

## A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, OCTOBER 2, 2013 AT 7:00 P.M. AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - Regular Meeting September 4, 2013 (APPROVE)
  - C. Minutes - Village Board Meeting September 9, 2013
4. PLAN COMMISSION ACTION: Approval of a Final Plat of Subdivision for a two-lot subdivision in the LOR Zoning District.
5. VISITOR'S BUSINESS: (Comments are Limited to Three Minutes Per Person)
6. COMMUNICATIONS
7. ADJOURNMENT

# VILLAGE OF WILLOWBROOK

## STAFF REPORT TO THE PLAN COMMISSION

**Meeting Date:** October 2, 2013

**Prepared By:** Jo Ellen Charlton, Planning Consultant

**Case Title:** PC 2013-06

**Petitioner:** Village of Willowbrook  
7760 Quincy  
Willowbrook, IL 60527

**Action Requested by Applicant:** Approval of a Final Plat of Subdivision for a two-lot subdivision in the LOR Zoning District

**Location:** 700 Willowbrook Centre Parkway  
PIN: 09-24-206-064

**Property Size:** Approximately 3.7 Acres

**Existing Zoning/Use:** LOR/Public Works Facility

**Proposed Zoning/Use:** LOR/Public Works Facility and Vacant Lot

**Surrounding Land Use:**

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Vacant, Ponds Adams Street dead ends at the NW corner of site	LOR
<i>South</i>	Water Tower/Salt Shed	LOR
<i>East</i>	LOR Existing Uses	LOR
<i>West</i>	Vacant and Single Family 73 <sup>rd</sup> Court dead ends along the west property line	R-1/R-3

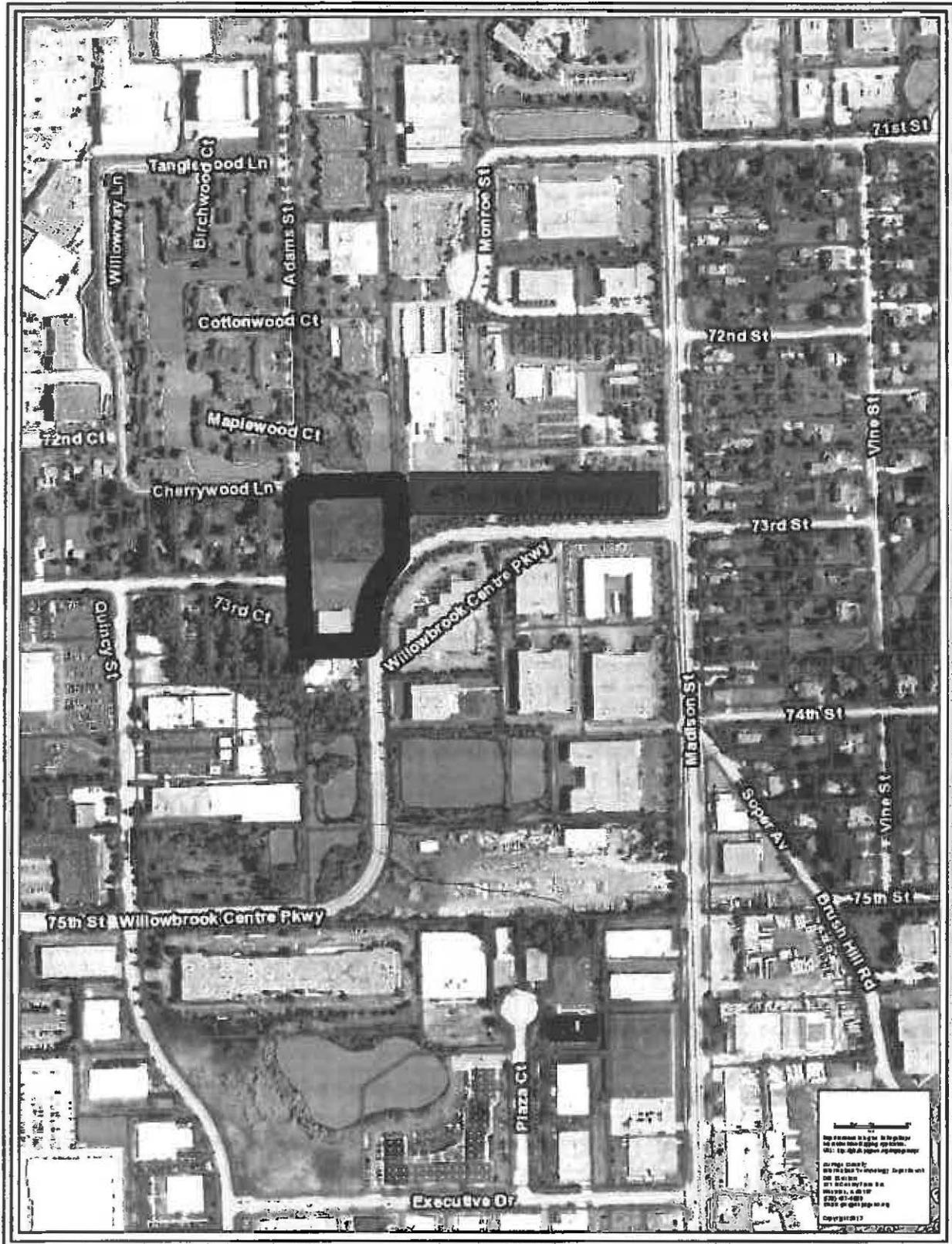
**Documents Attached:** 1. Plat of Re Subdivision Of Willowbrook Corporate Center Unit #2

**Necessary Action By Plan Commission:** Make a recommendation to the President and Village Board regarding Plat approval.

**Staff's recommendation can be found on page 5.**

DuPage County - GIS

DuPageMapWeb Mapping Application DuPage County, Illinois



**Site Description:**

The 3.7 acre site is currently improved with the public works garage building on the far south end of the lot, with a sizable amount of property to the north for additional development. The original lot contains 301.76 feet of frontage on the west side of Willowbrook Centre Parkway where it curves from a north/south street to an east/west street.

**Background:**

The parcel being divided is Lot 3 in the Willowbrook Corporate Center Unit #2 Subdivision, which was approved by the Village in 2000.

**Applicant Request:**

The applicant, the Village of Willowbrook, is requesting approval of a Final Plat of Subdivision for a two-lot subdivision to separate the Public Works building from the vacant property to the north so that it may be made available for new development.

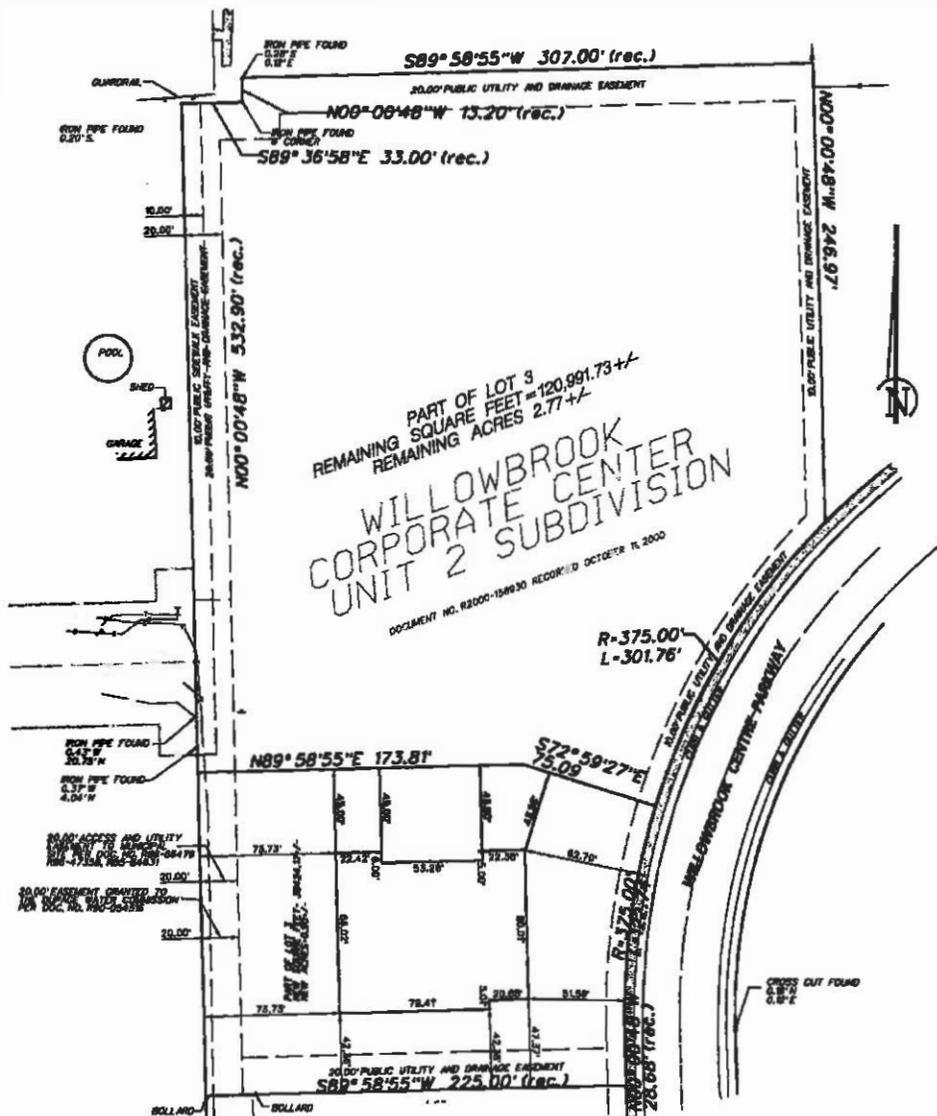
**Staff Analysis:**

*Zoning Ordinance Standards.*

As previously stated, the property is zoned LOR. Both of the proposed new lots meet the zoning requirements for the LOR District. The new line was designed to allow the existing Public Works garage building to meet required side yard setbacks equal to “the greater of 20’ or 150% of the height of the principal structure” (9-7C-3(F)). The height of the public works building is 28’ 3 ½”. A complete list of zoning ordinance requirements is provided below along with how each lot meets the requirement.

<b>LOR Regulations</b>	<b>Lot 1</b>	<b>Lot 2</b>
Minimum Lot Area = 6,000 square feet for public utility and public services .5 and 1 acre requirements for other uses	39,424 square feet or .9 acres	2.77 Acres
Lot Width = 50’ for public utility and public service uses 100’ for all other uses	122.74 at Front Line	179.02 at Front Line
Lot Depth = 150’ 100’ for public utility and public service uses 150’ for all other uses	>225	>225
Front Yard Setback = > 50’ or 150% of height (From Willowbrook Centre Parkway)	42.4’ Required Based on 28’ 3 ½” Height Existing ≈ 51.59’	Vacant Lot
Interior Side Yard Setback = > 20’ or 150% of height (Whichever is greater)	42.4’ Required Based on 28’ 3 ½” Height South = 42.4’ North = 43.56’	Vacant Lot
Rear Yard Setback = > 30’ or 150% of height	42.4’ Required Based on 28’ 3 ½” Height Existing ≈ 73.73’	Vacant Lot
FAR of .5	.26 9,568 sqft bldg./39424.17 Lot Size	Vacant Lot
Transitional Yard Building Setback = 80’	73.73 Granted by public hearing pursuant to 9-3-5 of the Zoning Ordinance	Vacant Lot

The map below shows the existing and future setbacks for the Public Works building based on the proposed plat.



*Subdivision Regulations.*

There are no public improvements required for this subdivision as all utilities and public improvements have already been provided and no new streets or alleys are being created.

New 10' side yard easements are provided on both sides of the new lot line in compliance with 10-4-2(C)2a of the Subdivision Regulations. Additional easements are included on the new Lot 2, including a 45' private utility easement across the frontage that is necessary to accommodate existing utilities that serve the Public Works building to the south. An additional easement was created at the intersection of 73<sup>rd</sup> Court with the west property line to provide continued emergency vehicular access to the public works facility property and to restrict access by the new Lot 2 to 73<sup>rd</sup> Court. A similar "no access" easement is also provided at the northwest corner of the lot, at the intersection with Adams Street to prevent vehicular access to that street. The lot will have street access only to Willowbrook Centre Parkway. While the proximity of the 73<sup>rd</sup> Court and Adams Street right-of-way are existing conditions, staff recommended the restricted access easements be put in place to comply with 10-4-3(A)5 of the Subdivision Regulations, which provide that "through lots...shall only be permitted in circumstances where the village board determines that the health, safety and general welfare of the affected public will not be adversely impacted."

Finally, the new side lot line was drawn to be "at right angles or radial to the street lines" in compliance with 10-4-3(B)2 of the Subdivision Regulations.

**Variations:**

No variations are necessary.

**Staff Recommendation:**

*Staff recommends that the Plan Commission approve the following sample recommendation:*

*Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Mayor and Village Board approval of a Preliminary and Final Plat of Subdivision entitled "Plat of Re Subdivision of Willowbrook Corporate Center Unit #2", consisting of 1 sheet, prepared by Thomason Surveying Ltd., dated September 6, 2013, in the LOR District for the property at 700 Willowbrook Centre Parkway.*

**PLAT OF RE-SUBDIVISION  
OF  
WILLOWBROOK CORPORATE CENTER UNIT #2**

BEING A RESUBDIVISION OF LOT 3 IN FINAL PLAT OF SUBDIVISION OF WILLOWBROOK CORPORATE CENTER UNIT NO. 2, BEING THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2000 AS DOCUMENT R2000-158930, IN DUPAGE COUNTY, ILLINOIS.

**LEGEND**

- IRON PIPE FOUND
- IRON PIPE TO BE SET
- CONCRETE MONUMENT

**EASEMENT PROVISIONS NORTHERN ILLINOIS GAS COMPANY**

AN EASEMENT IS HEREBY REFERRED TO AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT AND EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, REMOVAL AND REPAIRS OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING THE PLAT AS WELL AS OTHER PROPERTY WHETHER OR NOT CONTIGUOUS THERETO, NO BUILDING OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS REFERRED TO AND GRANTED HEREBY.

**EASEMENT PROVISIONS**

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AMERITECH, GRANTEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, THE FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS IN UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR "STREETS" AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVICE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED HEREON, THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE "EASEMENT" PROPERTY FOR ALL SUCH PURPOSES, SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN VIOLATION OF THE PUBLIC POLICY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN 7-05 ILLCS 6.05/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART OF THE PLAT OF THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT LOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUNDS", "PARKING AND COMMON AREAS". THE TERM "COMMON AREA OR AREAS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS, DISTRICT OR TRUCKING YARD, A PARK OR RECREATION PARK, OR MECHANICAL EQUIPMENT, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF GRANTEE. LOT OWNER, UPON WRITTEN REQUEST.

**PRIVATE UTILITY EASEMENT**  
AN EASEMENT IS HEREBY GRANTED TO LOT 1 FOR THE PURPOSE OF OWNING, INSTALLING, OPERATING, MAINTAINING AND REPLACING A PRIVATE CONDUIT TO SERVE LOT 1. THE PLATE DRILLING SHALL BE THE BURDEN OF THE GRANTEE OF LOT 1. THE GRANTEE OF LOT 2 SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL A FENCE, GATE, OR OTHER ACCESS CONTROL WITHIN THE EASEMENT. THE GRANTEE OF LOT 1 SHALL BE RESPONSIBLE TO MAINTAIN THEIR UTILITY WITHIN THE EASEMENT.

**PRIVATE ACCESS EASEMENT**  
AN EASEMENT IS HEREBY GRANTED TO LOT 1 FOR THE PURPOSE OF OWNING, INSTALLING, OPERATING, MAINTAINING AND REPLACING A PRIVATE CONDUIT TO SERVE LOT 1. THE PLATE DRILLING SHALL BE THE BURDEN OF THE GRANTEE OF LOT 1. THE GRANTEE OF LOT 2 SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL A FENCE, GATE, OR OTHER ACCESS CONTROL WITHIN THE EASEMENT. THE GRANTEE OF LOT 1 SHALL BE RESPONSIBLE TO MAINTAIN THEIR UTILITY WITHIN THE EASEMENT.

**SCHOOL DISTRICT CERTIFICATE**

THIS IS TO CERTIFY THAT I, \_\_\_\_\_, OWNER OF THE PROPERTY DESCRIBED AS \_\_\_\_\_, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH SAID PROPERTY IS SITUATED WITHIN:

ELEMENTARY SCHOOL DISTRICT \_\_\_\_\_ HIGH SCHOOL DISTRICT \_\_\_\_\_

**FLOOD ZONE CERTIFICATE**

UPON INSPECTION OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 103301079H EFFECTIVE DATE DECEMBER 2, 2000 THE PARCEL SHOWN HEREON IS LOCATED IN ZONE "X" NO PORTION OF THE PARCEL IS LOCATED IN ZONE "A", AREA "C" 100-YEAR FLOOD.

**SURFACE WATER DRAINAGE CERTIFICATE**

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE PLAT ACT, 195 ILLCS, AS NOW OR HEREINAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF WILLOWBROOK, A MUNICIPAL CORPORATION IN DUPAGE COUNTY, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

**REGISTERED PROFESSIONAL ENGINEER**

NAME: \_\_\_\_\_ LICENSE NO. \_\_\_\_\_

**OWNERS CERTIFICATE**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE NAME(S) OF THE PERSON(S) PERSONALLY KNOWN TO ME TO BE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE ANNEXED INSTRUMENT AS SUCH OWNER(S) APPEARED BEFORE THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THE ANNEXED INSTRUMENT AS SUCH OWNER(S) OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT AND THAT HE/SHE/THEY SIGNED THE ANNEXED INSTRUMENT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SET FORTH.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, DAVID M. SPORNIA, REGISTERED LAND SURVEYOR NO. 3394, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PLAT OF RE-SUBDIVISION OF WILLOWBROOK CORPORATE CENTER UNIT #2 BEING A RESUBDIVISION OF LOT 3 IN FINAL PLAT OF SUBDIVISION OF WILLOWBROOK CORPORATE CENTER UNIT NO. 2, BEING THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2000 AS DOCUMENT R2000-158930, IN DUPAGE COUNTY, ILLINOIS.

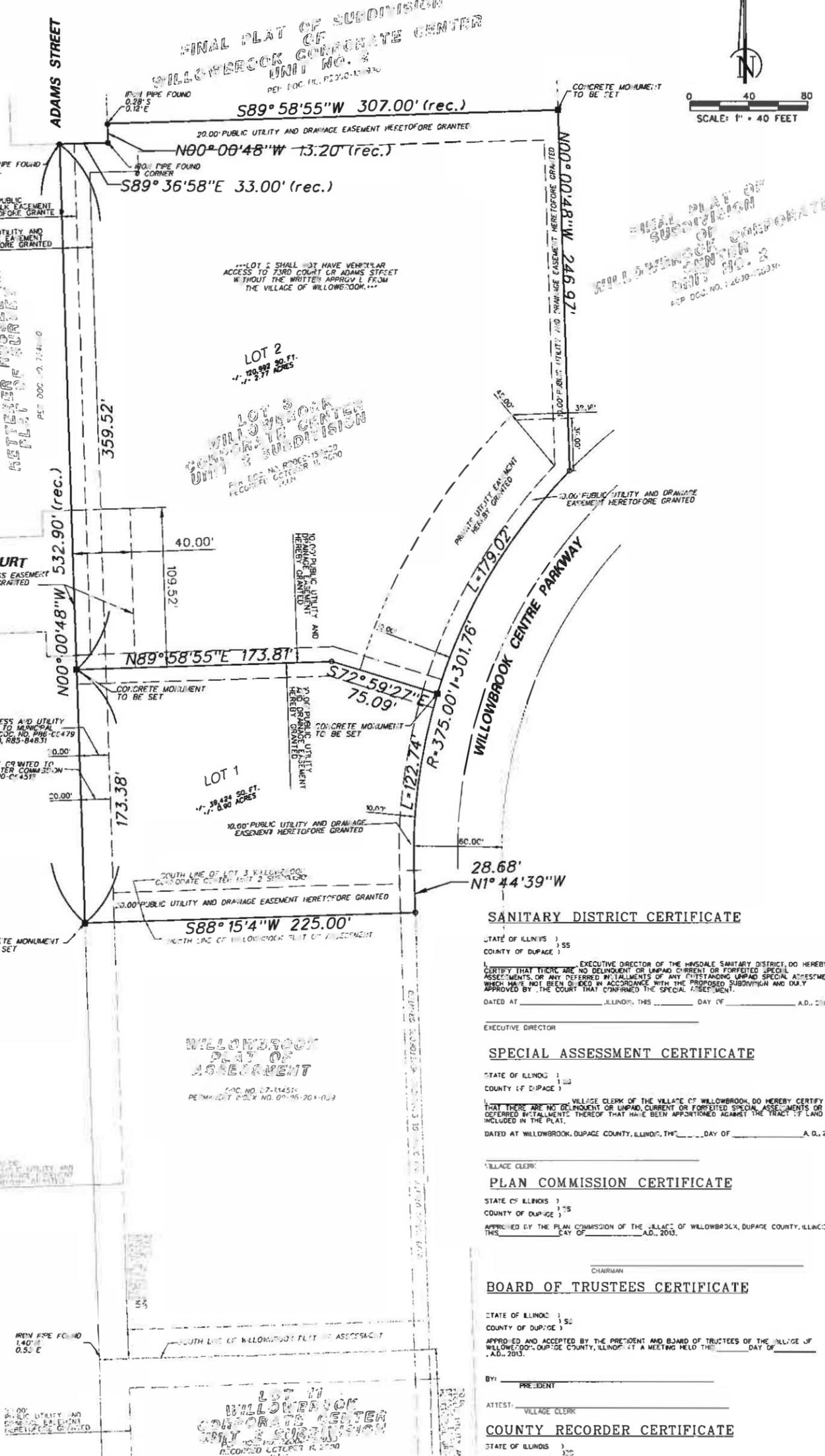
AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, A MUNICIPAL CORPORATION IN DUPAGE COUNTY, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF WILLOWBROOK, OR WITHIN ONE AND HALF PUBLIC SERVICE AND HEREBY ALTOGETHER AND GRANTS EASEMENT FOR PUBLIC USE FOR PROVIDING UTILITY SERVICE, AND/OR STORM WATER DRAINAGE, DETENTION AND RETENTION FACILITIES, AS DESIGNATED AND/OR AS STATED IN THE EASEMENT PROVISIONS WHICH ARE SET FORTH HEREON.

I FURTHER CERTIFY THAT UPON COMPLETION OF MASS GRADING, IRON PIPES AND CONCRETE MONUMENTS WILL BE SET AT ALL LOT CORNERS. FURTHERMORE, I DESIGNATE THE VILLAGE OF WILLOWBROOK, OR ITS AGENT, TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

GIVEN UNDER MY HAND AND SEAL AT DEERFIELD, ILLINOIS, THIS 17th DAY OF SEPTEMBER 2013 A.D.

ILLINOIS REGISTERED LAND SURVEYOR NO. 3394



**SANITARY DISTRICT CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
I, \_\_\_\_\_, EXECUTIVE DIRECTOR OF THE WILLOWBROOK SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN PAID IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

**SPECIAL ASSESSMENT CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF WILLOWBROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

**BOARD OF TRUSTEES CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

**COUNTY RECORDER CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013, AT \_\_\_\_\_ O'CLOCK AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLAT \_\_\_\_\_ ON PAGE \_\_\_\_\_.

**COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO UNPAID FORFEITED SPECIAL ASSESSMENTS, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENT WHICH HAVE NOT BEEN PAID IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

<p><b>Thomas Surveying Ltd.</b> 8375 W. Higgins Road, Suite 950 Rosemont, IL 60018 TEL (847) 318-9790 FAX (847) 318-9192 www.thomassurveying.com</p>	<p>CLIENT:</p> <p><b>VILLAGE OF WILLOWBROOK</b> 7760 QUINCY STREET WILLOWBROOK, IL 60527</p>	<p>DRAWN: _____ CHKD: _____ DATE: 09/06/2013</p>	<p>TITLE:</p> <p><b>PLAT OF SUBDIVISION</b> WILLOWBROOK, ILLINOIS</p>	<p>PROJECT NO. 4199</p> <p>SHEET 1 OF 1</p> <p>DRAWING NO. 4199-POS.DGN</p>
	<p>NO. DATE NATURE OF REVISION CHKD. SCALE DATE</p> <p>FILE NAME #FILES</p>			