of Account
 as of 3/4/2020
 630-323-8810

Luclen Senese
 16386 New Ave
 Lemont IL 60439

Statement
 3324 Roslyn Road
 Account #: 273002
 Lot/Unit #: R02
 Due Date: 03/31/2020
Amount Due: \$493.60

Date	Description	Charges	Credits	Balance
05/31/2019	Balance Forward			\$440.95
06/28/2019	Late Interest	\$5.85		\$446.80
07/24/2019	Late Interest	\$5.85		\$452.65
08/28/2019	Late Interest	\$5.85		\$458.50
09/23/2019	Late Interest	\$5.85		\$464.35
10/29/2019	Late Interest	\$5.85		\$470.20
11/27/2019	Late Interest	\$5.85		\$476.05
12/31/2019	Late Interest	\$5.85		\$481.90
01/31/2020	Late Interest	\$5.85		\$487.75
02/27/2020	Late Interest	\$5.85		\$493.60
Current Balance:				\$493.60

Past Due

please remit this portion with your payment

Make Checks Payable to:
The Saddle Brook Community Association

Remit Payment To:
 c/o Accounts Receivable Department
 c/o Oak & Dale Properties, Inc
 211 W. Chicago Ave., Ste. 10
 Hinsdale, IL 60521

Account Information

Statement
 3324 Roslyn Road
 Account #: 273002
 Lot/Unit #: R02
 Due Date: 03/31/2020
Amount Due: \$493.60

Amount Enclosed:

9.4

Saddle Brook Chase

c/o Oak & Dale Properties, Inc
 211 W. Chicago Ave., Ste. 10
 Hinsdale, IL 60521

Statement of Account

as of 3/4/2020
 630-323-8810

Lucien Senese
 16386 New Ave
 Lemont IL 60439

Statement

3324 Roslyn Road
 Account #: 280202
 Lot/Unit #: R02
 Due Date: 03/31/2020
Amount Due: \$1,225.81

Date	Description	Charges	Credits	Balance
05/31/2019	Balance Forward			\$35.00
06/12/2019	ASSESSMENT	\$875.00		\$910.00
06/14/2019	Special Asmnt	\$265.00		\$1,175.00
08/28/2019	Late Interest	\$5.83		\$1,180.83
08/28/2019	Late Fees	\$10.00		\$1,190.83
09/27/2019	Late Interest	\$5.83		\$1,196.66
10/29/2019	Late Interest	\$5.83		\$1,202.49
11/27/2019	Late Interest	\$5.83		\$1,208.32
12/31/2019	Late Interest	\$5.83		\$1,214.15
01/27/2020	Late Interest	\$5.83		\$1,219.98
02/27/2020	Late Interest	\$5.83		\$1,225.81
Current Balance:				\$1,225.81

please remit this portion with your payment

Make Checks Payable to:

Saddle Brook Chase Private Roadway Association

Remit Payment To:

c/o Accounts Receivable Department

**c/o Oak & Dale Properties, Inc
 211 W. Chicago Ave., Ste. 10
 Hinsdale, IL 60521**

Account Information

Statement
 3324 Roslyn Road
 Account #: 280202
 Lot/Unit #: R02
 Due Date: 03/31/2020
Amount Due: \$1,225.81

Amount Enclosed:

A.g.



John Senese

12-04

Westie  1

3-4-2020 Date

Pay to the Order of THE SADDLEBROOK COMMUNITY ASSOC \$ 493.60

FOUR HUNDRED NINETY THREE ⁶⁰/₁₀₀ Dollars

FIRST PERSONAL BANK



For 273002 R02



God Bless America



7110



John Senese

12-04

Westie  1

3-4-2020 Date

Pay to the Order of SADDLEBROOK CHAPE PRIVATE ROAD \$ 1225.81

ONE THOUSAND TWO HUNDRED Dollars

FIRST PERSONAL BANK



For 280202 R02



God Bless America



7109

9.h.

To :Oak Brook Planning Committee

From: James Pehta, Midwest Chase, HOA president

Re: KEY POINTS IN OPPOSITION TO D AND S ESTATES PLAN TO SUBDIVIDE

1. The number of homes in Midwest chase that are equal or less square footage than the proposed lots is 15 of 53 total The average square footage of these lot s is **24,388**

2. The number of homes in Midwest Chase that are great than the proposed lots are

38 of the 53 total The average square footage of these lots is **33,333** square feet

3. For emergency vehicles, there no roadway access direct to this property, as there is with the two lots facing Roslyn Road.

Can you image Oak Brook fire and police trying to access the property on a 30 foot wide blacktop pathway??

My opinion - by granting this proposal you are helping to change the character of Midwest Chase, and our residents are very much opposed to that fact, given their responses to date.

4. We polled our residents and 100 % were opposed to this plan need action, the principal reason, without one indicating this was a welcome addition to our small subdivision.

The common answer was :

"is too many big homes on small lots and this would help accelerate that fact moving forward"

5. Residents expressed concerns about potential flooding to their lots on Ascot lane and others , due to the elevation of 3324 Roslyn. No consideration has been given to the potential water runoff from new homes on 3324 Roslyn Road property to homes on Ascot lane.

6. Can you approve the property for subdivision when the property taxes to the county are subject to a tax lien? As you know the village attorney has said the county will NOT issue new pins numbers until the county real estate taxes are paid. How does this owner pass a clear title to the new lots, if granted, without payment of county real estate taxes?

7. Upon further inquiry with the real estate sales person hired by Mr. Senese this owner did not seek to sell the property at auction or discuss the sale of the property with any of the "Cash for your home in any condition", which is what a prudent owner would to investigate all possible angles to sell the property. There are numerous web sites that offer to pay cash for your home in any condition.

8. The expected cost to demolish the 5500 square foot home and haul away the debris is over \$100,000. If the party cannot afford to pay real estate taxes, how does the owner plan to pay for demolition, before the area becomes an eyesore.



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

J.a

NAME	LOT	NAME	ADDRESS	LOT SIZE SQ FT	
SHAH	C35	Arvind & Kiran Shah	406 Ascot Lane	24486	
BACHH		Muneer Bachh	92 Livery Court	24736	
GOSSAGE	C36	Ellen Gossage	408 Ascot Lane	24835	
GHANI	J06	Ehtesham & Huma Ghani	95 Livery Court	25179	
ZAID	C37	Ghazala Zaid	410 Ascot Lane	25236	
LAKANY	R05	Samir Lakany	200 Polo Lane	25246	
DIRILTEN	R04	Hudai Dirilten	202 Polo Lane	25260	
YUSUF	J02	Shahid & Sanober Yusuf	96 Livery Court	25881	
MARTIN	R03	Suzy Martin	204 Polo Lane	26064	
TONSIENGSOM	C29	Sagul & Swaddee Tonsiengsom	405 Ascot Lane	26278	
KHADER	C13	Mohammed Khader	117 Livery Circle	26976	
BHATT		SH Bhatt	209 Roslyn Road	26992	
MAASS	C31	Fred & Luci Maass	401 Ascot Lane	27126	
		P and G Sosenko, Zamfirova	208 Roslyn	27157	
		Chicago Title Land Trust	202 Roslyn	27166	
		lot 1 proposed	3324 Roslyn Roa	27216	less than 15
		lot 2 proposed	3324 Roslyn Roa	27235	2428862.50% average lot
ASTRAUSKAS		Rimantas Aatraukas	407 Ascot Lane	27264	more than 38
ANJUM		Mohammand Anjum	112 Livery Circle	27343	
JORGE	C26	Jose & Maria Jorge	411 Ascot Lane	27391	
VARGHESE	C12	Thomas & Leela Varghese	115 Livery Circle	27416	
ZEHAK	C30	George & Maria Zehak	403 Ascot Lane	27454	
ZERFOSS	C09	Gary & Barbara Zerfoss	106 Livery Circle	27458	
KAMILIS	C24	Dimitrios & Anna Kamilis	412 Ascot Lane	27543	
SUH	J05	Smart lady LLC	91 Livery Court	27624	
WRIGHT	C32	Therese Wright	400 Ascot Lane	27632	
HUMAYUN	C11	Hamid & Shaheen Humayun	110 Livery Circle	27705	
LAKSHMAN	J03	Govind & Malini Lakshman	94 Livery Court	27746	
HERLIN	C18	Gregg & Gail Herlin	100 Livery Circle	27774	
LAI	C15	Jason & Joyce Lai	211 Roslyn Road	27832	
SMRCINA	C27	Marilyn Smrcina	409 Ascot Lane	27878	
JULKA	J01	Naresh & Kamlesh Julka	98 Livery Court	28010	
PATEL	C17	Ashok & Parul Patel	207 Roslyn Road	28382	
WAITLEY	C10	David & Gail Waitley	108 Livery Circle	28479	
LEAFSTONE	C22	Howard Leafstone	305 Polo Lane	28494	
CHAWLA	C33	Kamal & Urmilla Chawla	402 Ascot Lane	29009	
KAPUR	C07	Sharad Kapur	102 Livery Circle	29239	
OROSKAR	C08	Anil & Asha Oroskar	104 Livery Circle	29360	
MENIAS	C34	Bob Walley & Amy Menias	404 Ascot Lane	29655	
COTSEONES	C21	Peter & Nicole Cotseones	303 Polo Lane	29810	
GIANNOLA	R01	Giuseppe & Vincenza Giannola	210 Roslyn Road	31795	
KETTLE	C25	John Thomas & Patricia Kettle	304 Polo Lane	37394	
WHEELER	C23	John Wheeler	307 Polo Lane	41500	
MEMETI	C06	Sam Memeti	103 Livery Circle	42460	
KHALEEL	C05	Mohemad Khaleel	105 Livery Circle	43062	
MCMAHON	C03	Joseph & Mary Jo McMahon	109 Livery Circle	44296	
PEHTA	C19	James & Marjorie Pehta	101 Livery Circle	44339	
BRONSTEIN	C04	Chad & Selina Bronstein	107 Livery Circle	44958	
MUSIL	C02	Donald & Julia Musil	111 Livery Circle	45642	
		Aleem Ahmed	113 Livery Circle	45678	
SENESE	R02	Lucien Senese	3324 Roslyn Road	54264	
KOKKONAS		Carmen Kokkonas	97 Livery court	57559	
BARAD		Kusum Barad	301 Polo Lane	83420	3323328.95% average lot

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**

March 3, 2020



Dear Fellow Resident of Midwest Chase

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As you will read, Sense wants to further divide his property into smaller lots by removing the home at 3324 Roslyn, and add two more lots to the overall property. Please see enclosed Pioneer Press Article on this subject.

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: Kamal K. Chawla & Urmilla Chawla.

Address: 402 ASCOT LN, O.B.

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

1. It will make the center part of the ^{clustrophobia} subdivision very congested. Already with three big houses, their landscaping & Bushes are making this area very busy. Now if there instead of 2 houses are built in rest of the area they will block the view, impact water flow & rainwater coming on

SIGNATURE

Kamal K. Chawla

Date:

3/6/20

Thank you!!

Jim Pehta
President
Midwest Chase

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**

March 3, 2020



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Name: Anna & Kusun Barad

Address: 301 Polo Lane

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

we strongly against ~~this~~ of this division
at present

SIGNITURE Anna Barad Date: 3-6-20

Thank you!!

Jim Pehta
President
Midwest Chase

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**

March 3, 2020



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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name:

Elizabeth Gossage

Address:

408 Ascot Lane

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

The further division of the property is not safe + is adding to congestion in an area that has several homes close together. This is contrary to the rest of Midwest Chase whose home are on spacious lots. Please vote no.

SIGNITURE

E. Gossage

Date:

3-6-2020

Thank you!!

Jim Pehta
President
Midwest Chase

8.d

March 2, 2020

Ms. Marcia Tropinski
Oakbrook Planning Commission
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: **Subdivision of Property at 3324 Roslyn Road**

Dear Ms. Tropinski:

I am writing this letter to express my strong opposition to subdivide the property at 3324 Roslyn Road into two smaller lots. Some of our major concerns are listed below:

- Safety and security of fire and police will be compromised by smaller lots, which are essentially land locked. There is no way fire or other larger emergency vehicles could get to these intended properties through a shared 30-foot access path, put in place for two homes that will face Roslyn.
- Potential flooding with two new homes impacting adjoining neighbors, who are already faced with flooding during a high intensity rainfall.
- Higher and extended impact of dust and noise during construction for two homes.

We request that application filed by Lucien Senese for subdivision of property 3324 be denied.

Sincerely



Muneer Bachh & Rukhsana Muneer

92 Livery Court
Oak Brook, IL 60523

CC: Jim Pehta – President HOA, Midwest Chase

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

Dear Fellow Resident of Midwest Chase

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Since the proposal must go before the Oak Brook planning committee, I want us to express our position clearly in person or via letter from every Midwest Chase resident.

Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: MARILYN SMREINA

Address: 401 Arcie Lane

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

This is a planned community and the reason that we moved here over the last few years we have seen this Planning Commission convert the subdivision from the vision that it was to a high end trailer park by allowing aggressive sub-division of the property in question. The consumption of the open space here is all causing an increase in storm water runoff to the surrounding properties

SIGNATURE Marilyn Smreina **Date:** March 6, 2020

Thank you!!

Jim Pehta
President
Midwest Chase

8.f

Marilyn Smrcina



409 Ascot Lane
Oak Brook, IL 60523-2551
+630.734.0618
gsmrcina@aol.com

March 6, 2020

Mr. Tony Budzikowski,
Director, Development Services Department
Village of Oak Brook
Butler Government Center
1200 Oak Brook Road
Oak Brook, Illinois 60523

Dear Mr. Budzikowski,

I am writing as a concerned resident of Midwest Chase Subdivision and a member of the HOA – Midwest Chase Private Roadway Association.

We have had a substantial amount of construction in our subdivision in the last five (5) years. As you know 5 acres of property was subdivided initially into two, two and one half acre lots. Subsequently the south half was subdivided into four lots and is currently and laboriously being developed by contractors who are destroying the adjacent private property of our surrounding homeowners. The large homes under construction are causing additional stress on the properties on Polo, Ascot and Roslyn Roads. Storm water runoff onto the existing Polo homes is evident by the large ice dams appearing on driveways and the stormwater water runoff event is flooding the driveways on Polo and Roslyn Roads. Construction trucks are also destroying these private driveways.

The north half of the property was subdivided into three parcels with an easement on the south portion of lot labeled 208 Roslyn. The current owner of the parcel in question was admitted to the subdivision by the Village at the time of the first proposal. This party has failed to pay the HOA Assessments. Now they are asking to land lock two additional large homes covering any open greenspace to absorb any storm water. In addition to the threat of increase flooding, my concern is the safety of all properties surrounding the proposed development. What is access for fire, EMT or police emergency vehicle to reach these proposed properties. We already have a lot with



questionable access due to Utility easement, which seems unbuildable and dangerous. Does the Planning Committee recognize any of these concerns? Is a decision made site unseen? If it looks good on paper, lets set up the permit revenues. It may be a win for the Village in the short-term, but in the wake of your decisions, the burden is born by the surrounding homeowners. They will pay the price of destruction to their property and decreasing property values.

People move to Oak Brook for the privilege of high-end Suburban Living and you are allowing and forcing an atmosphere of city life. The Oak Brook vision as I understand it is Open Space. This move will repeat the mistakes of Hinsdale and Elmhurst by maximizing building on minimal lots to increase the revenue of Oak Brook at a rate of less than .01%. This kind of decision will change the integrity of the planned community and result in a high-end trailer park.

My concern is for the integrity of the subdivision and to keep the vision Paul Butler had in mind when the Village was formed and not the lot owners who have left and abandoned the building, who must be told to constantly cut their grass and who do not pay their HOA fees or Real Estate taxes to the county. These people should not be allowed to circumvent the rules of the HOA and its Architectural Committee by petitioning the Village prior to HOA Approval.

Thank you.

Warm regards,



Marilyn Smrcina



**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**

March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: PENKA ZAMFIROVA , GEORGE SOSENKO

Address: 208 ROSLYN Rd OAK BROOK IL 60523

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

WE DO NOT SUPPORT THE PROPOSED SUBDIVISION FOR
THE FOLLOWING REASONS: WE DO NOT LIKE HUGE
HOUSES BUILT ON SMALL LOTS, CONSIDERING THE
FLOODING RISK, THE ISSUE IT WILL BRING FOR FIRE & POLICE
OF SAFETY & SECURITY, AND LAST BUT NOT LEAST, THESE
HOUSES ARE TAKING AWAY THE BEAUTY OF THE SUBDIVISION

SIGNATURE _____

Date: 03/09/20

Thank you!!

Jim Pehta
President
Midwest Chase

J.i.

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: GREGG HERLIN

Address: 100 Livery Circle O.B.

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

- 1) I think building 2 homes on the 1+ acre property will significantly change the topography & cause more flooding to residents on Assoc, which is already a problem.
- 2) DRIVEWAY would have to torn up & replaced with a ROAD for better access & more traffic.
- 3) will new ROAD be private? who pays for REPAIRS & snowplowing?
- 4) All back TAXES & ASSESSMENTS should be PAID, in Full, BEFORE ANY COMMITMENTS.
- 5) Smaller lots & houses does NOT increase our property values

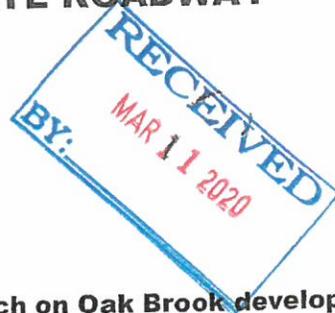
SIGNITURE Gregg Herlin **Date:** 3-7-20

Thank you!!

Jim Pehta
President
Midwest Chase

8.j

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: GEORGE ZEHAK

Address: 403 ASCOT LANE OAK BROOK IL

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

I am in opposition.
ONE SMALL DRIVE CANNOT SERVE 3 RESIDENCES.
IF EVER A REAL EMERGENCY, IT WOULD BE DIFFICULT
IF NOT IMPOSSIBLE TO GET NEEDED FIRE EQUIPMENT
DOWN FOR FIRES/EMERGENCIES. I HAD ONE AT MY HOUSE
↓ THANKS GOD, THE NEEDED EQUIPMENT COULD GET TO ME!

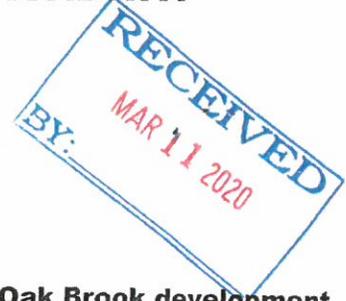
SIGNITURE George Zehak Date: 3-8-20

Thank you!!

Jim Pehta
President
Midwest Chase

J.K.

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Since the proposal must go before the Oak Brook planning committee, I want us to express our position clearly in person or via letter from every Midwest Chase resident.

Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: THOM KETTLE

Address: 304 POLO LANE

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

DECREASED PROPERTY VALUES due to a mini-subdivision
in the middle of our community (subdivision). Houses AND
LOTS that are not consistent with the homes in our
community.

I understand there are fire safety issues due to limited
access to the new homes

SIGNATURE J. Norman Kettle Date: 3/6/2020

Thank you!!

Jim Pehta
President
Midwest Chase

8.6

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Since the proposal must go before the Oak Brook planning committee, I want us to express our position clearly in person or via letter from every Midwest Chase resident.

Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: MUNJEER BACHH & RUKHSANA BACHH

Address: 92 LIVERY COURT

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

- Access for emergency services - police, ~~fire~~ ^{and} fire will be compromised
- Potential flooding with two new homes impacting adjoining neighbors
- Higher & extended dust & noise pollution during construction.

SIGNITURE

Larry Phunee Date: 03/09/2020

Thank you!!

Jim Pehta
President
Midwest Chase

S.M

Gail Polanek

Subject: 3324 Roslyn Road

We are a resident that is just to the south of this property. We are opposed to the split as it will take away from the values of our houses in which we had built, due to the current regulations on the lot sizes.

In addition, we built in this neighborhood so our views would not be obstructed. We are opposed to this.

Thank you

--

Samir Lakhany

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

Dear Fellow Resident of Midwest Chase

In my role as President of your Association, I try to keep a close watch on Oak Brook development activities, and this item of a proposed change to the character of our small community is of grave concern to me.

As you will read, Sense wants to further divide his property into smaller lots by removing the home at 3324 Roslyn, and add two more lots to the overall property. Please see enclosed Pioneer Press Article on this subject.

I am seeking your support to let the Planning Commission know that this proposed plan is not in keeping with the current character of our community, as I stated above

Since the proposal must go before the Oak Brook planning committee, I want us to express our position clearly in person or via letter from every Midwest Chase resident.

Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: GREGG HERLIN

Address: 100 LIVERY CIRCLE O.B

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

- 1) I think building 2 homes on the 1+ acre property will significantly change the topography & cause more flooding to residents on Assoc, which is already a problem.
- 2) Driveway would have to torn up & replaced with a road for better access & more traffic.
- 3) Will new road be private? who pays for repairs & snowplowing?
- 4) All back taxes & assessments should be paid, in full, before any commit ments.
- 5) Smaller lots & houses does not increase our property values

SIGNITURE Gregg Herlin Date: 3-7-20

Thank you!!

Jim Pehta
President
Midwest Chase

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**

March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: Mohamad Khatkeef

Address: 105 Livery Cir, Oakbrook 60523

We Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

- Over crowded, aesthetically unpleasant,
- Safety issues, especially front exit of emergency vehicles.

SIGNATURE Mohamad Khatkeef

Date: 3/5/2020

Thank you!!

Jim Pehta
President
Midwest Chase



8.P

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: Howard Leafstone

Address: 305 Polo Lane

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

① Water run-off/drainage issue

② Emergency access

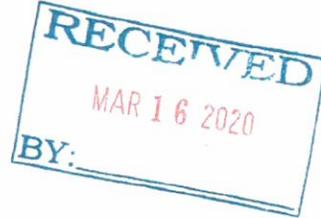
SIGNATURE [Handwritten Signature] Date: 3-13-20

Thank you!!

Jim Pehta
President
Midwest Chase

8.9

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: Danina Muel

Address: 111 Livery Circle, Oak Brook

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

The addition of 2 lots with NO DIRECT STREET ACCESS would create a health and safety issue for 1st RESPONDERS. You would be creating a precedent whereby other property owners might subdivide their lots.
POTENTIAL flooding concerns in an AREA ALREADY adversely impacted during heavy rainfalls.

SIGNITURE [Signature] Date: 3-10-20

Thank you!!

Jim Pehta
President
Midwest Chase

8-r.

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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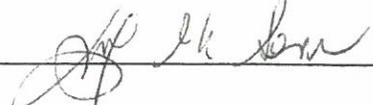
Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: PENKA ZAMFIROVA , GEORGE SOSENKO

Address: 208 ROSLYN Rd OAK BROOK IL 60523

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

WE DO NOT SUPPORT THE PROPOSED SUBDIVISION FOR
THE FOLLOWING REASONS: WE DO NOT LIKE HUGE
HOUSES BUILT ON SMALL LOTS, CONSIDERING THE
FLOODING RISK, THE ISSUE IT WILL BRING FOR FIRE & POLICE
OF SAFETY & SECURITY, AND LAST BUT NOT LEAST, THESE
HOUSES ARE TAKING AWAY THE BEAUTY OF THE SUBDIVISION

SIGNATURE  Date: 03/09/20

Thank you!!

Jim Pehta
President
Midwest Chase

8.5

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: Sajid Sweeth Tansingh

Address: 465 Acot Lane

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

- 1) Drainage problem, it is bad already
- cannot make it worse.
- 2) Compatible with neighbors

SIGNATURE [Signature] Date: 3/3/2020

Thank you!!

Jim Pehta
President
Midwest Chase

8.1

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Name: Mohamad Khaled

Address: 105 Livery Cir, Oakbrook 60523

We Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

- Over crowded, aesthetically Unpleasant,
- Safety Issues, especially front exit of emergency vehicles.

SIGNATURE Jim Pehta

Date: 3/5/2020

Thank you!!

Jim Pehta
President
Midwest Chase

8.u.

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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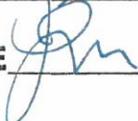
Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: PETER COTSEBONES

Address: 303 POLD LANE

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

- No support. Concerns with impact to the association landscape.
- Too many homes with a small lot without necessary drainage & greenspace
 - Currently is a single driveway to 4 homes & Access issues for first responders and traffic congestion.
 - Too Dense for buildout of homes in that area - doesn't align w/neighborhood
 - Traffic congestion with our small community / Impact to surrounding home values

SIGNATURE  Date: 3/11/20

Thank you!!

Jim Pehta
President
Midwest Chase

J.V.

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: HUDAI DIRILTEN

Address: 202 POLO LN, OAK BROOK IL 60523

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

1. I AM WORRIED THAT MY HOUSE POTENTIALLY MIGHT GET FLOODED DUE TO INCREASED IMPERVIOUS SURFACE AREA RESULTING FROM SMALLER LOTS.
2. THE ACCESS TO THE REAR OF MY HOUSE BY EMERGENCY VEHICLES WILL BE LIMITED DUE TO LACK OF A NARROW DRIVEWAY AND TURNING CIRCLE.

SIGNITURE [Signature] Date: MAR 9, 2020

Thank you!!

Jim Pehta
President
Midwest Chase

S.W.

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**



March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: Shashank & Hemi Bhatt
Address: 209 Roslyn Row OB 630 240 3929

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

Dividing 3324 - Roslyn into smaller lots
is certainly raising the questions of
safety & security of the current residents.
We would like to see such smaller lots popping up
just because someone wants to make money & the

SIGNATURE [Signature] Date: 3/8/20

Thank you!!

Jim Pehta
President
Midwest Chase

cost of maintaining the
beautiful by all
of midwestchase club & home
They should not be allowed to have farmers with, plus
J.K

**SADDLE BROOK (MIDWEST) CHASE PRIVATE ROADWAY
ASSOCIATION**

March 3, 2020

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Please complete and sign the survey below and return to Oak and Dale in the enclosed stamped envelope.

Name: Govind & Malini Lakshman

Address: 94, Livery Ct, Oak Brook

Reason for not supporting proposed 3324 Roslyn lot sub-division into smaller lots:

Too Many small lots already allowed
around this property has caused too many
problems and has diminished the character
of Oak Brook.

Please DO NOT allow this property: 3324
Roslyn to be sub-divided.

SIGNATURE Govind Lakshman Date: 3/10/2020

Thank you!!

Jim Pehta
President
Midwest Chase

8.y.

Gail Polanek

From: GERALDINE SMRCINA <gsmrcina@aol.com>
Sent: Saturday, May 9, 2020 1:14 PM
To: Tony Budzikowski; Gail Polanek
Cc: Charlotte Pruss
Subject: Planning Committee - May18th

CAUTION: This email message originated from outside of the Village's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Tony,

Just a brief overview of the points that I would like to address at the Planning Committee meeting on May 18th regarding the Senese Property:

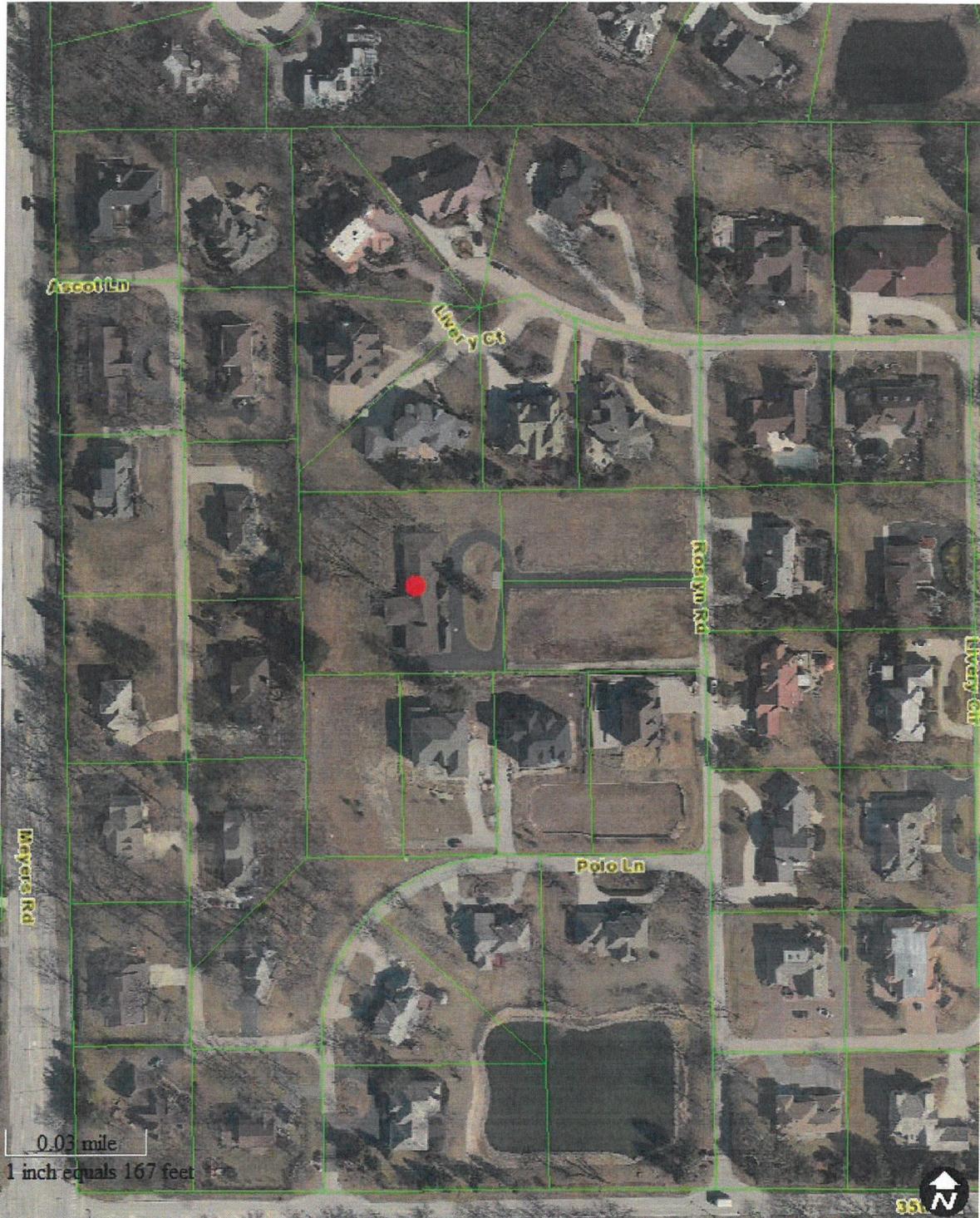
- Sub-division of 5 acre plat and development
- Storm Water run-off from the property
- North half sub-divided portion has a sketchy access to the property questioning emergency vehicle access.
- Minimal impact to the Village of Oak Brook in permit revenue
- Impact on surrounding homes and homeowners

Thank you for your attention.

Marilyn

MARILYN SMRCINA
gsmrcina@aol.com
409 Ascot Lane
Oak Brook, IL 60523-2551
630.734-0618

*Also
(See 8.f - 8.h.)*



Map created on March 11, 2020

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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**

February 24, 2020

Dear Resident:

The Oak Brook Plan Commission and the Village Board will be considering a final plat of subdivision at the meetings scheduled on the reverse side of this notice.

The application has been filed by:	Lucien Senese 16386 New Avenue Lemont, IL 60439
The property in question is located at:	3324 Roslyn Road
Relationship of applicant to property:	Owner
Name of Subdivision	D & S Estates Resubdivision of Lot 1

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 is seeking the approval of a final plat of subdivision of the approximate 54,451 square foot parcel into two lots. The existing single family home will be removed prior to the issuance of building permit for a new home on either subdivided parcel. There is also a reduced copy of the proposed subdivision for your convenience.

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, March 16, 2020

Board of Trustees Meeting 7:00 p.m., Tuesday, April 14, 2020**

**Tentative Follows the completion of the Plan Commission 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

6.

CONSENT AGENDA

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

A. Accounts Payable for Period Ending, February 20, 2020 - \$1,128,520.14

Significant Items included in Above:

1) LEGAL SERVICES:

- a) Ottosen, Dinolfo Hasenbalg & Castaldo, LTD. - Legal Services – January 2020 - \$10,659.30 (FY20 YTD -\$10,659.30)
- b) Rathje Woodward, LLC - Legal Services - January 2020 - \$6,131.70 (FY20 – YTD - \$6,131.70)
- c) Ancel, Glink, P.C., - Legal Services – January 2020 - \$105.00 (FY20 YTD - \$105.00)

TOTAL LEGAL BUDGET FOR 2020 IS \$254,000.00

TOTAL LEGAL BILLS PAID FOR 2020- YTD - \$17,316.50

- 2) DuPage Water Commission – January 2020 - \$ 286,585.11
- 3) BCBS HMO – Health Care Services – March 2020 - \$38,648.64
- 4) Burke, LLC – 2019 Water Main Improvements – Pay Request #6 - \$ 438,673.16
- 5) Burns & McDonnell Engineering Co., Inc. – Municipal Engineering Services– January 2020 - \$23,782.50
- 6) Nu Vision Inc. – 2606 York Rd. – Deposit for Labor - \$25,000.00
- 7) Chicago Bar Shop – Inv. #200213 – Oak Brook Golf Bar/Lounge Project - \$53,503.00

B. Approval of Payroll for Pay Period Ending: February 8, 2020 - \$ 823,218.28

C Development Services Referrals

- 1) 3324 Roslyn Road – D & S Estates Resubdivision of Lot 1 – Final Plat

D. Ordinances & Resolutions

- 1) RESOLUTION 2020-FIREWORKS-AG-R-1851, A Resolution Approving and Authorizing the Execution of an Agreement By and Between the Village of Oak Brook and Melrose Pyrotechnics for the 2020 Independence Day Fireworks Display
- 2) RESOLUTION 2020-SC-AG-EX-R-1862, A Resolution Approving and Authorizing the Execution of an Agreement By and Between the Village of

Oak Brook and Eclipse Select Soccer Club, Inc. to Allow the Use of a Sports Core Facility

E. Village of Oak Brook – Monthly Financial Reports – January 2020

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

ROLL CALL VOTE:

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

Nays: 0 – None

Abstain: 0 – None

Absent: 0 – None

Motion carried

7. ITEMS REMOVED FROM THE CONSENT AGENDA

None

8. BOARD & COMMISSION RECOMMENDATIONS

A. Authorizing 2020 Zoning Map

Motion by Trustee Baar, seconded by Trustee Manzo that the Village Board concurs with the recommendations from the Plan Commission (PC) and Zoning Board of Appeals (ZBA) to approve the 2020 Official Zoning Map and authorize preparation of the necessary resolution.

ROLL CALL VOTE:

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

Nays: 0– None

Abstain: 0 – None

Absent: 0 – None

Motion Carried

9. ACTIVE BUSINESS

A. Confirmation of Appointments

1. Plan Commission – Confirmation of Appointment of Jeff Finlay

President Lalmalani stated that since Commissioner Rahma Hasan has moved to the ZBA, a vacancy has opened for the Plan Commission. He also disclosed that Mr. Finlay was interviewed last year for the Plan Commission and that the interviewers were impressed.

Motion by Trustee Baar, seconded by Trustee Saiyed that the Village Board approves President Lalmalani's recommendation to appoint Jeff Finlay to serve the remaining term of the vacated position of Plan Commission, which will expire May 2020.

ROLL CALL VOTE:

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



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
February 25, 2020

SUBJECT: Referral – 3324 Roslyn Road – D & S Estates Resubdivision of Lot 1 –
Two (2) lot final plat of subdivision

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

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a two (2) lot final plat of subdivision to the Plan Commission for a public meeting and recommendation.

Background/History:

The applicant Lucien Senese, owner of the property at 3324 Roslyn Road, has submitted a petition requesting approval of a two lot (2) subdivision. The property is zoned R-3 Single Family Detached Residence District and is improved with a single-family home.

The subject property is 54,450 square feet in area and the owner intends to subdivide the lot into two (2), 27,225 square foot lots. The owner intends to sell both lots with a future homebuilder then demolishing the existing home prior to any new construction occurring. The minimum required lot area in the R-3 district is 25,000 square feet.

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

1. Subdivision Application
2. Subdivision Plat
3. Property location map

Recommendation:

Please refer the request for a final plat of subdivision for 3324 Roslyn Road to the Plan Commission for review, public meeting and a recommendation.

RESOLUTION 2014-SR-PP-FP-EX- R-1397

A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT FOR THE
D & S ESTATES RESUBDIVISION IN
THE VILLAGE OF OAK BROOK, ILLINOIS

3324 Roslyn Road
PIN: 06-33-104-037

WHEREAS, Lucien G. Senese ("**Owner**") is the owner of the approximately 109,030 square foot parcel located at 3324 Roslyn Road ("**Subject Property**"); and

WHEREAS, the Subject Property is legally described as follows:

LOT 1 OF SENESE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 of HARRY YOUNG'S PLAT OF SURVEY OF THE EAST 988.96 FEET, MEASURED ON THE SOUTH LINE AND THE WEST LINE BEING PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SENESE RESUBDIVISION RECORDED MARCH 27, 2013 AS DOCUMENT R2013-045169, IN DUPAGE COUNTY, ILLINOIS. PIN: 06-33-104-037.

WHEREAS, at its meeting on August 18, 2014, the Plan Commission completed its review and deliberations on the Owner's application for the preliminary and final plat of subdivision of the Subject Property; and

WHEREAS, by a vote of 5 to 0, the Plan Commission recommended approval of the request for a preliminary and final plat of subdivision for the Subject Property; and

WHEREAS, the Village President and Board of Trustees have reviewed the recommendations of the Plan Commission and deem the preliminary and final plat of subdivision for the Subject Property, as set forth below, to be in the best interests of the Village;

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS as follows:

Section 1. Recitals. The foregoing recitals are incorporated herein by reference as though fully set forth herein.

Section 2. Approval of Preliminary and Final Plat of Subdivision.

- A. Approval of Preliminary Plat/Site Engineering Plans. Subject to and contingent upon the conditions set forth in Section 3 of this Resolution, the Preliminary Plat/Site Engineering Plan prepared by Koziol Engineering Services, dated July 14, 2014, with final engineering approval requirements met, is hereby approved.
- B. Approval of Final Plat. Subject to and contingent upon the conditions set forth in Section 3 of this Resolution, the final plat prepared by Professional Land Surveying, Inc., dated August 12, 2014, as attached to this Resolution as **Exhibit A ("Final Plat")**, is hereby approved.
- C. Authorization and Execution. The Village President, Clerk, and other appropriate Village officials are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat and the customary certifications indicating such approval.

D. Recordation. Upon the execution of the Final Plat by all required parties, the Village Clerk is hereby directed to record the Final Plat with the Recorder of Deeds of DuPage County, Illinois, and the Village Clerk will then be authorized and directed to assess against and collect from the Owner any costs in connection with those actions and this Resolution.

Section 3. Conditions. The approvals granted in Section 2 of this Resolution are hereby expressly subject to and contingent upon each of the following conditions:

- A. All improvements made on the Subject Property must comply with all applicable setback requirements contained in the Zoning Ordinance of the Village of Oak Brook, Illinois of 1966, as amended ("**Zoning Ordinance**"), that apply to properties located in the R-3 Zoning District;
- B. That all of the subdivided lots on the Subject Property shall be subject to full stormwater compliance in the event of any future development/redevelopment;
- C. The final plat and final engineering plans be approved by the Village Engineer; and
- D. The Owner and all subsequent owners of the Subject Property shall comply with all requirements of law, including without limitation, federal, state, and local laws, ordinances, resolutions, and regulations, relating to the Subject Property.

Section 4. Severability. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

APPROVED THIS 23rd day of September, 2014.



Gopal G. Lalimalani
Village President

PASSED THIS 23rd day of September, 2014.

Ayes: Trustees Adler, Baar, Manzo, Moy, Wolin, Yusuf

Nays: None

Absent: None



ATTEST:



Charlotte K. Pruss
Village Clerk

14-3-1: PLATS REQUIRED:

A. Plats Prerequisite To Subdividing Lands: Before subdividing any tract or parcel of land in the village and the unincorporated areas within one and one-half (1^{1/2}) miles of the village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the village authorities in accordance with the following requirements. Prior to preparation of preliminary plat drawings, it is suggested that the subdivider consult with the plan commission and other village officials to determine conformity to the official plan, zoning ordinance and compliance with this and other applicable village ordinances.

B. Subdivisions Of Not More Than Five Lots:

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

2. The plat of such a subdivision submitted by the subdivider for approval shall meet all requirements for a final plat as required by these regulations. (Ord. G-708, 12-10-2002)

14-4-2: FINAL PLAT REQUIREMENTS:

A. General: The final plat shall be drawn with black waterproof drawing ink on transparent linen tracing cloth, or equal, in a manner that clear and legible transparent or contact prints can be made.

B. Identification And Description:

1. Proposed name of subdivision.

2. A full and detailed description of the land embraced in the plat, showing the township and range in which such land is situated, and the sections and parts of sections platted, and in the case of replatting or resubdividing, a description of the part of, and the name of, the original plat which is replatted or resubdivided, containing the name of the town, city, village or addition platted, the name of the proprietor required to sign the plat and the surveyor making it. If there is any excepted parcel within the plat boundary it must be accurately described by metes, bounds and courses.

3. Scale of plat, one inch equals one hundred feet (1" = 100') or other scale approved by the village engineer.

4. North point (indicating true north).

5. Date of preparation.

C. Delineation Of Final Plat:

1. Boundary of the plat based on an accurate traverse, with all angular and linear dimensions shown.

2. All blocks, lots, streets, alleys, crosswalks, easements and setback lines within or adjacent to the plat, all of which shall have all angular and linear dimensions given and all radii, internal angles, bearings, points of curvature, tangents and lengths of all curves so that no dimensions or data are missing which are required for the future relocation of any of the corners or boundaries of blocks, lots, streets, etc., as listed above. All dimensions shall be given to the nearest hundredth of a foot.

3. True angles and distances to the nearest established official monuments, not less than three (3) of which shall be accurately described on the plat.

4. Municipal, township or section lines accurately tied to the lines of the subdivision by distances and angles.

5. Block and lot numbers of all blocks and lots. Names of all existing streets and all streets in the subdivision.

6. Accurate outlines, legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.

7. Location of all iron stakes and all permanent monuments required by this chapter.

8. Any protective covenants.

9. Statements covering easement provisions.

10. All other information required by state statutes.

In addition to all other requirements herein contained, there shall be submitted with the final plat a document over the signature of the engineer or surveyor, who prepared such plat, indicating the total square footage of each lot shown on the plat.

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 D & S Estates Resubdivision of Lot 1 DATE FILED 11/5/20

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED
3324 Carolyn Rd Oakbrook IL 60523

ARE YOU SEEKING ANY VARIATION (RELIEF) TO THE SUBDIVISION REGULATIONS? YES NO
If **YES**, list the specific section in the Subdivision Regulations and attach a detailed explanation of the relief you are seeking:

PERMANENT PARCEL NO. 06-33-104-043

NAME OF APPLICANT (and Email Address) Lucien G. Senese PHONE _____
ADDRESS 16386 New Ave CITY Lemont STATE IL ZIP 60439

RELATIONSHIP of APPLICANT TO PROPERTY owner

OWNER OF RECORD Lucien G. Senese PHONE 630 202 2365
ADDRESS 16386 New Ave CITY Lemont STATE IL ZIP 60439

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.

Lucien G. Senese 11/5/2020 Signature of Owner Date
Lucien G. Senese 11/5/2020 Signature of Applicant 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.

Lucien G. Senese Signature of Owner
11/5/2020 Date

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

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS	<u>2</u>				<u>2</u>
NUMBER of ACRES	<u>1.25</u>				<u>1.25</u>
NUMBER of SQUARE FEET	<u>54,451</u>				<u>54,451</u>

A

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
Hudai Diriltan	202 Polo Lane, Oak Brook	Same	0633104040
Swaddee Tonsiengsom Trust	405 Ascot Lane, Oak Brook	Same	0633104011
Amy & Christine Menias	404 Ascot Lane, Oak Brook	Same	0633106010
Smart Lady LLC	91 Livery Court, Oak Brook	Same	0633104030
Shashank & H Bhatt	209 Roslyn Road, Oak Brook	Same	0633105010
Chicago Trust 8002380703	202 Roslyn Road, Oak Brook	Same	0633104044
Govind & Malini Laksham	94 Livery Court, Oak Brook	Same	0633104032
See Attached Sheet	For Complete List		

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

All Applications must be completed and *accompanied with the following*. Proper fee (payable to the Village of Oak Brook), Eighteen (18) folded copies of the proposed subdivision (**pursuant to the Plat Act maximum sheet size permitted is 30" x 36"**), 4 copies of Plat of Survey with Legal Description, Common Address and P.I.N. noted. Include a CD of all plats and plans (or send a PDF of each, which is to be emailed to gpolanek@oak-brook.org) Completed Subject Property Verification, Surrounding Property Owners form. If the applicant is NOT the property owner, a Letter of Standing is required with the written consent/authorization from the property owner. See Submittal Guideline for a complete list of requirements.

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

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

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

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

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed 2/18/2020 Fee Paid \$ 800.00 Receipt No. 556671 Received By C. Cravelli
 HEARING DATES: Board of Trustees (Referral) 2/25/2020 Plan Commission 3/16/2020 Board of Trustees 4/14/2020*
 SIGNED - VILLAGE CLERK Charloxxe Pruss Date 2/18/2020

* Pending Plan Commission review



DICIANNI REALTY
From Our Family to Yours

Dear Village of Oak Brook Planning Commission,

I was the former Listing Agent for the property at 3324 Roslyn Road, Oak Brook. I had the property listed on the Multiple Listing Service (MLS) from October of 2019 through April of 2020. Prior to my listing of the property in October, the property was listed by other Real Estate Brokers. I am attaching a history of the listings that I can see in the MLS and prices of prior marketing attempts as found in the MLS for your information on page 2. Since I listed the property in October, I have accompanied showings for several potential purchasers. I have been able to hear feedback from potential purchasers and their Real Estate Brokers which I hope to share some of that feedback with you.

The property is unique for the subdivision in that it is on a larger lot of 1.25 Acres. Per township tax assessor property information, the house was constructed in 1958 and the home is a 5152 Sq Ft Ranch. The feedback that I have been told regarding why buyers have decided not to purchase the property is that the house and site need too much work. The floorplan is not what the buyers that have seen it desire. The 1950's floorplan doesn't have the large kitchen, large master suite and open kitchen to family room that is commonly constructed today. There are 2 front entries and very large gathering rooms that lack form and function. The basement is also large but limited by the lower ceiling height common in homes of that age. I have heard buyers say they don't want the maintenance or cost to landscape such a large yard. This home has what we often refer to as functional obsolescence and the cost to do a large scale renovation and floorplan change would be too great for the buyers that have come to look.

When it comes to the lot itself, buyers that have visited seem to gravitate towards lot sizes that are smaller and more conforming to the lots surrounding the property.

The most recent lots and new construction sales in the Midwest Chase Subdivision have been on lot sizes which are smaller than the existing single lot and are more conforming to the proposed lot size of the potential resubdivision. During the time I had the listing we had also done a large price adjustment in hopes that we make it as attractive as possible for a buyer to be able to purchase the home but had unfortunately not been able to secure a buyer. The most recent listing by the new listing agent lowered the price again by another \$50,000 on 5/1/2020. I believe resubdividing the single lot into 2 lots more conforming to the surrounding homes should provide the sellers more flexibility to market and sell in the future.

Thank you for your time and consideration,

Patricia DiCianni

Designated Managing Broker, DiCianni Realty Inc.

Listing History for 3324 Roslyn Road, Oak Brook for the Last 2 Years:

Land Listing:

Current MLS Listing for Land 10702822 on 5/1/2020	New Price \$749,900
Former MLS Listing for Land 10558656	\$799,900 Expired 4/30/2020
Price Change on 3/4/2020 to	\$799,900
Listing went in the MLS on 10/26/2019	\$975,000
Former MLS Listing for Land 10515061	\$999,999 Expired 9/30/2019
Went into MLS 9/11/2019	\$999,999

Detached Single Family Home Listing:

Current MLS Listing for Detached Single Family 10702844 on 5/1/2020	New Price \$749,900
Former MLS Listing for Detached Single Family 10558636	\$799,900 Expired 4/30/2020
Price Change on 3/4/2020 to	\$799,900
Listing went in the MLS on 10/26/2019	\$975,000
Former MLS Listing for Detached Single Family 10502190	\$999,999 Expired 9/30/2019
Went into MLS 8/30/2019	\$999,999

Former Listings with Combined Marketing for Home & Land:

Former MLS Listing for Detached Single Family 10490460	\$1,049,000 Cancelled 8/30/2019
Went into MLS 8/19/2019	\$1,049,000
Former MLS Listing for Detached Single Family 10342093	\$1,099,000 Cancelled 8/19/2019
Price Change on 7/5/2019 to	\$1,099,000
Price change on 5/7/2019 to	\$1,199,000
Listing went into the MLS on 4/12/2019	\$1,299,000
Former MLS Listing for Detached Single Family 10103543	\$1,299,000 Cancelled 3/13/2019
Listing went into the MLS on 10/4/2018	\$1,299,000
Former MLS Listing for Detached Single Family 09885924	\$2,099,900 Expired 6/11/2018
Listing went into the MLS on 3/15/2018	\$2,099,900

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.

Lucien G. Senese

Printed Name of Property Owner

Lucien G. Senese

Printed Name of Applicant

Lucien G. Senese

Signature of Owner

1/8/2020

Date

Lucien G. Senese

Signature of Applicant

1/8/2020

Date

BILL TO INFORMATION:

Lucien G. Senese

Print Name/Company

Lucien G. S

Print Contact Person Name

Contact Phone

16386 New Ave, Lemont IL 60439

Address To be Billed

Alternate Phone

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

C

Hudai Diriltan, 202 Polo Lane, Oak Brook, IL. 60523	Pin 0633104040
Swaddee Tonsiengsom Trust, 405 Ascot Lane, Oak Brook, IL. 60523	Pin 0633104011
Amy & Christine Menias, 404 Ascot Lane, Oak Brook, IL. 60523	Pin 0633106010
Smart Lady LLC, 91 Livery Court, Oak Brook, IL. 60523	Pin 0633104030
Shashank & H Bhatt, 209 Roslyn Road, Oak Brook, IL. 60523	Pin 0633105010
Chicago Trust 8002380703, 202 Roslyn Road, Oak Brook, IL. 60523	Pin 0633104044
Govind & Malini Laksham, 94 Livery Court, Oak Brook, IL. 60523	Pin 0633104032
<u>**Addresses above are also listed on Page 2 of the Application Form**</u>	
Muneer & Rukhsana Bachh, 92 Livery Court, Oak Brook, IL. 60523	Pin 0633104031
Oak Brook Bank Trust 2970, 409 Ascot Lane, Oak Brook, IL. 60523	Pin 0633104013
Peter & Nicole Cotsesones, 303 Polo Lane, Oak Brook, IL. 60523	Pin 0633107001
Kamlesh Julka Trust, 98 Livery Court, Oak Brook, IL. 60523	Pin 0633104034
J Thomas & P Kettle Trust, 304 Polo Lane, Oak Brook, IL. 60523	Pin 0633104015
Ehtesham J. Ghani, 95 Livery Court, Oak Brook, IL. 60523	Pin 0633104029
Kusum R. Barad Trust, 301 Polo Lane, Oak Brook, IL. 60523	Pin 0633107004
West Suburban Bank 868, 406 Ascot Lane, Oak Book, IL. 60523	Pin 0633106011
S&A Khan Lakhany , 200 Polo Lane, Oak Brook, IL. 60523	Pin 0633104041
Rimantas T. Astrauskas Trust, 407 Ascot Lane, Oak Brook, IL. 60523	Pin 0633104012
1st Chicago Trust Co. OP-012519, 97 Livery Court, Oak Brook, IL. 60523	Pin 0633104028
Giuseppe & V Giannola, 210 Roslyn Road, Oak Brook, IL. 60523	Pin 0633104042
Therese L. Wright Trust, 400 Ascot Lane , Oak Brook, IL. 60523	Pin 0633106008
Suzy Martin, 204 Polo Lane, Oak Brook, IL. 60523	Pin 0633104039
Kamal & Urmilla Chawla, 402 Ascot Lane, Oak Book, IL. 60523	Pin 0633106009
Chicago Trust Co. Trust 1103322, 100 Livery Circle, Oak Brook, IL. 60523	Pin 0633105008
P&G Sosenko Zamfirova, 208 Roslyn Road, Oak Book, IL. 60523	Pin 0633104045
Ashok Patel Trust, 207 Roslyn Road, Oak Brook, IL. 60523	Pin 0633105009
Jose A. & Maria L. Jorge, 411 Ascot Lane, Oak Brook, IL. 60523	Pin 0633104014
Sanober Yusuf Trust, 96 Livery Court, Oak Brook, IL. 60523	Pin 0633104033

Hudai Diriltan
202 Polo Lane
Oak Brook, IL. 60523

Kamlesh Julka Trust
98 Livery Court
Oak Brook, IL. 60523

Suzy Martin
204 Polo Lane
Oak Brook, IL. 60523

Swaddee Tonsiengsom Trust
405 Ascot Lane
Oak Brook, IL. 60523

J Thomas & P Kettle Trust
304 Polo Lane
Oak Brook, IL. 60523

Kamal & Urmilla Chawla
402 Ascot Lane
Oak Brook, IL. 60523

Amy & Christine Menias
404 Ascot Lane
Oak Brook, IL. 60523

Ehtesham J. Ghani
95 Livery Court
Oak Brook, IL. 60523

Chicago Trust Co. Trust 1103322
100 Livery Circle
Oak Brook, IL. 60523

Smart Lady LLC
91 Livery Court
Oak Brook, IL. 60523

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301 Polo Lane
Oak Brook, IL. 60523

P&G Sosenko Zamfirova
208 Roslyn Road
Oak Brook, IL. 60523

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Oak Brook, IL. 60523

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Oak Brook, IL. 60523

Muneer & Rukhsana Bachh
92 Livery Court
Oak Brook, IL. 60523

1st Chicago Trust Co. OP-012519
97 Livery Court
Oak Brook, IL. 60523

Oak Brook Bank Turst 2970
409 Ascot Lane
Oak Brook, IL. 60523

Giuseppe & V Giannola
210 Roslyn Road
Oak Brook, IL. 60523

Peter & Nicole Cotseones
303 Polo Lane
Oak Brook, IL. 60523

Therese L. Wright Trust
400 Ascot Lane
Oak Brook, IL. 60523

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	33	104	043
----	----	-----	-----
2. Common Address: 3324 Roslyn Rd. Oakbrook IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to gpolanek@oak-brook.org

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:

Only First name of Contact is required.

Date called:

I verify that the information provided above is accurate.

Lucien G. Senese
Printed Name

x Lucien G. Senese
Signature

Date 11/15/2020

Relationship to Applicant: self

Legal Description Reviewed

Yes _____

No _____

Reviewed By: _____

Date _____

D&S RESUBDIVISION OF LOT 1

OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

CURRENT LEGAL DESCRIPTION OF D&S ESTATES RESUBDIVISION

D&S RESUBDIVISION OF LOT 1 IN SENESE RESUBDIVISION OF LOT 2 OF HARRY YOUNGS PLAT OF SURVEY OF THE EAST 988.96 FEET MEASURED ON THE SOUTH LINE AND THE WEST LINE BEING PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID SENESE RESUBDIVISION RECORDED MARCH 27, 2013 AS DOCUSMENT R2013-045169 IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWS AS 3324 ROSLYN ROAD, OAK BROOK, IL. 60523

Please Deposit Check in: Zoning Account 10-4302

For:

**D&S Estates Resub Lot 1 - 3324 Roslyn Rd - Final Plat - Two-Lot
Subdivision**

NOTE: 1 check(s) - Total \$ **800**

Please return receipt(s) to Gail

Thanks

MISCELLANEOUS PAYMENT RECPT#: 556671
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK IL 60523

DATE: 03/05/20 TIME: 14:25
CLERK: reception DEPT:
CUSTOMER#: 0

INFO: 3324 ROSLYN RD

4302 ZONING/SUBDIVIS 800.00

AMOUNT PAID: 800.00

PAID BY: LUCIEN G. SENSESE
PAYMENT METH: CHECK
3895

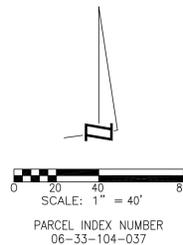
REFERENCE:

AMT TENDERED: 800.00
AMT APPLIED: 800.00
CHANGE: .00

D & S ESTATES RESUBDIVISION OF LOT 1

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsisle.com



OF
PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
COUNTY, ILLINOIS.

VILLAGE CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON THIS _____ DAY OF _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.
IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS _____ DAY OF _____, 20____.

VILLAGE ENGINEER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, SECRETARY OF THE SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED AT _____, ILLINOIS, THIS DAY OF _____, 20____.
DATED THIS DAY OF _____, 20____.

CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.
BY: _____ CHAIRMAN

SURVEYOR'S NOTES
IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.
ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

AREA OF SURVEY
CONTAINING 54.451± SQ. FT. = 1.250 ACRES

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF:
LOT 1 IN D & S ESTATES RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN SENSE RESUBDIVISION, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF D & S ESTATES RESUBDIVISION RECORDED MARCH 5, 2015 AS DOCUMENT R2015-020953, IN DUPAGE COUNTY, ILLINOIS.

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 STATE THAT THE PROPERTY IN THIS SUBDIVISION IS NOT IN ZONE 'X' AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17043C0178J EFFECTIVE DATE AUGUST 1, 2019.
I HEREBY AUTHORIZE AN AGENT OF THE VILLAGE OF OAK BROOK, ILLINOIS TO RECORD THIS PLAT OF SUBDIVISION WITH THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR #3483
LICENSE EXPIRATION/RENEWAL DATE: NOVEMBER 30, 2020
PREPARED FOR: D & S ESTATE
ADDRESS: 3324 ROSLYN ROAD, OAK BROOK, ILLINOIS
BOOK & PG: FILE _____ DATE: 11/6/2019 JOB NO: 138908
DRAWN BY: SMR CHECK BY: _____
REVISED: 2/13/2020 PER REVIEW COMMENTS
REVISED: 2/24/2020 PER REVIEW COMMENTS

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS IS 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 DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:
LOT NUMBER(S) _____
ELEMENTARY _____
HIGH SCHOOL _____
DATED THIS _____ DAY OF _____, A.D., 20____.

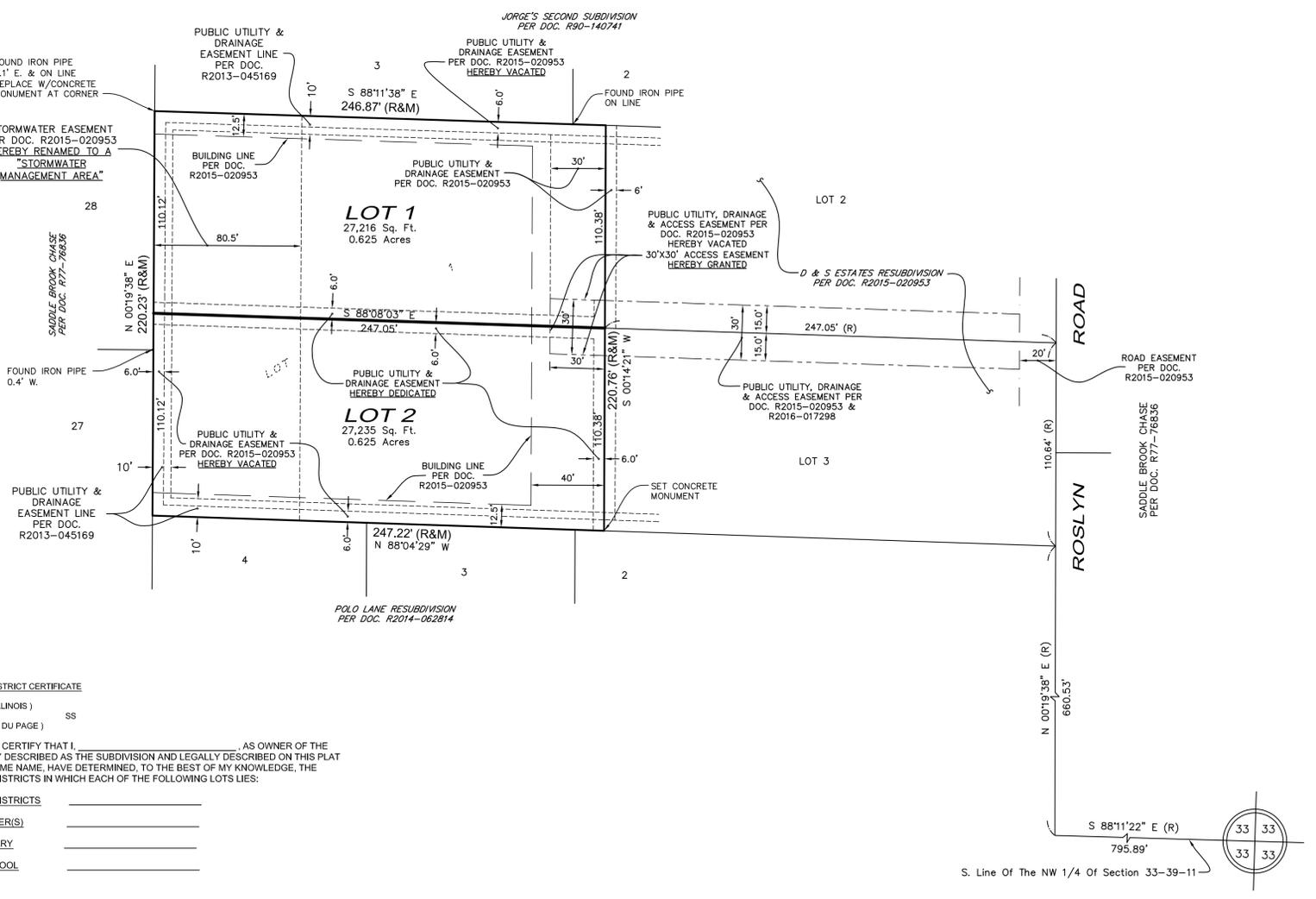
DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS DAY OF _____, 20____.

DUPAGE COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS.
ON THE _____ DAY OF _____, A.D., 20____
AT _____ O'CLOCK _____ M, AS DOCUMENT NUMBER _____
RECORDED BY: _____
ADDRESS _____

DUPAGE COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.
I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,
THIS _____ DAY OF _____, A.D., 20____.

DUPAGE COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS.
ON THE _____ DAY OF _____, A.D., 20____
AT _____ O'CLOCK _____ M, AS DOCUMENT NUMBER _____
RECORDED BY: _____
ADDRESS _____

ACCESS EASEMENT PROVISIONS
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IS HEREBY GRANTED OVER AND UPON THOSE PORTIONS OF LOTS 1 AND 2 DESIGNATED "ACCESS EASEMENT".
THE OWNERS, LESSEES AND OCCUPANTS OF LOTS 1 AND 2, AND THEIR RESPECTIVE AGENTS, REPRESENTATIVES, GUESTS, OCCUPANTS, LICENSEES AND INVITEES, SHALL HAVE THE NON-EXCLUSIVE RIGHT TO USE THE ACCESS EASEMENT, AND THE IMPROVEMENTS THEREON, FOR VEHICULAR INGRESS AND EGRESS TO AND FROM THE LOTS AND/OR PARCELS AND ROSLYN ROAD.
THE OWNERS, LESSEES AND OCCUPANTS OF LOTS 1 AND 2 SHALL HAVE THE FURTHER RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN WITHIN THE ACCESS EASEMENT UNDERGROUND UTILITY LINES AND SYSTEMS (INCLUDING, WITHOUT LIMITATION, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, STORM SEWER AND WATER) SO LONG AS SUCH USE(S) AND/OR IMPROVEMENT(S) DO NOT INTERFERE WITH THE ENJOYMENT AND BENEFIT OF THE ACCESS EASEMENT HEREBY CREATED. THE DESIGN CAPACITY AND SPECIFICATIONS FOR SUCH UTILITY LINES AND SYSTEMS AND OTHER IMPROVEMENTS (IF ANY) SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS. IN THE EVENT INSTALLATION OR USE OF ANY SUCH LINES OR SYSTEMS OR OTHER IMPROVEMENTS SHALL DAMAGE THE IMPROVEMENTS FROM TIME TO TIME LOCATED ON OR WITHIN THE ACCESS EASEMENT THE PARTY CAUSING SUCH DAMAGE SHALL BE RESPONSIBLE FOR REPAIRING THE SAME AS SUCH PARTY'S SOLE COST AND EXPENSE.



DECLARATION OF RESTRICTIVE COVENANTS
THE UNDERSIGNED OWNERS HEREBY DECLARE THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THE D & S ESTATES PLAT OF RESUBDIVISION (PLAT) AS THE "STORMWATER MANAGEMENT AREA" (SMA) SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED, AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS: WHEREAS, LOTS 1, 2, 3, AND 4 OF THE PLAT (LOTS) WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION THE RESTRICTIONS IMPOSED HEREIN SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE PLAT IS LOCATED ENTIRELY WITHIN THE LIMITS OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS AND WHEREAS, ALL THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND THE D & S ESTATES PLAT OF RESUBDIVISION LAND, AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF OAK BROOK, ILLINOIS, AND THE OWNER OR OWNERS OF ANY OF THE LOTS WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.
NOW, THEREFORE, ALL PERSONS, FIRMS, OR CORPORATIONS NOW OWNING THE AFORESAID REAL PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMSOEVER OWNED, TO WIT:

- 1) NO IMPROVEMENT SHALL BE MADE IN OR UPON THE STORM WATER MANAGEMENT EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT, EXCEPT FOR LANDSCAPING INCLUDING INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS. THE INSTALLATION OF UNDERGROUND UTILITY LINES, AND THE MAINTENANCE OF THE RETAINING WALLS. NO GRADES OR SLOPES SHALL BE DESTROYED OR MODIFIED.
- 2) THE D & S ESTATES RESUBDIVISION HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SMA EASEMENT IN ALL ASPECTS, INCLUDING BUT NOT LIMITED TO THE DETENTION OR RETENTION AREAS IN SUCH A MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES.
- 3) IN THE EVENT THAT THE D & S ESTATES RESUBDIVISION HOME OWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN THE SMA, THE VILLAGE OF OAK BROOK, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER MANAGEMENT AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE SMA EASEMENT.
- 4) IN THE EVENT THE VILLAGE OF OAK BROOK, ILLINOIS SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SMA, THE COST WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF THE COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST EACH LOT IN D & S ESTATES RESUBDIVISION WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF OAK BROOK, ILLINOIS.
- 5) THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY OF THEM, ARE HERE EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT AND SHALL BE AND REMAIN PERPETUAL EFFICACY AND OBLIGATION IN THE RESPECT TO THE SAID PREMISES AND THE PARTIES HEREBY DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATE AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.
BY: _____

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS WHICH ARE STATED HEREON.
ALL EASEMENTS INDICATED AS PUBLIC UTILITY & DRAINAGE EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERTECH, COMMONWEALTH Edison COMPANY, NORTHERN ILLINOIS GAS COMPANY, DOWNERS GROVE SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION" ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNERS EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

OWNER: _____
ADDRESS: _____
OWNER: _____
ADDRESS: _____
DATED THIS _____ DAY OF _____, A.D., 20____.

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
F

D & S ESTATES RESUBDIVISION

PLAT
R2015-020953
MAR. 05. 2015
9:07 AM

VILLAGE CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, Charlotte P. Pruss, 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 THIS 23rd DAY OF September, 2014 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 23rd DAY OF September, 2014.
Charlotte P. Pruss
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, Michael J. Hurlbut, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 24th DAY OF December, 2014.
Michael J. Hurlbut
VILLAGE ENGINEER

SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, Nick Mounia, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.



DATED THIS 29 DAY OF Oct, A.D. 2014.
Nick Mounia
COLLECTOR

CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, Shana Douglas, 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 NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 1 DAY OF December, A.D. 2014.
Shana Douglas
TREASURER

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 14th DAY OF August, A.D. 2014.



BY: Marcia Tejedor, CHAIRMAN

SCHOOL DISTRICT BOUNDARY STATEMENT
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS LUCIEN G. SENESE, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 99 HIGH SCHOOL DISTRICT, AND DISTRICT 58 ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT ILLINOIS THIS 23rd DAY OF SEPTEMBER, A.D. 2014.
BY: Lucien G. Senese

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.



LOT 1 IN SENESE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 OF HARRY YOUNG'S PLAT OF SURVEY OF THE EAST 888.96 FEET, MEASURED ON THE SOUTH LINE AND THE WEST LINE BEING PARALLEL WITH THE EAST LINE, OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SENESE RESUBDIVISION RECORDED MARCH 27, 2013 AS DOCUMENT R2013-045169, IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

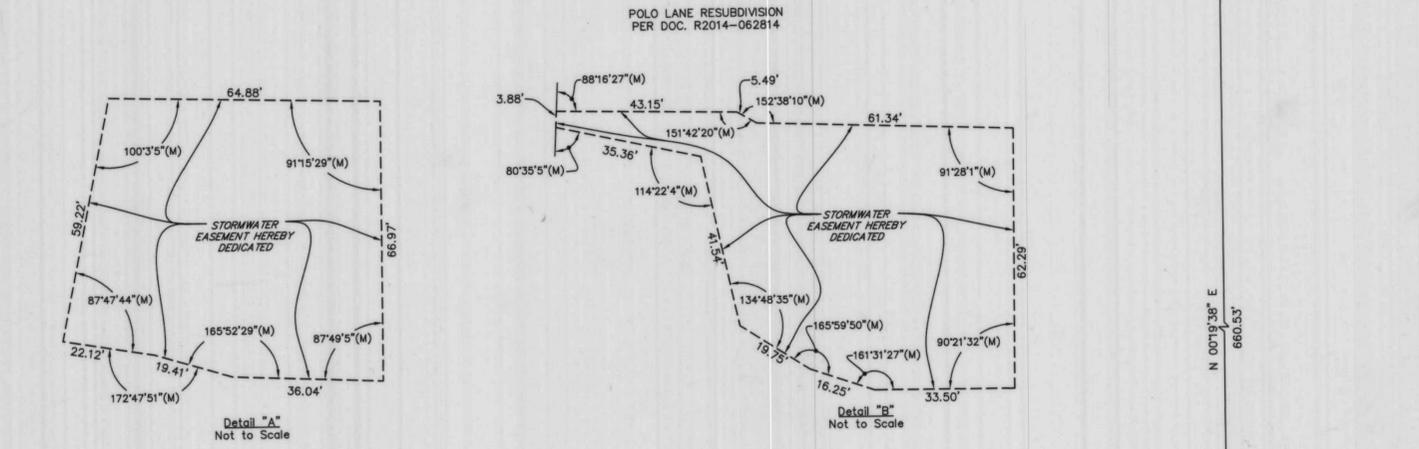
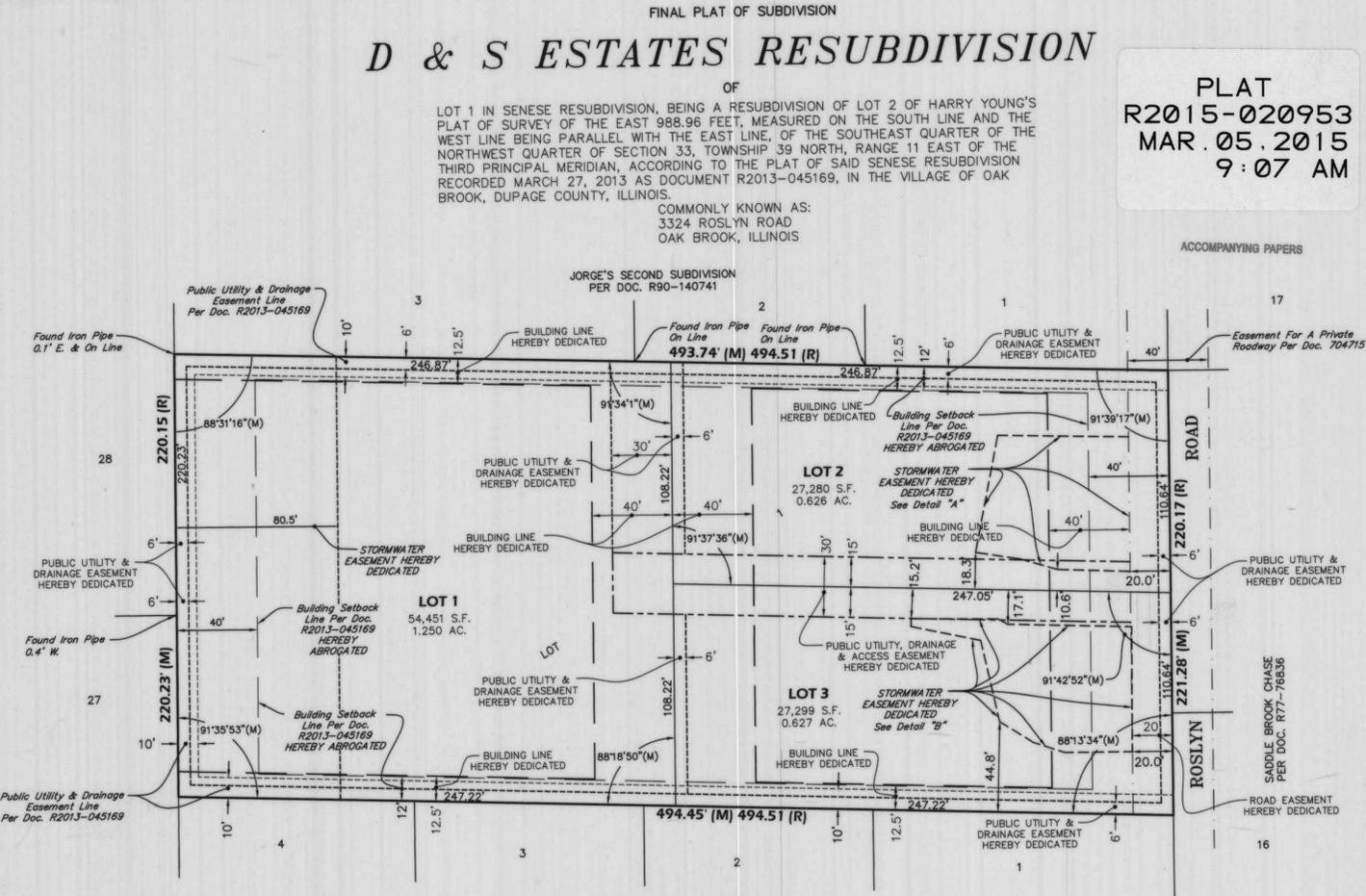
I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK (OR WITHIN 1/2 MILES OF THE CORPORATE 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 STATE THAT THE PROPERTY IN THIS SUBDIVISION IS NOT IN ZONE 'X' AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 1704306088 EFFECTIVE DATE DECEMBER 16, 2004.

DATED THIS 22nd DAY OF SEPT, A.D. 2014.
Jeffrey R. Pankow
ILLINOIS PROFESSIONAL LAND SURVEYOR #3483
LICENSE EXPIRATION/RENEWAL DATE: NOVEMBER 30, 2014

SURVEYOR'S NOTES:
IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.
ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES & DRAINAGE UNLESS OTHERWISE NOTED.
THE NAME OF THE PROPRIETOR REQUIRED TO SIGN THE PLAT AND THE SURVEYOR MAKING IT.

AREA OF SURVEY:
CONTAINING 109,030± SQ. FT. = 2.503 ACRES
PROFESSIONAL DESIGN FIRM NO. 184-004196



DU PAGE COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, Paul Hands, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, JAMES E. KOZIOK, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND LUCIEN G. SENESE, THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS 23rd DAY OF SEPTEMBER, A.D. 2014.
James E. Koziock
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
062-41326
STATE REGISTRATION NUMBER
11-30-15
REGISTRATION EXPIRATION DATE
PROPERTY OWNER'S SIGNATURES
BY: Lucien G. Senese OWNER OR ATTORNEY
BY: Lucien G. Senese OWNER OR ATTORNEY

DUPAGE COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE 5th DAY OF March, A.D. 2015, AT 9:07 O'CLOCK A.M. AS DOCUMENT NUMBER R2015-020953
Paul Hands
RECORDER OF DEEDS

DECLARATION OF RESTRICTIVE COVENANTS
The undersigned owners hereby declare that the real property described in and depicted on the D & S Estates Plat of Resubdivision (Plat) as the "Stormwater Management Area" (SMA) shall be held, transferred, sold, conveyed, and occupied subject to the following covenants and restrictions: WHEREAS, Lots 1, 2, 3, and 4 of the Plat (Lots) will be conveyed to purchasers subject to this declaration and the restrictions imposed herein shall inure to the benefit of each and all of the purchasers of such lots whether they shall become such before or after the date hereof, and their respective heirs and assigns, and WHEREAS, the aforesaid property described on the Plat is located entirely within the limits of the Village of Oak Brook, DuPage County, Illinois and WHEREAS, all the provisions, restrictions, conditions, covenants, agreements, and charges herein contained shall run with and bind all of said lots and the D & S Estates Plat of Resubdivision land, and shall inure to the benefit of, and be enforceable by the Village of Oak Brook, Illinois, and the owner or owners of any of the Lots within said Plat, and their respective heirs, executors, administrators, successors, and assigns.

NOW, therefore, all persons, firms, or corporations now owning the aforesaid real property do covenant and agree that they or any person, firm or corporation hereafter acquiring any property or lots shown upon the attached Plat are hereby subject to the following restrictions running with said property by whomsoever owned, to wit:

- 1) No improvement shall be made in or upon the storm water management easement, including detention or retention areas, as described in the Plat, except for landscaping including installation of trees, shrubs, bushes and grass, the installation of underground utility lines, and the maintenance of the retaining walls. No grades or slopes shall be destroyed or modified.
- 2) The D & S Estates Resubdivision Home Owners Association shall be responsible for maintaining the SMA easement in all aspects, including but not limited to the detention or retention areas in such a manner as to insure the free and uninterrupted flow of storm water through the drainage system of the subdivision, and shall not destroy or modify grades or slopes.
- 3) In the event that the D & S Estates Resubdivision Home Owners Association fails to properly maintain the SMA, the Village of Oak Brook, Illinois, shall upon ten days prior written notice reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the storm water management area reasonably necessary to insure adequate storm water storage and free flow of storm water through the SMA easement.
- 4) In the event the Village of Oak Brook, Illinois shall be required to perform, or have performed on its behalf, any maintenance work to or upon the SMA, the cost with the additional sum of ten percent shall, upon recordation of a notice of lien within sixty days of the completion of the work, constitute a lien against each lot in D & S Estates Resubdivision which may be foreclosed by an action brought by or on behalf of the Village of Oak Brook, Illinois.
- 5) The aforesaid restrictions and covenants, and each and every of them, are here expressly made an essential part of this instrument and shall be and remain perpetual in force and effect in the respect to the said premises and the parties herein designated, their and each of their successors, heirs, assigns.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.
DATE AT Lisle, ILLINOIS, THIS 24th DAY OF Sept, A.D. 2014
BY: James W. Worth

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

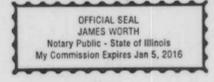
THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT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

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

OWNER: Lucien G. Senese
ADDRESS: 163816 NEW AVE LEWISVILLE IL 60439
OWNER: _____
ADDRESS: _____
DATED THIS 23rd DAY OF September, A.D. 2014

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, James W. Worth, 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 23rd DAY OF September, 2014.
James W. Worth
NOTARY PUBLIC



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

PREPARED FOR: LUCIEN SENESE
JOB ADDRESS: 3324 ROSLYN ROAD
OAK BROOK, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
DRAWN BY: KJA FLD. BK./PG. NO.:
COMPLETION DATE: 11-29-13 JOB NO.:
REVISED: 8-12-14/KJA VILLAGE REVIEW COMMENTS:
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