



Village Board Special Meeting September 8, 2016 6:00 p.m.

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Open Forum

Participants are advised that the Open Forum procedure is a privilege and should not be abused. Upon completing an Open Forum request form and submitting it to the Village Clerk before the commencement of the meeting, participants will be recognized and given a chance to speak. The time limit to speak is 3 minutes. If deemed necessary by the Village Board, the matter may be referred to Village Staff or may be placed on a future agenda for Board consideration.

All participants are expected to exercise common courtesy and follow any rules of order established or announced by the Village Board and/or Mayor. Candidates for local public office may not use this forum for campaign purposes.

5. New Business

a. 3500 Midwest Road - The Harp Group

Board to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

1. Map Amendment request to rezone from B-3 Special Business District to a Planned Development Overlay District in the underlying B-3 Special Business District with the following exceptions from the Zoning Code:
 - a) Exception to increase the maximum FAR for an 18 acre land area.
 - b) Exception to the minimum lot area required for a multiple family residential construction for an 18 acre land area.
2. Special Use Permit request to permit residential dwelling units in the B-3 Special Business District.
3. Zoning Code Variance request to increase the maximum number of signs permitted in the B-3 Special Business District for an 18 acre land area.
4. Preliminary Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.
5. Final Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.
6. Preliminary Plat of Subdivision approval for an 18 acre land area.
7. Planned Development Agreement.
8. Commercial masonry waiver request.

Background Of Subject Matter	Applicant is presenting a site plan to the Village Board that includes a ~65,000 square foot natatorium & a 6 story apartment building with 7 stories of parking & 250 units. 1781 parking spaces have been provided on site, meeting the zoning code.
Additional Background	Public hearings were held on 5/18, 6/15 & 8/17. A link is provided to the numerous memos, studies, documents, & public comments at this location: https://drive.google.com/folderview?id=0B3S10MBWNgiASDNVdzJaY3hhUVE&usp=sharing
Recommendation	Planning and Zoning Commission made a 3-4 recommendation for approval at the 3rd public hearing on 8/17, after discussing the Comprehensive Plan, appropriateness of additional multi-family housing, revisions to the proposal, and comments from the public
Type	Ordinance

Documents:

[HARP GROUP MEMO.PDF](#)

[2016-07-19 OBH SUBMISSION PACKET - RELEVANT PLANS FOR VB.PDF](#)

[OBJECTION PETITIONS - DAY ROBERT MORRISON.PDF](#)

6. Miscellaneous

7. Executive Session

This Board may adjourn to closed session to discuss matters so permitted and may act upon such matters upon returning to open session.

8. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting.

August 26, 2016

Jill H. Ziegler, AICP
Community Development Director
Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Re: Proposed development at 3500 Midwest Rd., Westmont, Illinois (“Property”)

Dear Ms. Ziegler:

INTRODUCTION

The Harp Group (“Harp”) is proud to present a future mixed use development, “World Class Westmont,” at the property commonly referred to as the Oak Brook Hills Resort, located at 3500 Midwest Rd. (the “Property”). As you know the Oak Brook Hills Hotel currently offers 386 rooms and suites, 42,000 sq. ft. of meeting and event space, an 18-hole championship golf course, indoor and outdoor swimming pools and numerous dining options. The Harp Group is currently seeking to improve the 18-acre area upon which the hotel sits and incorporate market-driven uses that will cohabitate successfully architecturally, culturally, and financially, with the resort hotel, conference center, restaurant, bar, and golf course.

By way of summary, the future development on the Property includes 250 luxury apartment units and a world-class natatorium which would be located north of the conference center and east of the new apartments respectively. The newly designed apartment building represents a significant decrease in the number of overall units by about 30% from the original plan. It includes an outdoor pool, coffee bar, a fitness center, community room, roof top garden green roof, business center and individual unit balconies. The interior garage has an area for car washes, electric vehicle charging stations, bike storage and repair. In addition, there will be incidental retail, ride share rentals, and cafes. There will also be shuttle buses running 24/7 connecting the resort to downtown Westmont and the train to Chicago.

The size of the units range between 600 sf. to 1250 sf. The unit mix will be as follows: (15) studios, (164) one bedrooms, (71) two bedrooms. The architecture and construction of the units will allow them to be converted to condominiums in the future pending favorable market conditions. The target market is empty nesters, mid-age single tenant families and millennials who seek to rent instead of owning, but who want a higher level of living with quality units and ample amenities.

The master plan keeps surface parking close to the hotel and conference center dual entries as well as to the public access for golf takeoff. The apartment complex is strategically located at the northern border and a natatorium at its eastern border, thereby creating a mini-town square with public parking centrally located for use by all. Circulation divides the on-site traffic (resort, apartment, and natatorium patrons) from the adjacent townhome neighbors. In lieu of stop signs, a new roundabout will direct on-site traffic patrons to the right, and adjacent townhome traffic to the left. Patrons for the apartments and the natatorium can split off to the left, via parking, and resort patrons can either drop off, valet, or self-park as they wish.

This component of the overall project incorporates a unique design and layout of high-end apartments surrounding a parking structure with 1285 parking spaces in addition to the 496 parking spaces serving the resort property. This “wrap around” design allows residents to park their cars on the same floor of their apartment. We have found this design to be favorably received in many communities.

THE TEXT AMENDMENT AND B-3 ZONING

On April 14, 2016, this Village Board approved a text amendment to allow residential uses in the existing B-3 Zoning District. The Village’s decision enables the consideration of the pending special use.

Importantly, this text amendment reflects the Village’s intent and understanding that residential uses can be appropriate in and adjacent to a business district. It reflects the appreciation that these two uses thrive together, especially in the B-3 which staff has recognized as an intense development area. As stated in the Village’s Zoning Code, the intent and purpose of the B-3 special development district is “to provide for the combining of hotel and/or motel, office, research and recreational uses in a unified development and to provide for secondary retail, *residential* and service uses to serve the development.” Moreover, the B-3 district is intended for “*increasing urbanization* and of growing demand for these kinds of land uses and to encourage innovations and variety in type, design and arrangement of such uses,” which is exactly what is being proposed by Harp. Indeed, many of the uses, such as office, allowed in the B-3 zoning district are more intense than that which is being proposed.

We appreciate the Plan Commission’s hard work and the thoroughness with which it reviewed our proposal. After months of hearings, their input made the project better for the community at large. That said, we believe that this Board now has an opportunity to create a unique destination for which the Village will become well known for in the state, region and country. The world class natatorium, and LEED-certified luxury apartments, will not only financially stimulate the immediate area but also the entire community.

Westmont’s approximate population of 25,000 is comprised of about 10,000 people between 18 and 44, the very demographic that will be attracted to the project. Not only does the target market include millennials but it also will include empty nesters, mid-age single tenant families among whom the trend is to rent and not purchase, and who desire a higher level of living with quality units and ample amenities. With this in mind, we believe that our project will only benefit the Village.

COMPREHENSIVE PLAN

The Village's Comprehensive Plan (the "Plan") is a guide, not a directive. Importantly, it "...provides guidelines by which the Planning and Zoning Commission and Village Board can review and evaluate private development proposals." To the extent the Village wishes to creatively deviate or consider portions of the Plan when evaluating a development project, it may do so. Opposing counsel inaccurately gave the Plan Commission the impression that the Plan is a mandate, which must be followed absolutely. His suggestion is simply wrong and misleading. A comprehensive plan is advisory and itself not to be construed to regulate or control the use of private property in any way. Plainly put, a zoning ordinance is law; a comprehensive plan is not. *Smart Growth Sugar Grove, LLC v. Village of Sugar Grove*, 375 Ill. App. 3d 780; 873 N.E.2d 20 (2nd Dist. 2007). A city council is bound by the City's zoning ordinance, not the comprehensive plan. Acting administratively, the city council is bound by the City's zoning ordinance, not the comprehensive plan. Thus, the city council's reliance on the comprehensive plan could not justify the decision to deny a special use permit. *City of Chi. Heights v. Living Word Outreach Full Gospel Church & Ministries*, 196 Ill. 2d 1; 749 N.E.2d 916; (Ill. Sp Ct. 2001)

Interestingly, there are some critical passages within the Plan which we bring to the Board's attention:

First, the Plan notes a higher demand for multifamily and single family housing, both for-sale and rental. It is the current demographic trend, along with the CBRE market analysis, that reinforces our confidence that the proposed apartments will succeed. In fact, high-end rental apartments with convenient parking are currently in high demand and are predicted to remain in high demand for the future. It also states that residents would like to see the community develop in a way that provides the Village of Westmont with a strong identity and sense of place. The proposed project accomplishes just that by creating a unique resort destination. By adopting the text amendment last April, the elected officials have made their position clear as to the appropriateness of additional residential housing in a mixed use area. Lastly, the Plan states that the future (and existing) land use for the property is Parks/Open Space, which it further defines as "private recreational area". In doing so, the Plan was clearly referring to the resort's golf course, not the current parking lot. As stated previously, this proposal does not include any development on the golf course and as previously stated, no such development will occur for at least the next 28 years, which is the current life of the lease on the golf course.

DENSITY

Too often "density" is considered as a negative feature. In fact, it is often the engine which drives and stimulates economic development. If we considered density in a vacuum without other contexts, we would not have office buildings, or thriving retail and commercial business as collaborative uses. In other words, density itself is not an adverse result. Nevertheless, in response to comments made at the previous public hearings, have reduced the total number of apartments by 76 units and the FAR from .95 to .86. We have further lowered the overall height of the building from 7 stories to 6, and lowered portions of the building from 7 floors to 6 floors with 3 floor wings. Moreover, we increased the open space per unit to 518 sf,

well in excess of Village requirements of 250 sf/unit. This is in contrast to some of the neighbors who have shown no willingness to compromise, offer an alternative site or even meet with us despite our several attempts to do so. Their steadfast intransigence has obstructed this development opportunity now before you. All of the Plan Commissioners, and even the attorney representing the neighboring association, recognized the positive nature of our changes. Indeed, had this property been developed as office buildings, as originally proposed and approved for many years ago, density and the FAR would have far exceed Harp's current proposal.

PARKING

The current plan is fully compliant with the Village's parking requirements and, in fact, has a surplus of about 100 spaces. Specifically, we have widened the deck and added parking to the roof and lower level of the apartment building. Where we were once arguably 700 spaces short, we have listened to the Plan Commission, sharpened our pencils, and designed a project where parking fully responds to the Commissioners' concerns and complies with (or even exceeds) Village code.

The Oak Brook Hills Resort currently has a surface parking lot, less than ideal in winter, that provides 979 parking spaces which will be modified with the proposed developments resulting in a net supply of 1,781 parking spaces. The apartments development will provide approximately 403 spaces for the 250 units, resulting in a parking ratio of over 1.5 spaces per unit. Excess parking in the garage will be available to visitors of the natatorium as well. 1,285 parking spaces in the garage will be sheltered from the inclement weather and not visible to guests or patrons. Attached please find a parking chart for your reference. Nonetheless, we have over 500 spaces of off-site parking which could be made available if necessary.

The Harp Group commissioned a parking and traffic analysis by KLOA Engineering, a copy of which has been provided to the Village. In summary, the analysis concludes that the proposed development will provide a sufficient number of parking spaces to accommodate its peak needs on a typical day and during meets at the natatorium. The 1,781 parking spaces will be adequate in accommodating the peak parking demand for the typical use of the resort, apartments and natatorium, even assuming that peak traffic occurs simultaneously with all uses and no overlap. Additionally, almost 75% of these spaces will be indoors, sheltered from the elements and out of public view.

THE NATATORIUM

The development will also include a world-class Natatorium at Westmont (the "Natatorium"), which will be host to local and regional swimming tournaments, public and private programming and will be used by the surrounding community. It will feature a two-pool swim complex. A 50-meter pool will be built to state-of-the-art technical specifications for competitions locally, regionally, and nationally. A 25-meter public pool will be open to help residents of Westmont and the local region learn to swim as a water safety lifetime skill and participate in swim team events and competition as a sport.

The Natatorium is possible because of the generosity of a foundation funded by the owners of Athletico (The Kaufmann Family Foundation), who are passionate about swimming as a sport and life safety skill for all residents. It is rare indeed where \$25.0 million in private funds

are available for a unique civic sports development. This Village has the opportunity at this time to add this civic sports venue to their existing cultural and sport facilities without the expenditure of any public funds for it or its required parking.

The Natatorium will have most of its activity on the main level. There is a mezzanine wrapping three sides of the pool with bleacher seating that will be used flexibly for competitive swimming and diving competitions, including swim meets for young swimmers in age group swimming to elder masters level swim meets for adults into their 90's. The location on the east side of the site was necessitated by the size of the optimal facility, which dictated its location to the east, as well as the flow of vehicular circulation on site.

A peak event would include a maximum of 800 swimmers and a total of 1,200 spectators at any one time. These events would take over the hotel and our 1,780 parking spaces (less the 530 for the apartments and retail) would leave 1,250 spaces available for the hotel and natatorium peak event.

By and large, and based upon the feedback from the community, the Natatorium has been well received. Importantly, we believe there is a significant synergy that will be created among the natatorium, apartments, retail, and the hotel uses. For instance, parents who drop off their kids may grab a coffee while waiting for their child's event to conclude. Overnight tournaments will accommodate visitors at the hotel. Those training for college or Olympic swimming events can rent one of the apartments. Moreover, large special events at the Natatorium will inevitably use the parking deck inside the apartment building. In the end, all of these uses go hand in hand with one another. In all, the natatorium will be a great asset to the Resort and to the Village at large. In fact, it is expected that it will create 15 – 19 permanent jobs, and the balance of the project will increase the number of jobs at the hotel and conference center from 183 to 250 during the summer months.

LEGAL ISSUES

In an effort to distract the Plan Commission from the core land use issues in this matter, and again mislead the Commissioners, the attorney representing the adjacent condominium association and its members referenced a reciprocal area access agreement between the Hotel Owner and The Oak Brook Hills Condominium Association property (the former Office Site). He did so in manner that caused confusion and perhaps trepidation on the part of the Plan Commission. He did so despite the fact that even though he submitted hundreds of pieces of paper to the Plan Commissioners just moments before the June 15, 2016 public hearing (and again most recently at the August 17, 2016), he casually omitted a critical recorded document that completely rebuts his claim. In particular, during the June 15, 2016 public hearing, counsel for the association, much to the consternation the Plan Commission Chairman, delivered a large binder of historical information relative to the resort and surrounding properties. Not only was it unfair to the Plan Commissioners to receive the untimely information that same day, but it was misrepresentative and disingenuous as it specifically omitted the 1995 Supplemental Easement Agreement. Doing so, was not only an act of disrespect to the public hearing process but an intended act of omission. Accordingly, an accurate and complete review of the Property is in order.

On November 19, 1984, pursuant to Ordinance No. 84-132, the Village of Westmont rezoned an approximate 144-acre site ("Subject Property") from R-2 to B-3 Special District ("B3") in order to enable the construction of a resort hotel, golf course and office development. The B-3 district's intent is to be used for high intensity development with abutting land uses. On October 18, 1985, an Easements, Covenants and Restrictions Agreement ("Agreement") was recorded relative to the Subject Property by and among LaSalle National Bank, Trust No. 109930 ("Hotel Owner"), and LaSalle National Bank, Trust No. 109925 ("Golf Course and Office Building Owner") (collectively the "Owners"). At the time, the Final Concept Plan included a hotel, located on the central western portion of the Subject Property, and (3) separate 10 story office buildings, located on the central east portion. The golf course surrounded the hotel and office buildings. The parking lot design was essentially a continuous lot with designated areas of parking for the hotel, golf and offices. Based on the intent of the B-3 district (which was for intense mixed use development), the intent of the Owners, and the circumstances at the time, the Easement Agreement was drafted, including the area access easement, which appears entirely logical for the Owners to grant upon each other the following perpetual *nonexclusive* easements and restrictions:

1. EASEMENTS

(a) Each Owner hereby grants to every other Owner for the mutual benefit of their respective Sites, perpetual non-exclusive **reciprocal** easements in, to, over and across their respective Sites for the following purposes:

(i) Construction, installation, operation, maintenance, repair renewal and replacement of the roads and other means of access identified as "Front Entrance Road Easement", "Access Road Easement", "Access Area Easement", "Emergency/Secondary Access Road Easement", on Exhibit B for ingress and egress to and from the sites of the Owners for the **passage of vehicles** (but in no event the parking thereof (except that Hotel patrons and staff may park in designated areas of the Access Area Easement)) and the **passage and accommodation of pedestrians**; provided, however, that ingress and egress over the Hotel Site for the benefit of the Office Building Site shall be limited to passenger motor vehicles and pedestrians..."

In approximately 1988, the Oak Brook Hills Assessment Plat was prepared and recorded for "tax assessment purposes only," delineating Parcel I (Hotel Site), Parcel II (Golf Course), and Parcel III (Office Building Site). The hotel and golf course were constructed as originally planned. However, the office development, which was to be constructed 5-10 years following the hotel and golf course, was not constructed. A new entity, The Gray Group, became subsequent owner of the Office Building Site and, in approximately 1991, met with the Village and began seeking rezoning of its 17 acre (Office Site) from B-3 to a R-4 Planned Unit Development overlay district for the proposed development of approximately 92 single-family residential

subdivision called The Fairway Homes of Oakbrook Hills. At the time, the Hotel Owner objected to the rezoning for a variety of reasons. However, the Village eventually approved the R-4 PD rezoning the location where the objectors now reside.

Ultimately, the matter ended up in Illinois Appellate Court and was addressed in *LaSalle National Bank Trust, N.A. v. Village of Westmont*, 264 Ill. App.3d 43(1994). The Court held that the proposed rezoning from B-3 to R-4 PD was unconstitutional. Additionally, the court held that the Easement Agreement rights still existed even though the proposed residential development was originally for the Office Site. Importantly, ***the Court concluded that because the Easement did not specifically address an intent to prohibit the use of the easement for residential development, the Easement therefore could be used for the residential development.*** *Id.* at 13.

What opposing counsel so blatantly omitted from his binder was what occurred thereafter. In particular, on October 20, 1995, a Supplemental Easements, Covenants and Restrictions Agreement (“Supplemental Agreement”) was recorded against the Subject Property. A copy of the Supplemental Agreement is attached hereto. The Supplemental Agreement provided for two (2) relevant provisions. First, pursuant to Section 3, Grant of Easement (b), the Office Building Owner granted to the Hotel Owner certain rights to encroach upon the Office Building Site. Second, and more importantly, (clearly in response to the *LaSalle National Bank Trust, N.A. v. Village of Westmont* decision), the following language was included in the Supplemental Easement:

4. Supplemental Covenants and Restrictions

(b) Notwithstanding anything to the contrary in the Easement Agreement, the Office Building Owner covenants and agrees that ***at no time shall the Office Building Site or any portion thereof be used for, nor shall there be constructed thereon, any residential dwelling of any type, including but not limited to any single or multi-family dwelling, any condominiums, apartments cooperative, townhouse, or any buildings or structures intended for residential dwelling, without in each instance the express written consent of the hotel Owner, which may be withheld in the Hotel Owner’s Sole discretions for any reason.*** [emphasis added]

The above language is especially relevant because it is a restriction placed on the Office Building Site (now the site of the Residences of Oak Brook townhomes), which requires “that in each instance” the Hotel Owner must provide express written consent for residential construction. Moreover, it is a covenant that restricts the site for residential use which—if such a covenant had existed in the original Easement Agreement—the court would have agreed with the Plaintiff’s contention that the Easement Agreement rights cannot be used for residential development. Here, the Hotel Owner has never provided, in each instance, any express written consent for the townhomes or single-family homes to be built. Had it, opposing counsel would have surely included it with his documents. Currently, there is residential construction occurring on the former Office Site which has not been approved, nor conforms with the Supplemental Covenants and Restriction cited above. Yet these are the same documents that opposing counsel uses to support his baseless allegations that certain structures cannot be building on the hotel’s

property. So the issue of easements ultimately indicates that there was no permission given for the residences which opposing counsel and his clients are trying to protect, nor were any of these residences properly approved. Thus, opposing counsel is attempting to enforce a specific provision of the 1985 Easement which is no longer enforceable. Not to mention, his clients are currently violating the enforceable 1995 Supplemental Easement.

Use of an easement is limited to the use that is reasonably necessary for the intended purpose of the easement when granted. See *Seymour v. Harris Trust & Sav. Bank*, 264 Ill. App. 3d 583. Illinois case law on the issue generally supports the notion that interpreting an easement requires an investigation into the intentions and circumstances of the parties at the time of the original grant. *Id.* It is clear from the language of both documents (1985 and 1995 Easements) that the intent and understanding of all parties involved the construction of *office* buildings, as opposed to a residential subdivision. Moreover, pursuant to the clear language in the 1995 Supplemental Easement, the said easements did not apply to residential use on the office site, and were strictly prohibited. The residential subdivision is contrary to the intentions and circumstances of the parties when the easement was granted and further supplemented. If the parties had known that a residential subdivision would eventually be built on parcel III, and that parcel III would be partially separated from the hotel parcel by wetlands, an easement providing an access area for motor vehicles and pedestrians over the hotel parking lot to Parcel III would not have made sense. Thus, it was contrary to the original intent and prohibited due to the 1995 Supplement.

While an easement owner is entitled to full enjoyment and every right connected to the enjoyment of the easement, the easement owner does not have a right to hamper the servient estate owner's control or use of the land by going beyond what is a reasonable use of the easement. *Doan v Allgood*, 310 Ill 381, 141 NE 779 (1923). Indeed, an easement owner is limited to using the easement only to benefit the land the easement was originally intended to benefit, and no other lands the easement owner may own. *Beloit*, 28 Ill 379, 192 NE2d 384; *Miller v Weingart*, 317 Ill 179, 147 NE 804 (1925).

Clearly, in this case, the use of Access Area Easement by the residential subdivision, which is cutoff from the Hotel Site by wetland and vegetation, can hardly be described as reasonably necessary and convenient for the intended purpose of the easement. There is no longer one continuous common parking lot. Furthermore, the residential subdivision has its own gated ingress and egress for motor vehicle and pedestrians. The objecting homeowners appear to suggest that they have some unlimited right to use the hotel property exclusively. They have failed to realize (or to inform the Village) that the Supplemental Easement provides the contrary.

PLANNED DEVELOPMENT

One of our requests is a map amendment to a planned development overlay district in the B-3 Zoning District. In an effort to clarify the record and better respond to some of the comments of the Plan Commissioners, we offer the following explanation.

In addition to the objectives prescribed in previous sections, the PD district is included in the zoning ordinance in order to achieve the following purposes:

- (A) To *encourage more creative design and development of land.*
- (B) To *promote variety in the physical development pattern* of the village.
- (C) To concentrate open space in more useable areas or to *preserve natural resources of the site.*
- (D) *To provide means for greater creativity and flexibility in environmental design than is provided under strict application of the requirements of other zoning districts, while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the Village of Westmont and its residents.*
- (E) To allow flexibility in development of land as necessary to *meet changes in technology and demand* what will be in the best interest of and consistent with the general intent of the comprehensive guide plan of the village.
- (F) To provide for the more *efficient allocation and maintenance by private initiative of useable open space to all residential and commercial areas* and to allow the most efficient use of public facilities and land in keeping with the best interests of the village.

In this instance, the proposed development does just that, as recognized by staff and most of the Planning and Zoning Commissioners. Indeed, many of them were very supportive of the intent, design and creativity of the plan. The associated waivers sought for proposed project are few and are reasonably requested in light of the uniqueness and scope of the project as discussed above.

FINANCIAL IMPACT

During the course of these proceeding, there has been little, if any dispute as to the extent of the positive financial impact the project will have on the Village and other taxing districts. Specifically, by the time the project is fully mature in 2022, over \$1.4 million in additional real estate taxes will be generated from the development every year, with approximately \$1.0 million annually directed to the local school district which has been unable over the past three years to successfully attain additional funding through referendum (despite seeing EAV's drop 25% since 2008). Needless to say, the positive economic impact is significant to the Village and related taxing districts, while any burdens are limited, at best.

To the extent that there was discussion regarding the potential negative impact of the development upon the adjacent residences, we would like to reiterate that the expert testimony provided did not suggest any specific, or even range of an appreciable negative impact on the home values. In fact, much of the objector's opinions were based upon "comparables" that were nothing close to the resort property as well as conjecture. Moreover, in light of concerns that the proposed structures would be unattractive or that they would be too close to their homes, we would draw attention to the rendering and fly-over video we provided, which shows that the development is almost totally occluded by existing vegetation, and well removed from the homes in question. The apartments are 280 feet from the nearest residence, almost a football field in length away. Moreover, the natatorium, which is comparable in height to the neighboring

residences, is separated by a 50' heavily landscaped berm with a fence on the resort side and a 15' setback on the townhome side. To the extent those owners are critical of the location of the natatorium or residential building, it is interesting to note that they have never complained about the height of the hotel, which is 55' higher than the apartment building. In fact, they live in a general residence zoning district (R-4). All of this takes us back to a group of objectors who refused to meet with us, presented incomplete, untimely and misrepresentative materials, and whose "not in my backyard" arguments appear hollow and contradictory.

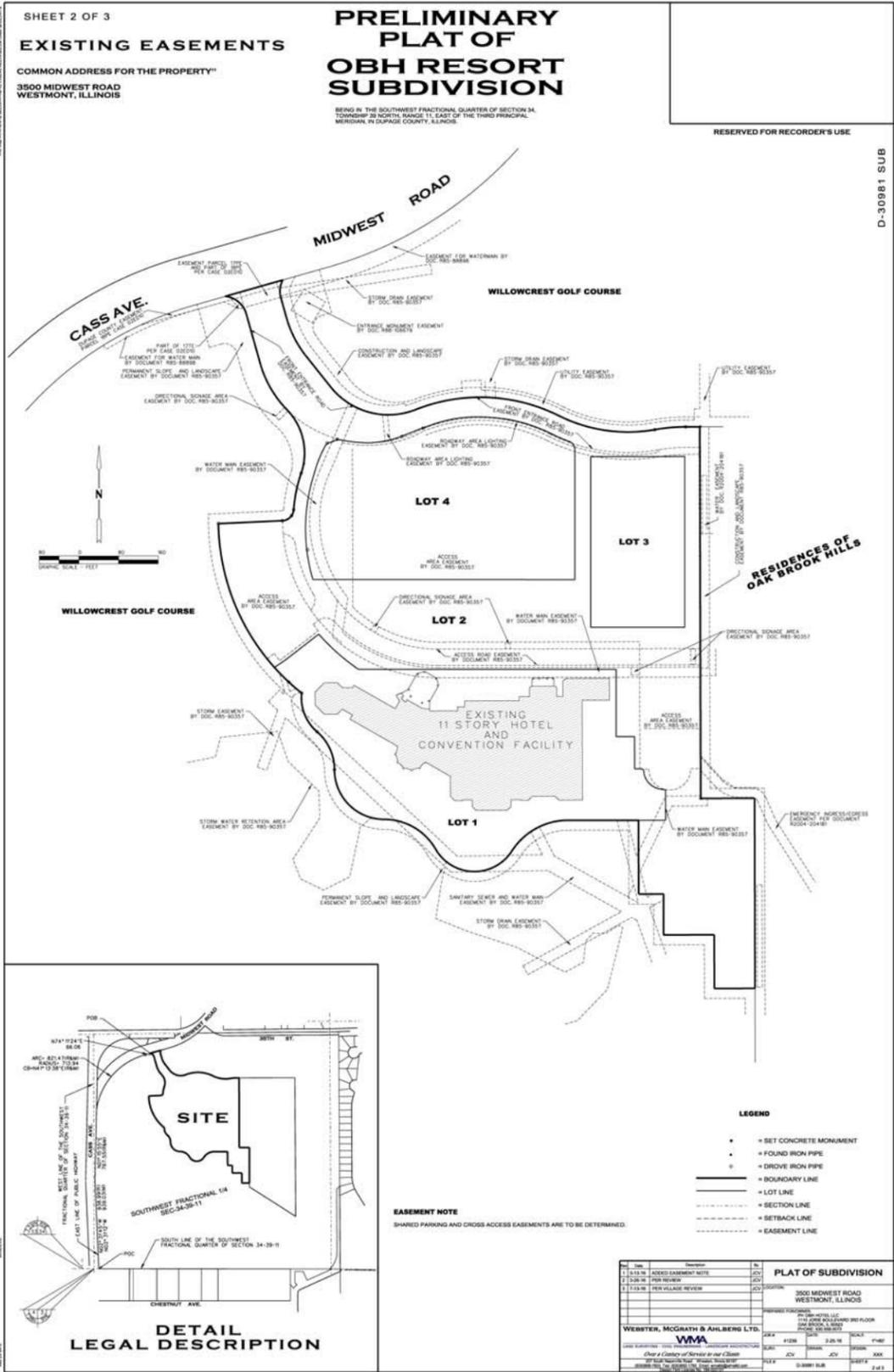
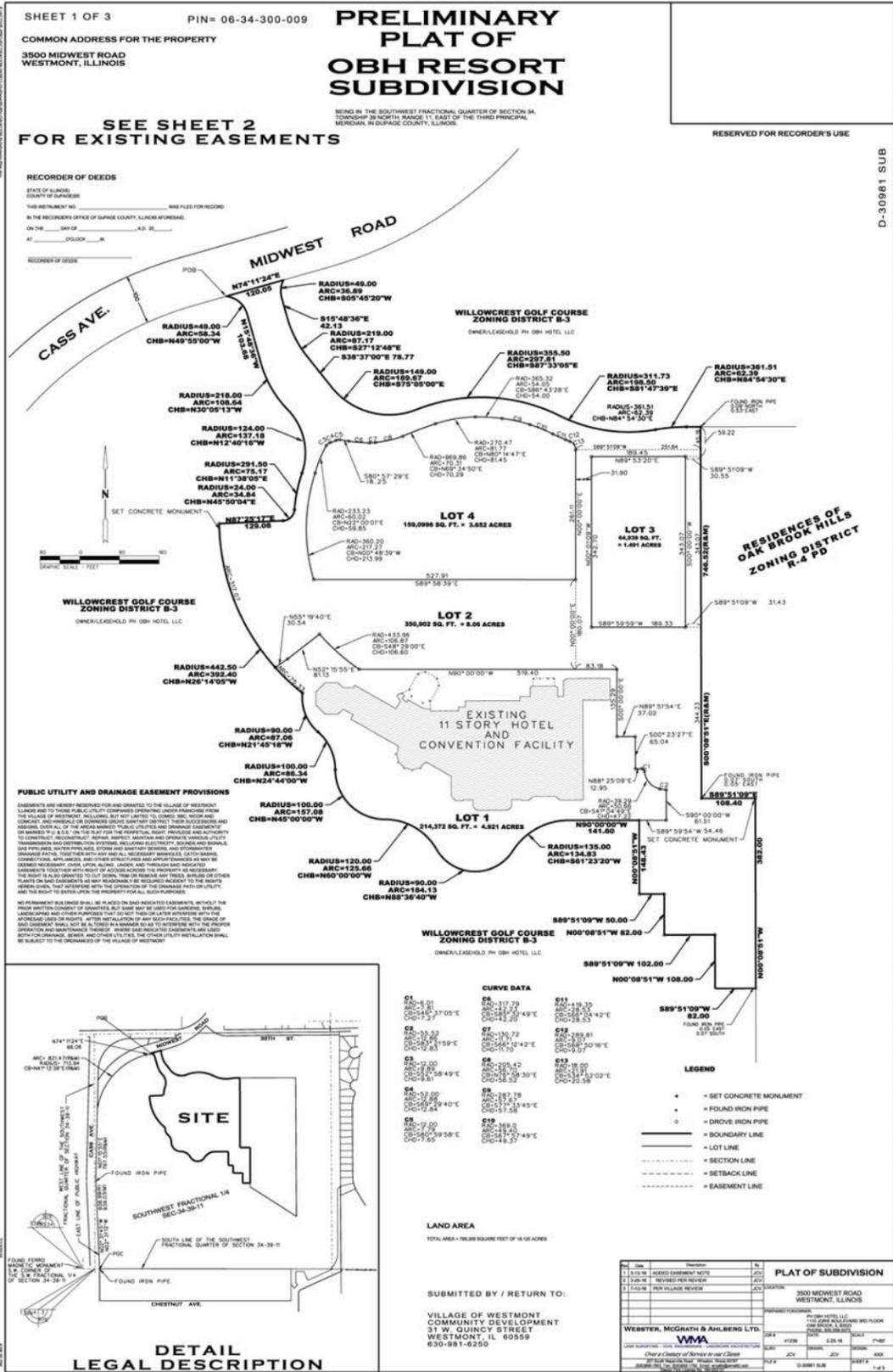
MISCELLANEOUS COMMENTS

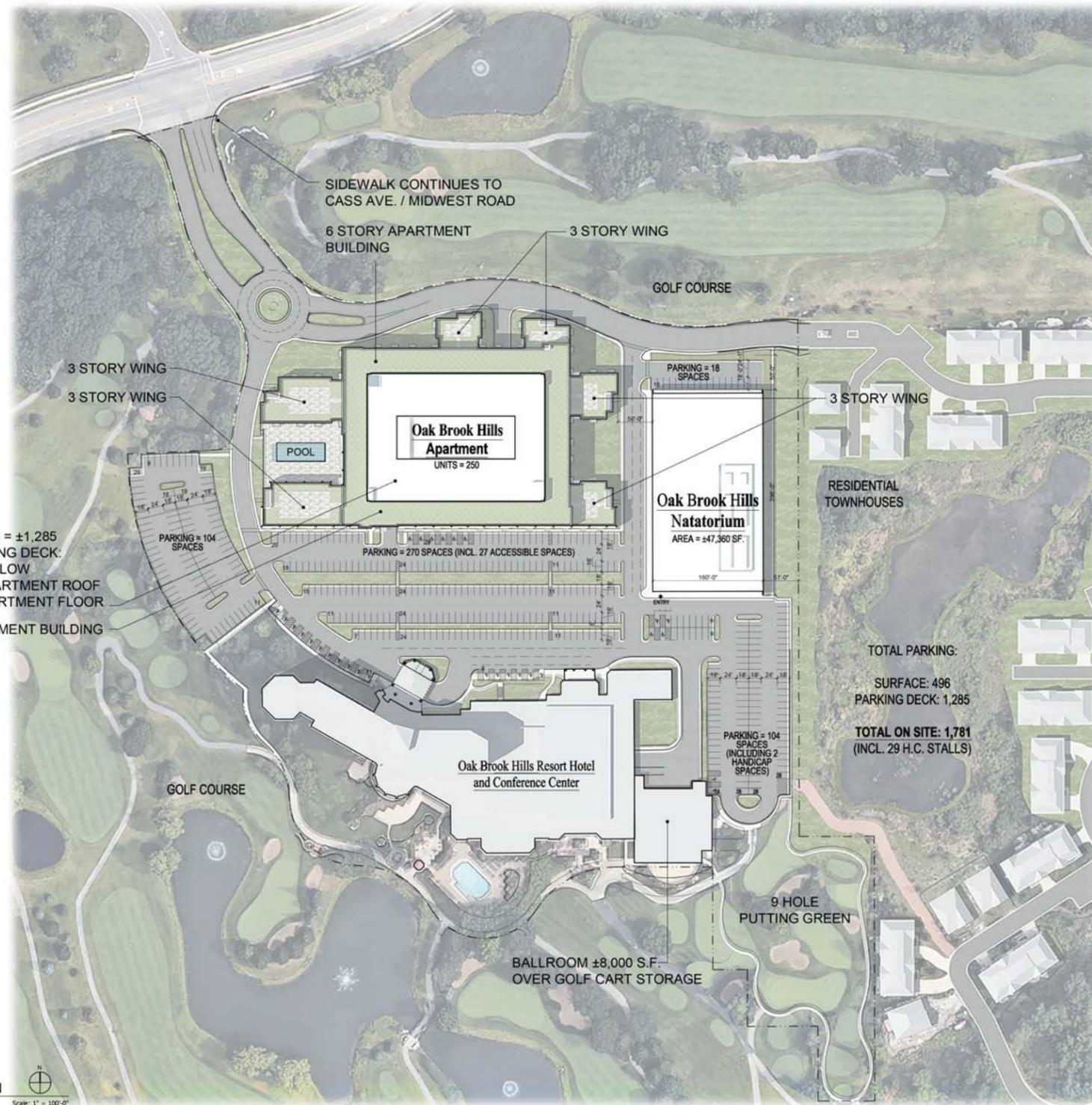
The proposed development offers this Village a tremendous opportunity that does not come often. It offers a mixed-use development with extraordinary benefits including a world class Natatorium that will be one-of-kind in the State, if not the Midwest. It offers a sense of place and community where retail residential and active uses will create a dynamic and beautiful mixed use development. In so doing, it makes use of private dollars, without any aid or financial assistance from the Village (which is so often the case with large projects). Finally, this mixed-use development will contribute significant financial tax revenue to the Village. We look forward to appearing before the Village on September 8, 2016. To further assist the Board at that time, we will present our team consultants and a brief video.

Sincerely,



Daniel C. Shapiro
Attorney for The Harp Group, Inc.





DECK PARKING = ±1,285
 9 STORY PARKING DECK:
 1 LEVEL BELOW
 1 LEVEL OPEN AT APARTMENT ROOF
 1 LEVEL AT EACH APARTMENT FLOOR
 6 STORY APARTMENT BUILDING

PROPOSED SITE PLAN
 Scale: 1" = 100'-0"

World Class Westmont Parking Analysis

	Zoning	OBH Team Together	Comments
Hotel	one per room	965	965 as required by Westmont
Conference Center		included in above hotel	included in above hotel
Restaurant	one per 100sf	included in above hotel	included in above hotel
Employees	no guideline	included in above hotel	included in above hotel
Golf	no guideline	included in above hotel	included in above hotel
Natorium	one per five seats	280	1200 bleachers plus 200 participants divided by 5 per Westmont code
Apartments	1 per eff, 1.5 per 1bdm, 2 per 2 bdrm	403	per Westmont code
Guests			
Retail	one per 600 sf	30	per Westmont code
Parking Required		1678	
Parking Provided		1781	all parking provided on site
Difference		103	

	Units	Parking	Percentage
Efficiency	15	15	6%
One bed	164	246	66%
Two bed	71	142	28%
Totals	250	403	100%

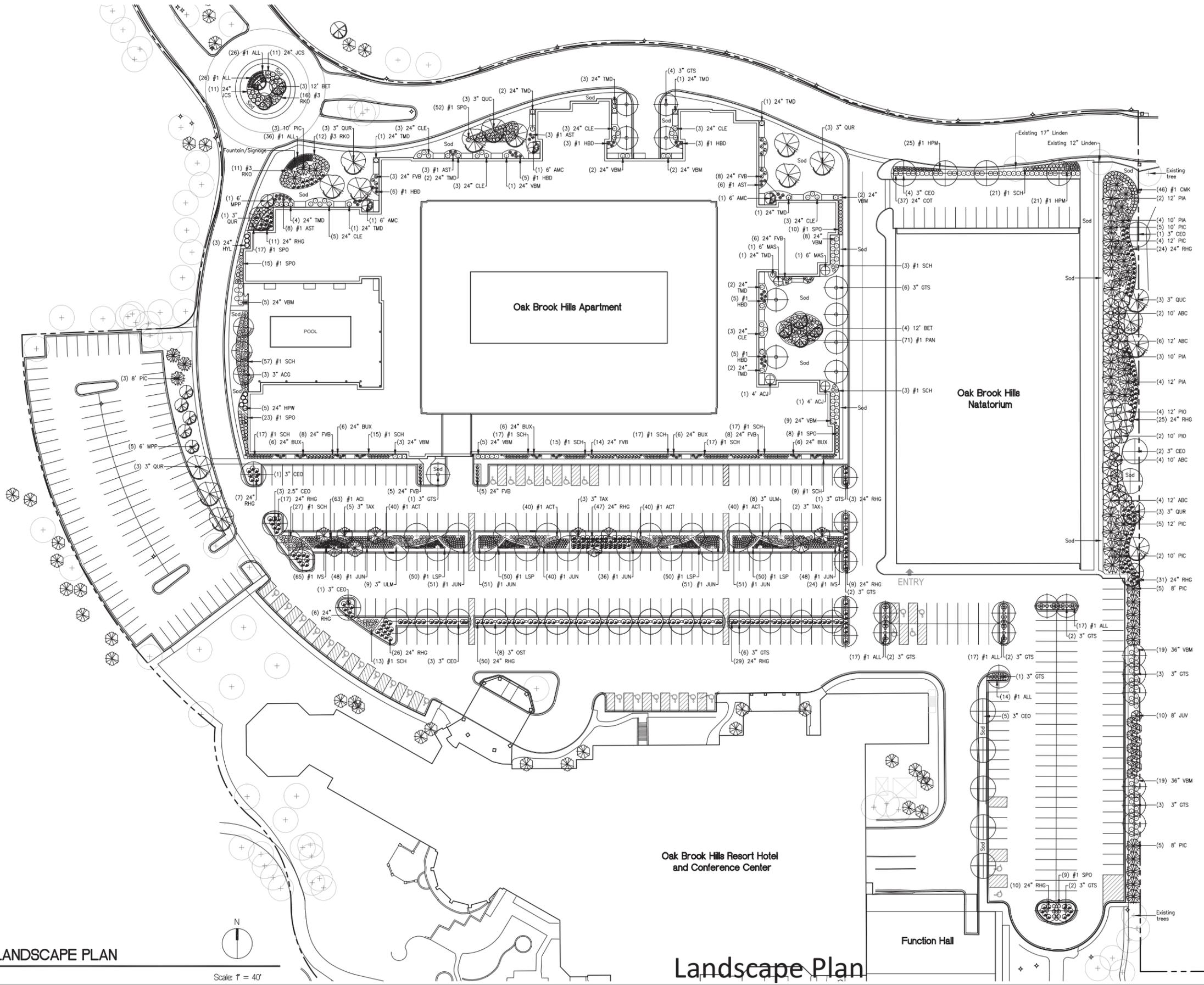
Oakbrook Hills Resort FAR Calculations per site and total

Plats	Area of Plat	Acres of Plat	Footprint of Bldg	Area of Bldg	Open area	FAR	Open Space per Apt	Notes
Hotel	1	214,372	4.921	83,710	308,800	130,662	1.44	Existing building
Parking	2	350,902	8.06	0	0	350,902	0.00	No building, parking on grade
Natorium	3	64,939	1.491	47,360	60,000	17,579	0.92	Natorium plat bldg footprint plus sidewalks and parking
Apartments	4	159,096	3.652	113,658	313,000	129,646	1.97	518.584 Site area minus parking plus 250 50sf balconies green roof inclu
Subtotals		789,309	18.124	244,728	681,800	628,789	0.86	
Golf Course		4,791,930	110	0	0	4,791,930	0.00	Part of Oakbrook Hills Resort B-3 Parcel

Proposed Site Plan

OAK BROOK HILLS
 APARTMENTS AND ATTACHED PARKING STRUCTURE
 Westmont, Illinois

July 18, 2016



LANDSCAPE PLAN

Scale: 1" = 40'

Landscape Plan

Plant List						
Shade Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACG	3	3"		<i>Acer gresium</i>	Paperbark Maple	BB
CEO	20	3"		<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Common Hackberry	BB
GTS	35	3"		<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honeylocust	BB
OST	8	3"		<i>Ostrya virginiana</i>	Ironwood/American Hophornbeam	BB
QUC	6	3"		<i>Quercus muhlenbergii</i>	Chinquapin Oak	BB
OUR	13	3"		<i>Quercus rubra</i>	Red Oak	BB
TAX	10	3"		<i>Taxodium distichum</i>	Bald Cypress	BB
ULM	17	3"		<i>Ulmus</i> x <i>'Morton Glossy'</i>	Triumph Elm	BB
Ornamental Trees						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
ACI	2	4'		<i>Acer palmatum</i> 'Dissectum'	Japanese Maple	BB/Clump
AMC	3	6'		<i>Amelanchier canadensis</i>	Shadblow Serviceberry	BB/Clump
BET	7	12'		<i>Betula nigra</i>	River Birch	BB/Clump
MAS	2	6'		<i>Magnolia siliata</i> 'Royal Star'	Royal Star Magnolia	BB/Clump
MPP	6	6'		<i>Mulius</i> 'Purple Prince'	Purple Prince Crabapple	BB/Clump
Evergreen Trees						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
ABC	6	10'		<i>Abies concolor</i>	Concolor Fir	BB
ABC	10	12'		<i>Abies concolor</i>	Concolor Fir	BB
JUV	10	8"		<i>Juniperus virginiana</i>	Eastern Redcedar	BB
PIA	7	10'		<i>Picea abies</i>	Norway Spruce	BB
PIA	4	12'		<i>Picea abies</i>	Norway Spruce	BB
PIC	13	8"		<i>Picea pungens</i>	Colorado Green Spruce	BB
PIC	10	10'		<i>Picea pungens</i>	Colorado Green Spruce	BB
PIC	9	12'		<i>Picea pungens</i>	Colorado Green Spruce	BB
PIO	2	10'		<i>Picea omorika</i>	Serbian Spruce	BB
PIO	4	12'		<i>Picea omorika</i>	Serbian Spruce	BB
Shrubs						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
BUX	30	24"		<i>Buxus</i> x <i>microphylla</i> 'Glencoe'	Chicagoland Green Boxwood	BB
CLE	23	24"		<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	BB
COT	37	24"		<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	BB
FVB	57	24"		<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Dwarf Forsythia	BB
HPW	5	24"		<i>Hydrangea paniculata</i> 'Pinky Winky'	Pinky Winky Hydrangea	BB
HYL	3	24"		<i>Hydrangea paniculata</i> 'LimeLight'	LimeLight Hydrangea	BB
JCS	22	24"		<i>Juniperus chinensis</i> var. <i>sargentii</i>	Sargent Juniper	BB
RHG	295	24"		<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	BB
RKO	39	#3		<i>Rosa</i> 'RADcon'	Pink Knock Out Rose	Container
TMD	21	24"		<i>Taxus</i> x <i>media</i> 'Densiformis'	Dense Yew	BB
VBM	37	24"		<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	BB
VBM	38	36"		<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	BB
Perennials and Ornamental Grasses						
Key	Qty.	Size	Botanical Name	Common Name	Remarks	
ACI	63	#1		<i>Asclepias incarnata</i>	Swamp Milkweed	Container
ACT	160	#1		<i>Asclepias tuberosa</i>	Butterfly Weed	Container
ALL	127	#1		<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	Container
AST	20	#1		<i>Astilbe chinensis</i> 'Pumila'	Pumila Astilbe	Container
CMK	46	#1		<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	Container
HBD	27	#1		<i>Hosta</i> 'Big Daddy'	Big Daddy Hosta	Container
HPM	46	#1		<i>Hemerocallis</i> 'Pardon Me'	Pardon Me Daylily	Container
IVS	89	#1		<i>Iris virginica</i> 'shrevei'	Blue Flag Iris	Container
JUN	376	#1		<i>Juniperus torreyi</i>	Torrey's Rush	Container
LSP	200	#1		<i>Liatris spicata</i>	Marsh Blazing Star	Container
PAN	71	#1		<i>Panicum virgatum</i>	Switch Grass	Container
SCH	239	#1		<i>Schizachyrium scoparium</i>	Little Bluestem	Container
SPO	143	#1		<i>Sporobolus heterolepis</i>	Prairie Dropseed	Container

- ◆ T/ COPING
EL: +77'-0"
- ◆ T/ ROOF DECK
EL: +65'-0"
- ◆ T/ 6TH FLOOR
EL: +53'-9"
- ◆ T/ 5TH FLOOR
EL: +43'-0"
- ◆ T/ ROOF DECK
EL: +32'-9"
- ◆ T/ 4TH FLOOR
EL: +32'-3"
- ◆ T/ 3RD FLOOR
EL: +21'-6"
- ◆ T/ 2ND FLOOR
EL: +10'-9"
- ◆ T/ GROUND FLOOR
EL: 0'-0" (764.00)
- ◆ T/ LOWER LEVEL FLOOR
EL: -11'-0" (753.00)



2 NORTH ELEVATION
Scale: 1"=20'-0"

- ◆ T/ COPING
EL: +77'-0"
- ◆ T/ ROOF DECK
EL: +65'-0"
- ◆ T/ 6TH FLOOR
EL: +53'-9"
- ◆ T/ 5TH FLOOR
EL: +43'-0"
- ◆ T/ ROOF DECK
EL: +32'-9"
- ◆ T/ 4TH FLOOR
EL: +32'-3"
- ◆ T/ 3RD FLOOR
EL: +21'-6"
- ◆ T/ 2ND FLOOR
EL: +10'-9"
- ◆ T/ GROUND FLOOR
EL: 0'-0" (764.00)
- ◆ T/ LOWER LEVEL FLOOR
EL: -11'-0" (753.00)



1 SOUTH ELEVATION
Scale: 1"=20'-0"

Elevations

OAK BROOK HILLS
APARTMENTS AND ATTACHED PARKING STRUCTURE
Westmont, Illinois

July 18, 2016



- T/ COPING
EL: +77'-0"
- T/ ROOF DECK
EL: +65'-0"
- T/ 6TH FLOOR
EL: +53'-9"
- T/ 5TH FLOOR
EL: +43'-0"
- T/ ROOF DECK
EL: +32'-9"
- T/ 4TH FLOOR
EL: +32'-3"
- T/ 3RD FLOOR
EL: +21'-6"
- T/ 2ND FLOOR
EL: +10'-9"
- T/ GROUND FLOOR
EL: 0'-0" (764.00)
- T/ LOWER LEVEL FLOOR
EL: -11'-0" (753.00)

2 EAST ELEVATION
Scale: 1"=20'-0"



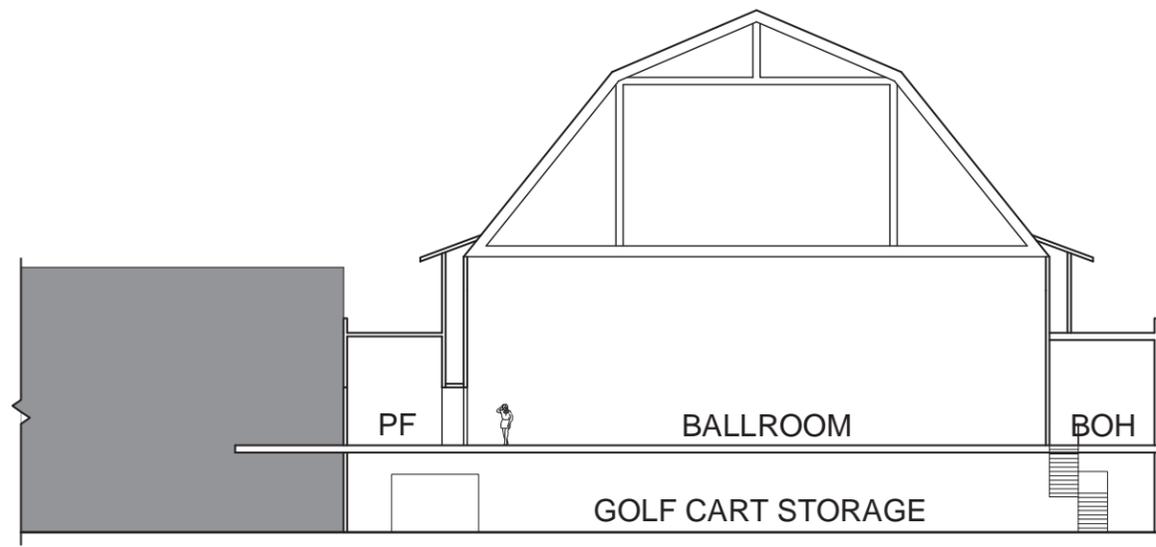
- T/ COPING
EL: +77'-0"
- T/ ROOF DECK
EL: +65'-0"
- T/ 6TH FLOOR
EL: +53'-9"
- T/ 5TH FLOOR
EL: +43'-0"
- T/ ROOF DECK
EL: +32'-9"
- T/ 4TH FLOOR
EL: +32'-3"
- T/ 3RD FLOOR
EL: +21'-6"
- T/ 2ND FLOOR
EL: +10'-9"
- T/ GROUND FLOOR
EL: 0'-0" (764.00)
- T/ LOWER LEVEL FLOOR
EL: -11'-0" (753.00)

1 WEST ELEVATION
Scale: 1"=20'-0"

Elevations

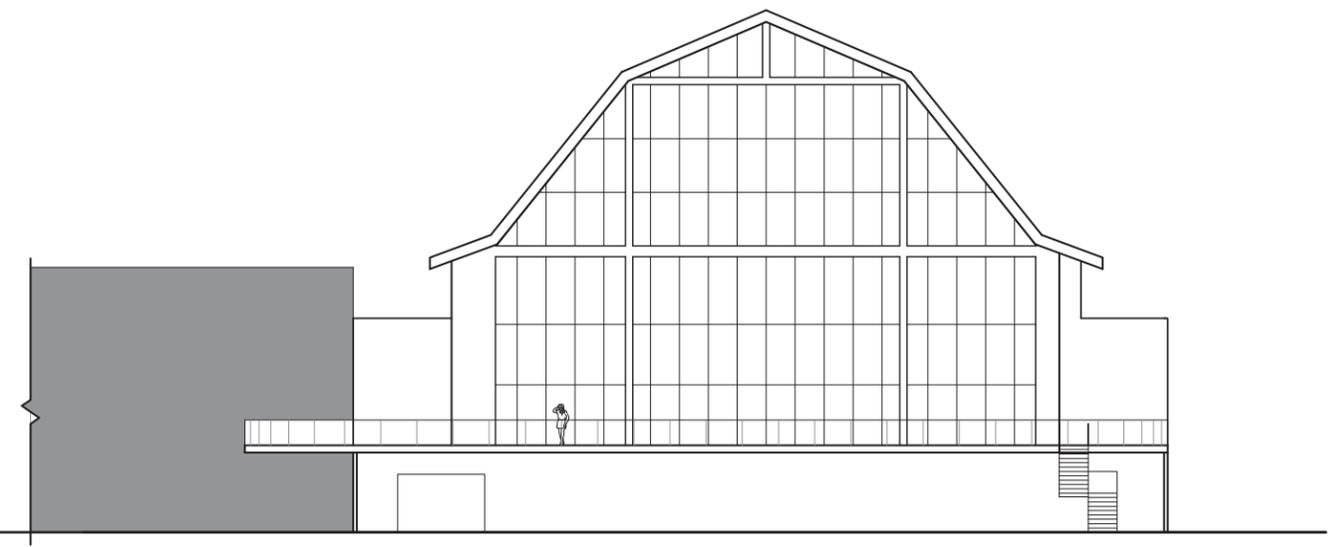
OAK BROOK HILLS
APARTMENTS AND ATTACHED PARKING STRUCTURE
Westmont, Illinois

July 18, 2016



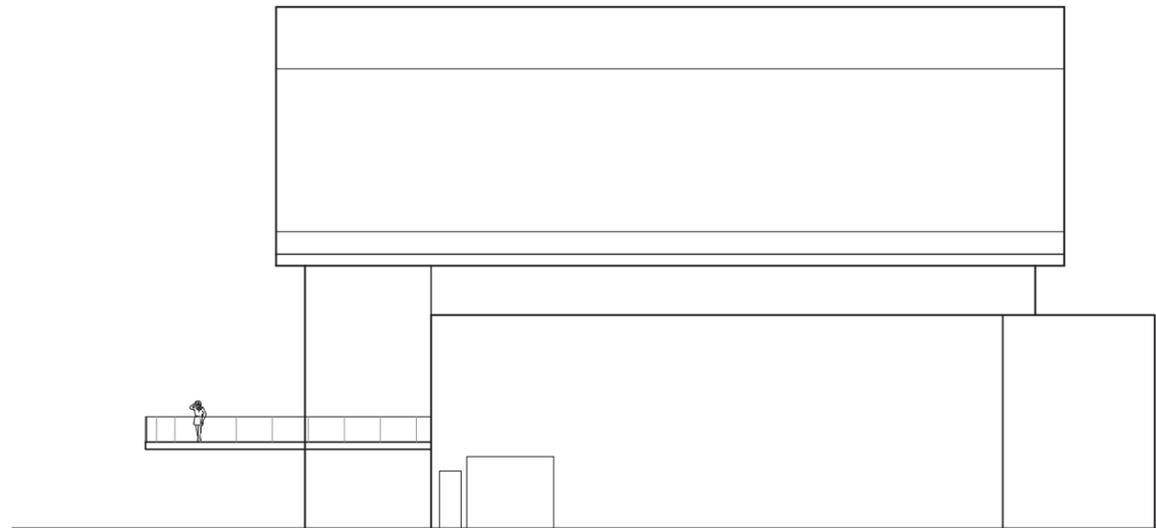
SECTION

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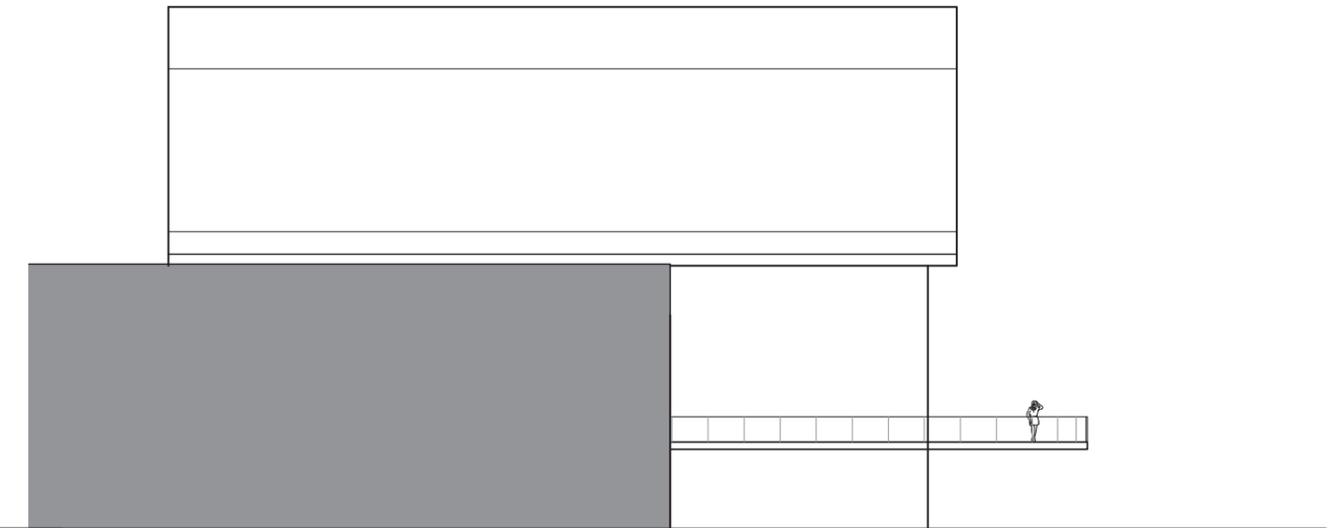
SOUTH ELEVATION

Scale: NTS.



EAST ELEVATION

Scale: NTS.



WEST ELEVATION

Scale: NTS.

New Ballroom

OAK BROOK HILLS
 APARTMENTS AND ATTACHED PARKING STRUCTURE
 Westmont, Illinois

July 18, 2016

FMC AQUATIC OPPORTUNITIES

NATATORIUM AT OAK BROOK HILLS

Oak Brook Hills Resort & Conference Center 3500 Midwest Road

Oak Brook, IL 60523

EXTERIOR RENDERING



SCHEDULE OF DRAWINGS	SCHEDULE OF DRAWINGS
<p>GENERAL DRAWINGS</p> <p>G-001 EXTERIOR RENDERING, SITE LOCATION MAP, AND SCHEDULE OF DRAWINGS</p> <p>G-002 SYMBOL LEGEND, ABBREVIATIONS, GENERAL NOTES, AND TYPICAL MEASUREMENTS</p> <p>CONSTRUCTION DRAWINGS</p> <p>C-100 COVER SHEET</p> <p>C-101 OVERALL SITE PLAN</p> <p>C-102 DEMOLITION PLAN FOR OVERALL OAK BROOK HILLS DEVELOPMENT (BY OTHER)</p> <p>C-103 GRADING PLAN</p> <p>C-104 STORMWATER POLLUTION PREVENTION PLAN</p> <p>C-105 STORMWATER POLLUTION PREVENTION PLAN SPECIFICATIONS AND DETAILS</p> <p>C-106 UTILITY PLAN</p> <p>C-107 SANITARY SEWER PROFILE</p> <p>C-108 GEOMETRY AND FINISH PLAN</p> <p>C-109 CONSTRUCTION DETAILS</p> <p>C-110 CONSTRUCTION DETAILS</p> <p>C-111 CONSTRUCTION DETAILS</p> <p>C-112 CONSTRUCTION DETAILS</p> <p>C-113 CONSTRUCTION DETAILS</p> <p>C-114 PROJECT SPECIFICATIONS</p> <p>STRUCTURAL DRAWINGS</p> <p>S-000 GENERAL NOTES & SCHEDULES</p> <p>S-001 SPECIAL INSPECTIONS</p> <p>S-002 ELEVATIONS</p> <p>S-100 FOUNDATION PLAN</p> <p>S-101 FIRST FLOOR FRAMING PLAN</p> <p>S-102 SECOND FLOOR FRAMING PLAN</p> <p>S-103 ROOF FRAMING PLAN</p> <p>S-200 FOUNDATION DETAILS</p> <p>S-300 FRAMING DETAILS</p> <p>ARCHITECTURAL DRAWINGS</p> <p>A-100 LOWER LEVEL FLOOR PLAN, SYMBOLS, LEGEND, AND NOTES</p> <p>A-101 FIRST FLOOR PLAN, SYMBOLS, LEGEND, AND NOTES</p> <p>A-102 SECOND FLOOR PLAN, SYMBOLS, LEGEND, AND NOTES</p> <p>AF-101 FIRST FLOOR FINISH PLAN, ROOM FINISH SCHEDULE, GENERAL NOTES, FIRST LEGEND, FINISH PLAN LEGEND</p> <p>AF-102 SECOND FLOOR FINISH PLAN, ROOM FINISH SCHEDULE, GENERAL NOTES, FIRST LEGEND, FINISH PLAN LEGEND</p> <p>AC-100 LOWER LEVEL REFLECTED CEILING PLAN</p> <p>AC-101 FIRST FLOOR REFLECTED CEILING PLAN</p> <p>AC-102 SECOND FLOOR REFLECTED CEILING PLAN</p> <p>AR-101 ROOF PLAN</p> <p>A-201 WEST, SOUTH AND PANEL EXTERIOR ELEVATIONS</p> <p>A-202 EAST, NORTH AND PANEL EXTERIOR ELEVATIONS</p> <p>A-210 INTERIOR ELEVATIONS</p> <p>A-211 INTERIOR ELEVATIONS</p> <p>A-212 INTERIOR ELEVATIONS</p> <p>A-213 INTERIOR ELEVATIONS</p> <p>A-214 INTERIOR ELEVATIONS</p> <p>A-301 BUILDING SECTIONS</p> <p>A-311 WALL SECTIONS</p>	<p>A-312 WALL SECTIONS</p> <p>A-313 WALL SECTIONS</p> <p>A-401 ENLARGED FLOOR PLAN</p> <p>A-402 ENLARGED STAIR PLAN</p> <p>A-403 SECTION DETAILS</p> <p>A-404 TYPICAL ROOF DETAILS</p> <p>A-405 CASEWORK, DOOR AND FRAME DETAILS</p> <p>MECHANICAL DRAWINGS</p> <p>M-001 MECHANICAL GENERAL NOTES AND SYMBOLS</p> <p>M-100 LOWER LEVEL MECHANICAL FLOOR PLAN</p> <p>M-101 FIRST FLOOR MECHANICAL PLAN</p> <p>M-102 MECHANICAL MECHANICAL PLAN</p> <p>M-103 MECHANICAL ROOF PLAN</p> <p>M-201 MECHANICAL DETAILS</p> <p>M-202 MECHANICAL SCHEDULES</p> <p>M-203 MECHANICAL SCHEDULES</p> <p>M-204 MECHANICAL SCHEDULES</p> <p>M-205 TEMPERATURE CONTROLS DIAGRAM</p> <p>PLUMBING DRAWINGS</p> <p>P-001 PLUMBING SYMBOLS, DETAILS, NOTES, SCHEDULES</p> <p>P-100 LOWER LEVEL PLUMBING PLAN</p> <p>P-101 FIRST FLOOR PLUMBING PLAN</p> <p>P-102 MECHANICAL PLUMBING PLAN</p> <p>P-103 PLUMBING ROOF PLAN</p> <p>ELECTRICAL DRAWINGS</p> <p>E-001 ELECTRICAL GENERAL NOTES AND SYMBOLS</p> <p>E-100 COMPOSITE LOWER LEVEL LIGHTING PLAN</p> <p>E-101 COMPOSITE FIRST FLOOR LIGHTING PLAN</p> <p>E-102 COMPOSITE SECOND FLOOR LIGHTING PLAN</p> <p>EP-100 COMPOSITE LOWER LEVEL ELECTRICAL PLAN</p> <p>EP-101 COMPOSITE FIRST FLOOR ELECTRICAL PLAN</p> <p>EP-102 COMPOSITE SECOND FLOOR ELECTRICAL PLAN</p> <p>EP-103 COMPOSITE ROOF ELECTRICAL PLAN</p> <p>E-401 FIRE ALARM DETAILS</p> <p>E-601 SIGNAL LINE DIAGRAM & SCHEDULES</p> <p>FIRE PROTECTION DRAWINGS</p> <p>F-001 FIRE PROTECTION SYMBOLS, NOTES, DETAILS, PLAN</p> <p>AQUATIC DRAWINGS</p> <p>PL-000 OVERALL AQUATIC PLAN</p> <p>PL-101 GENERAL DETAILS AND SCHEDULES</p> <p>PL-102 STRUCTURAL</p> <p>PL-103 ADA DETAILS</p> <p>PL-110 POOL A - 50 METRE POOL PLAN AND DIMENSION PLAN</p> <p>PL-111 POOL A - 50 METRE POOL SECTION AND DETAILS</p> <p>PL-112 POOL A - 50 METRE POOL DETAILS</p> <p>PL-113 POOL A - 50 METRE POOL COURSE LAYOUTS</p> <p>PL-114 POOL A - 50 METRE POOL COURSE LAYOUTS</p> <p>PL-120 POOL B - WARM UP POOL PLAN</p> <p>PL-201 GENERIC PIPING DETAILS</p> <p>PL-400 MECHANICAL PLAN</p> <p>PL-401 MECHANICAL DETAILS</p> <p>PL-402 MECHANICAL DETAILS</p> <p>PL-403 MECHANICAL DETAILS</p> <p>PL-440 REGENERATIVE MEDIA ISOMETRIC</p> <p>PL-410 POOL A - MECHANICAL SCHEMATIC</p> <p>PL-420 POOL B - MECHANICAL SCHEMATIC</p>

LEGAT ARCHITECTS

SUSTAINABILITY | PERFORMANCE | DESIGN

FMC
AQUATIC
OPPORTUNITIES

NATORIUM AT
OAK BROOK
HILLS

Oak Brook Hills Resort &
Conference Center 3500 Midwest
Road
Oak Brook, IL 60523

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Oak Brook, IL 60523
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Rosemont, IL 60018
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LARSON ENGINEERING
1488 Bond Street
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F. 630.357.0164
www.larsoneng.com

AMSCO ENGINEERING
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Downers Grove, IL 60515
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F. 630.515.1583
www.amco.com

WATER TECHNOLOGY INC.
100 Park Avenue P.O. Box 614
Bever Dam, WI 53916
P. 920.867.7375
www.watertechnologyinc.com

TITLE OF RELEASE
DESIGN DEVELOPMENT CHECK SET

DATE OF ISSUE
07.13.2016

ARCHITECT'S PROJECT NUMBER
216061.00

SIGNATURE _____

DATE _____

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER 216061.00
DATE OF ISSUE 07.13.2016
DRAWN BY BC
CHECKED BY MR

EXTERIOR RENDERING,
SITE LOCATION MAP,
AND SCHEDULE OF
DRAWINGS

G-001
DESIGN DEVELOPMENT

Day Robert & Morrison, P.C.

ATTORNEYS AT LAW

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Suite 365
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SCOTT M. DAY
RACHEL K. ROBERT
CHRISTINA M. MORRISON

ROBERT G. BLACK
KELLI M. SMITH
Of Counsel



August 30, 2016

Via Hand Delivery

Virginia Szynski
Village Clerk
Village of Westmont
31 W. Quincy Street
Westmont, Illinois 60559

Via Certified Mail

Daniel C. Shapiro
Dan Shapiro Law, LLC
3663 Woodhead Drive
Northbrook, Illinois 60062

Via Certified Mail

The Harp Group, Inc.
Attn. Peter Dumon
601 Oakmont Lane
Suite 420
Westmont, Illinois 60559

RE: Village of Westmont/The Harp Group, Inc. / Oak Brook Hills Resort (PZ 16-011)
3500 Midwest Rd., Oak Brook, IL 60523
P.I.N.: 06-34-300-009
Objection Petitions

Dear Clerk Szynski, Mr. Shapiro and Mr. Dumon:

As you know, our office represents The Residences of Oak Brook Hills Condominium Association (the "Association"). This letter is being sent to you pursuant to Article 11, Division 13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14) which states the following:

In case of a written protest against any proposed amendment of the regulations or districts, signed and acknowledged by the owners of 20% of the frontage proposed to be altered, or by the owners of 20% of the frontage immediately adjoining or across an alley therefrom, or by the owners of the 20% of the frontage directly opposite the frontage proposed to be altered, is filed with the clerk of the municipality, **the amendment shall not be passed except by a favorable vote of two-thirds of the aldermen or trustees of the municipality then holding office.** In such cases, a copy of the written protest shall be served by the protestor or protestors on the applicant for the proposed amendments and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment. . .

This letter is also delivered to you pursuant to Village of Westmont Zoning Ordinance Section 13.11(D)(2) which states as follows:

In case a written protest against any proposed amendment is signed and acknowledged by owners of 20 percent of the frontage proposed to be altered, **or by the owners of 20 percent of the frontage immediately adjoining or across an alley therefrom, or by owners of 20 percent of the frontage directly opposite the frontage to be altered, is filed with the village clerk and service of the written protest is made pursuant to the applicable Illinois Compiled Statutes, the amendment cannot be passed except on the favorable vote of two-thirds of all members of the board of trustees.**

and Zoning Ordinance Section 9.11(B)(8) which states as follows:

In case a written protest against a planned development amendment is signed and acknowledged by owners of 20 percent of the frontage proposed to be altered, **or by the owners of 20 percent of the frontage immediately adjoining or by owners of 20 percent of the frontage directly opposite the frontage to be altered, is filed with the village clerk, the amendment cannot be passed except on the favorable vote of two-thirds of all members of the board of trustees.**

The Illinois Appellate Court interpreted Division 13-14 of the Illinois Municipal Code as creating “three categories of owners from whom protests are allowed: first, the owners of 20% of the property of the frontage to be altered; second, the owners of 20% of the frontage immediately adjoining or across an alley therefrom; or third, the owners of 20% of the frontage directly opposite the frontage to be altered.” Cummings v. City of Waterloo, 289 Ill.App.3d 474, 481 (5th Dist. 1997). This court considers these categories “separate and distinct” and states that protests from these various categories “should not be mingled to comprise the 20% necessary under the statute.” Id. The Illinois Supreme Court has also defined frontage as meaning “contiguous with, or to be in contact with” as both the legal and common definition. Bredberg v. City of Wheaton, 24 Ill.2d 612, 621 (1962).

Attached to this letter are written protests signed and acknowledged by owners of more than 20% of the frontage immediately adjoining the approximately 18 acres for which The Harp Group, Inc. requests zoning and subdivision relief (“Hotel Parcels”). According to Sheet 1 of the Preliminary Plat of OBH Resort Subdivision by Webster, McGrath & Ahlberg Ltd. dated February 25, 2016, (attached hereto as **Exhibit A**) the 18 acre Hotel Parcel has 4,787.25 linear feet that are adjacent to neighboring property owners exclusive of the property line adjacent to Midwest Road. This figure was confirmed by a surveyor at Webster McGrath and Ahlberg Ltd. The written protests attached to this letter are signed and acknowledged by property owners spanning the entire eastern boundary of the Hotel Parcel which is 1,236.92 feet or 25.8% of one of the three categories of owners from whom protests are allowed as identified by the Illinois Appellate Court in Cummings. A tax map with the neighboring properties along the Hotel Parcel’s eastern boundary is attached hereto as **Exhibit B**.

A description of each of the adjacent property owners along the Hotel Parcel's eastern property line, ranging from north to south, is as follows: the northernmost 40 ft. of the Hotel Parcel's eastern property line is owned jointly by 38 condominium owners with the following PINs: 06-34-302-001 through 06-34-302-038. All 38 property owners have submitted a written objection petition attached hereto as **Exhibit C1**.

Moving south, the next adjacent property owner with a west property line of 103.88 ft. is PIN 06-34-300-026. A written objection protest signed by this property owner and acknowledged is attached hereto as **Exhibit C2**.

Moving south, the next adjacent property owner with a west property line of 79.51 ft. is PIN 06-34-300-027. A written objection protest signed by this property owner and acknowledged is attached hereto as **Exhibit C3**.

Continuing south is Outlot A to the Residences of Oak Brook Hills Homeowner Association (the "Association") which adjoins the Hotel Parcel by a north/south distance of 523.14 ft. and an east/west distance of 108.4 ft. Outlot A has PIN: 06-34-300-028 and was clarified to be a common element for the Association by the 32nd Amendment to the Declaration of Condominium Ownership and of Covenant, Conditions, Restrictions, Easements & Bylaws for the Residences of Oak Brook Hills, a Condominium Corrective Amendment recorded in DuPage County as R2013-157843 on November 20, 2013. The Board of the Association operates and manages Outlot A and has signed a written objection protest which is attached hereto as **Exhibit C4**.

Continuing south, the next 249.51 ft. adjacent to the easterly Hotel Parcel is again owned jointly by the 38 condominium owners within the Association. Again, all 38 condominium owners' written objection petitions are attached hereto as **Exhibit C1**.

The next property owner adjoining the Hotel Parcel for a length of 111.22 ft. is PIN: 06-34-300-031. That property owner's written objection petition is attached as **Exhibit C5**.

Lastly, the southerly 21.27 ft. of the Hotel Parcel easterly property line is adjoined by Outlot B of the Association with PIN: 06-34-300-032. As with Outlot A, this Outlot B was clarified to be a common element of the Association in 2013. The Board of the Association has signed a written objection petition which is attached hereto as **Exhibit C6**.

This letter and attached exhibits detail the frontage calculations and description of each property owner signing an objection petition. Please confirm that these objection petitions will now require The Harp Group's map amendment and planned development requests be passed only upon a favorable vote of two-thirds of all members of the Board of Trustees.

August 30, 2016

Page 4

If you have any questions regarding the above written objection petitions, please feel free to contact our office.

Very truly yours,



Christina M. Morrison

CMM/ct

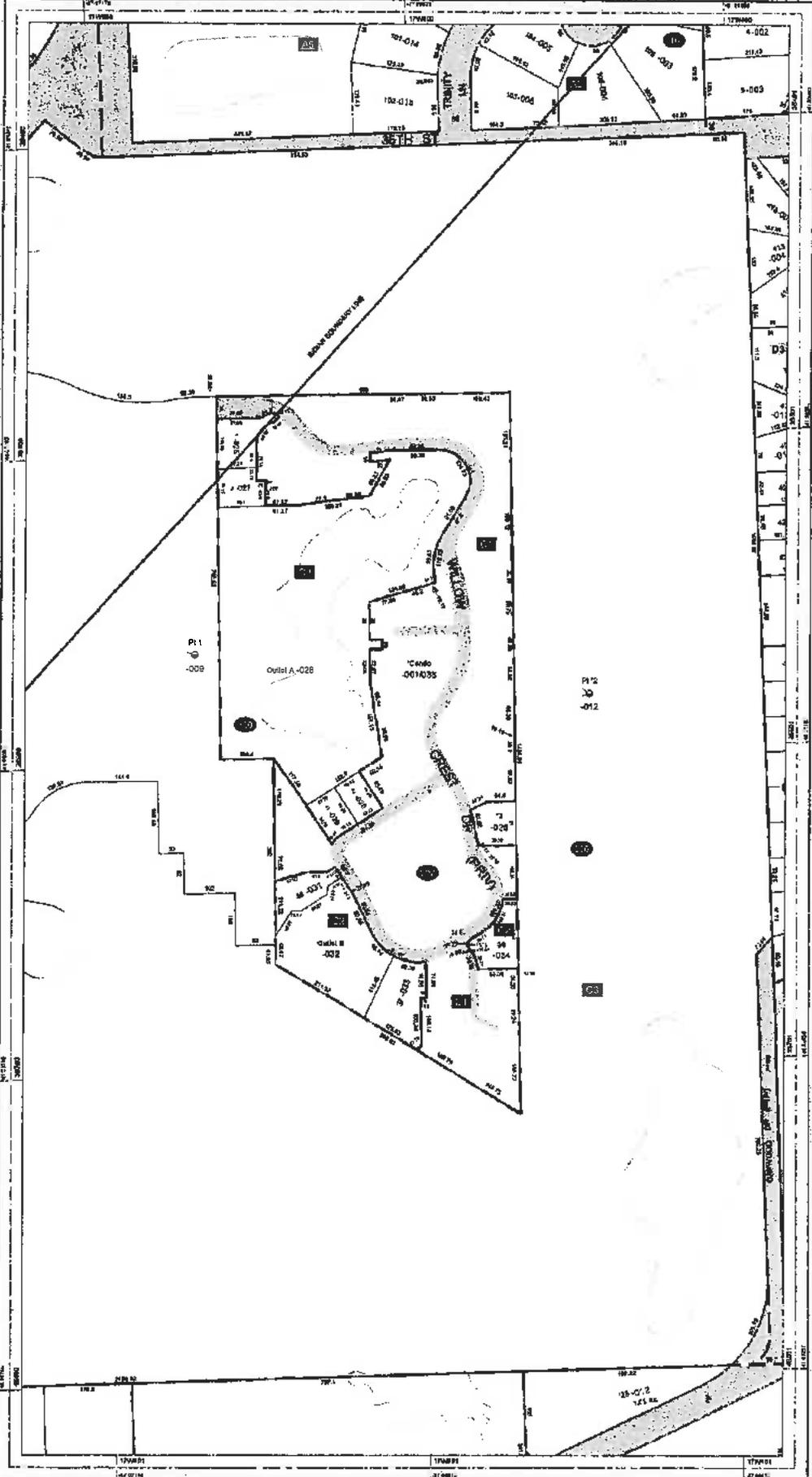
Enclosures

cc: John Zemenak (via email)

The Residences of Oak Brook Hills Condominium Association

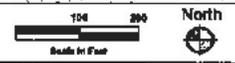
YORK (T39N-R11E) - SECTION 34 - SOUTHWEST QUARTER - EAST HALF
DU PAGE COUNTY, ILLINOIS 2016 REAL ESTATE TAX ASSESSMENT PARCELS

- AS Tully Lake Unit 2
R101-04591
- CT Residence of Oak Brook Hill
Conds. 208 A memb.
R251-079018
- CZ Residence of Oak Brook Hill
The APN 1
R251-117905
- CS Oak Brook Hill Assoc. Plat
R101-018943
- DS Covered Unit 2
R107-030134



Paul Hinds
 DuPage County Clerk
 421 N. County Farm Rd.
 Wheaton, IL 60187
 830.407.8600

This map created for assessment purposes only. Refer to recorded
 plats and deeds for legal descriptions and property dimensions.
 Copyright 2016 - The County of DuPage, Illinois.



6-34A-E
6-34C-E
 8-21-E

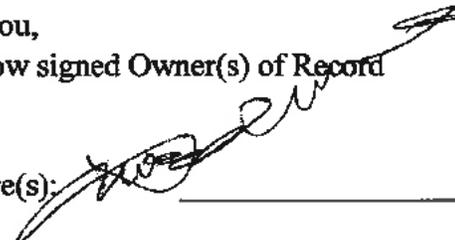
**OBJECTOR'S PETITIONS
OAK BROOK HILLS RESORT EXPANSION
(Caluwaert)**

TAB	PIN	OBJECTOR ADDRESS
1	06-34-302-001	23 Willow Crest Drive, Westmont, IL 60559
	06-34-302-002	25 Willow Crest Drive, Westmont, IL 60559
	06-34-302-003	24 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-004	26 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-005	31 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-006	32 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-007	35 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-008	36 Willow Crest Drive, Westmont, IL 60559
	06-34-302-009	27 Willow Crest Drive, Westmont, IL 60523
	06-34-302-010	28 Willow Crest Drive, Westmont, IL 60559
	06-34-302-011	41 Willow Crest Drive, Westmont, IL 60559
	06-34-302-012	45 Willow Crest Drive, Oak Brook, IL 60559
	06-34-302-013	46 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-014	33 Willow Crest Drive, Westmont, IL 60559
	06-34-302-015	34 Willow Crest Drive, Westmont, IL 60559
	06-34-302-016	21 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-017	22 Willow Crest Drive, Westmont, IL 60559
	06-34-302-018	17 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-019	18 Willow Crest Drive, Westmont, IL 60559
	06-34-302-020	42 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-021	13 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-022	5 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-023	6 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-024	15 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-025	20 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-026	16 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-027	9 Will Crest Drive, Oak Brook, IL 60523
	06-34-302-028	10 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-029	14 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-030	40 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-031	11 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-032	12 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-033	7 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-034	8 Willow Crest Drive, Westmont, IL 60523
	06-34-302-035	19 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-036	39 Willow Crest Drive, Oak Brook, IL 60523
	06-34-302-037	3 Willow Crest Drive, Westmont, IL 60523
	06-34-302-038	4 Willow Crest Drive, Oak Brook, IL 60523
2	06-34-300-026	1 Willow Crest Drive, Oak Brook, IL 60523
3	06-34-300-027	2 Willow Crest Drive, Westmont, IL 60559
4	06-34-300-028	Willow Crest Drive, Westmont, IL 60523
5	06-34-300-031	38 Willow Crest Drive, Westmont, IL 60523
6	06-34-300-032	Willow Crest Drive, Westmont, IL 60523

**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): , 

Print Name(s): VINOD WADHWA SUSHMA WADHWA

Address: 8 WILLOWCREST DR, Oak Brook IL 60523

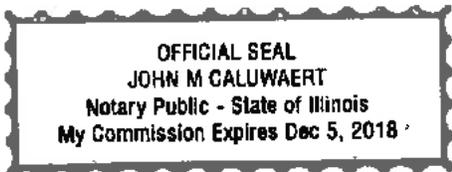
Date: 06-08, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Vinod Wadhwa
Sushma Wadhwa appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.


Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): Balakrishna Munnodi, Vijayalakshmi Munnodi

Print Name(s): BALAKRISHNA MUNNODI, VIJAYALAKSHMI MUNNODI

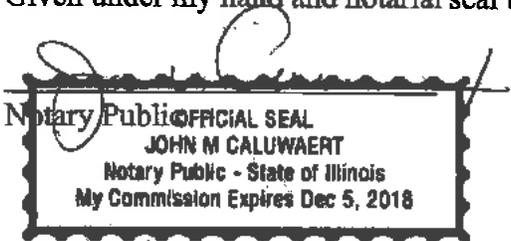
Address: 4 WILLOWCREST, OAK BROOK, IL 60523

Date: 06/27, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John Caluwaert hereby certify that Balakrishna Vijayalakshmi appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 27th day of June, 2016.



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,

The below signed Owner(s) of Record *Gen Partner*

Signature(s): *Shirazi Family Limited Partnership*
By S. Shirazi, MD
Print Name(s): SHIRAZI FAMILY LIMITED PARTNERSHIP
SYED JAVED SHIRAZI Gen Partner
Address: 5 Willow Crest Drive, Oak Brook IL, 60523
Date: 8/17/16, 2016

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, YVONNE M. HUGHES do hereby certify that SYED JAVED SHIRAZI, MD
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 17th day of AUGUST, 2016.

Yvonne M Hughes
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3506 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): *Syed Javed Shirazi M.D.*
Print Name(s): SYED JAVED SHIRAZI
Address: By 4001. G Willow Crest Drive OAK BROOK IL 60523
Date: Aug 17TH, 2016

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, YVONNE M. HUGHES do hereby certify that SYED JAVED SHIRAZI, MD
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 17th day of AUGUST, 2016.

Yvonne M Hughes
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): *John E. Caluwaert* AS TRUSTEES OF THE JEC, JR.
NAPERVILLE TRUST

Print Name(s): JACK E CAUSNEY JR

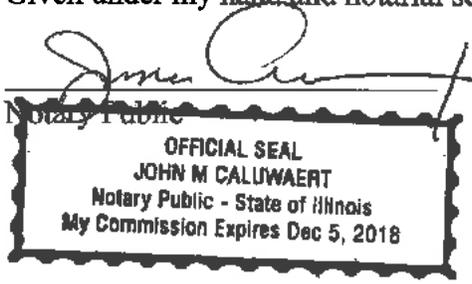
Address: 7 WILLOW CREST DRIVE, OAK BROOK IL. 60523

Date: 6/8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DePue)

I, John M. Caluwaert do hereby certify that Jack E Causney Jr
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

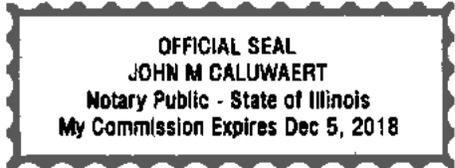
Signature(s): *Maria C. Malone*
Print Name(s): MARIA C. MALONE
Address: 8 Willowcrest Dr Oak Brook IL
Date: 6/8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Maria C. Malone
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 2nd day of June, 2016.

John M. Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): Joanne T. Mele as beneficiary of the Chicago Title Land Trust under trust agreement dated January 7, 1992 and known as Trust #10-086

Print Name(s): JOANNE T. MELE

Address: 9 WILLOW CREST DR. OAK BROOK, IL. 60523

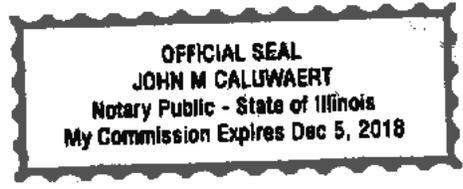
Date: JUNE 7, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Joanne T. Mele appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 7th day of June, 2016.

John M. Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

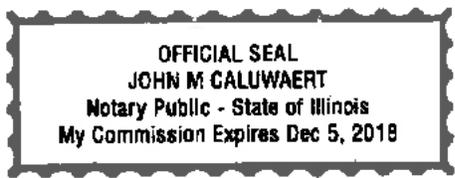
Signature(s): Pamela R Casey
Print Name(s): Pamela R. Casey
Address: 10 willowcrest Dr Oak Brook Il
Date: 6/8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DePue)

I, John M Caluwaert do hereby certify that Pamela R Casey
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

John M Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

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Thank you,
The below signed Owner(s) of Record

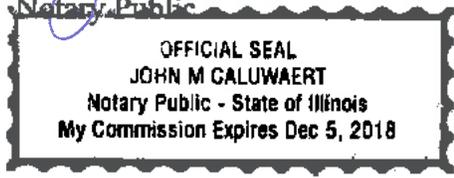
Signature(s): Theresa Vlahos / John Vlahos
Print Name(s): Theresa Vlahos / John Vlahos.
Address: 12 Willowcrest,
Date: June 17, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Theresa Vlahos
John Vlahos appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 17th day of June, 2016.

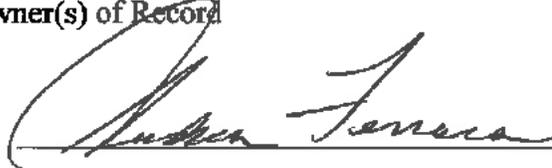
John M Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): 

Print Name(s): ANDREA FERRARA

Address: 14 WILLOW CREST DRIVE Oak Brook

Date: 8 June, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Andrea Ferrara appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of JUNE, 2016.


Notary Public





**RELEASE OF ESTATE'S
INTEREST IN REAL ESTATE**

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.01,2016 RHSP 12:42 PM
OTHER \$40.00 06-84-302-020
002 PAGES R2016-019245

Decedent, Salvatore Ferrara II
Of Oak Brook,
DuPage County, Illinois
who died on November 27, 2014,
owned the following real estate at the time
of death:

SEE ATTACHED LEGAL DESCRIPTION

The real estate is commonly known as 14 Willow Crest Drive-Unit 14, Oak Brook, Illinois 60523.

The undersigned was appointed Independent Representative of decedent's estate on December 19, 2014, by the Circuit Court of DuPage County, Probate Division, in Case No. 2014 P 001194 and is now acting as such.

Title to the real estate passed at decedent's death and the admission of the Will, if any, to probate to the following heirs or devisees of the decedent:

<u>Name</u>	<u>Address</u>	<u>Share</u>
Andrea Ferrara	14 Willow Crest Drive-Unit 14, Oak Brook, Illinois 60523	100%

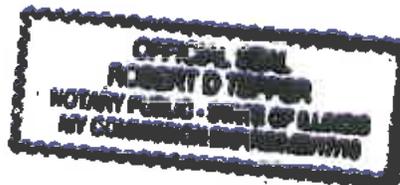
Effective on February 2nd, 2016, acting pursuant to Sections 28-8(i) and 28-10(a) of the Illinois Probate Act of 1975 as amended, the undersigned releases the estate interest in the real estate and confirms the title of the above heirs and/or devisees.

Date Aug 28, 2016

Signed: Anthony P. Janik
Anthony P. Janik, Independent Executor

SUBSCRIBED and SWORN to before me
this 28th
day of Aug, 2016.

[Signature]
Notary Public



LEGAL DESCRIPTION

PARCEL 1:
UNIT 14, IN THE RESIDENCES OF OAK BROOK HILLS, A CONDOMINIUM, AS DELINEATED ON A PLAN OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAN OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 7, 2006, AS DOCUMENT #2806-108272, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN DEPAUL COUNTY, ILLINOIS.

PARCEL 2:
PERPETUAL NON-EXCLUSIVE EASEMENT FOR RIGHTS AND EGRESSES FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED OCTOBER 27, 1998 AND RECORDED OCTOBER 28, 1998 AS DOCUMENT #88-80837, IN, TO, OVER AND ACROSS THE AREAS, DESIGNATED "FRONT ENTRANCE ROAD EASEMENT", "ACCESS ROAD EASEMENT", "ACCESS AREA EASEMENT" AND "EMERGENCY/SECONDARY ACCESS ROAD EASEMENT".

The Real Property or its address is commonly known as 14 Willow Crest Drive - Unit 14, Oak Brook, IL 60628. The Real Property tax identification number is 06-34-302-029.

Property Address: 14 Willow Crest Drive, Unit 14, Oak Brook, IL
PIN: 06-34-302-029

Prepared by and return to:
Robert D. Tepper, Esq.
Schenk Annes Tepper Campbell Ltd.
311 S. Wacker Drive, Suite 2500
Chicago, IL 60606

**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

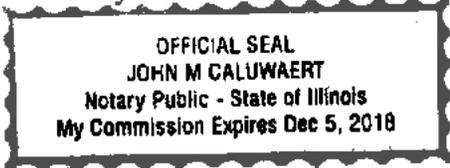
Signature(s): Carl Canino Kathleen T. Canino
Print Name(s): Carl Canino Kathleen T. Canino
Address: 15 Willowcrest Dr. Oak Brook IL
Date: June 7, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Carl Canino and Kathleen T. Canino
Kathleen Canino appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 7th day of June, 2016.

John M. Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): Kathy L Caluwaert

Print Name(s): KATHY L CALUWAERT

Address: 16 WINDOW CREST DR OAK BROOK IL 60523

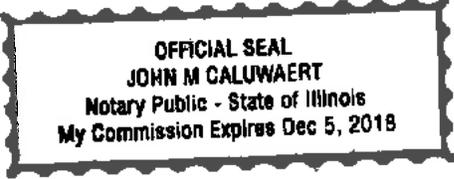
Date: June 7, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Kathy L Caluwaert appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 7th day of June, 2016.

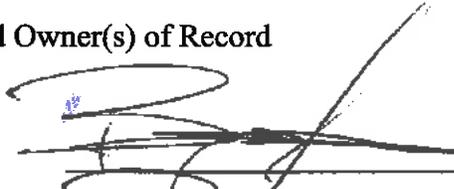
John M Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s):  *as trustee of the Brian Speers Trust dated April 14 2008*

Print Name(s): Brian Speers

Address: 17 Willowcrest Dr Oak Brook IL 60123

Date: 6-8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwert do hereby certify that Brian Speers
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 8th day of JUNE, 2016.


Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): *R Scott Rager*

Print Name(s): RICHARD SCOTT RAGER

Address: 18 WILLOWCREST DRIVE, OAK BROOK, IL

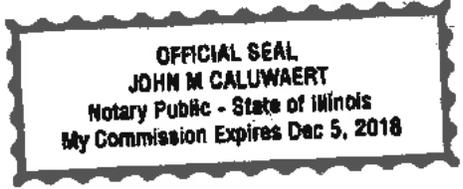
Date: JULY 9, 2016

STATE OF ILLINOIS)
)
COUNTY OF DePue)

I, John M Caluwaert do hereby certify that R Scott Rager
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 9th day of JULY, 2016.

John M Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

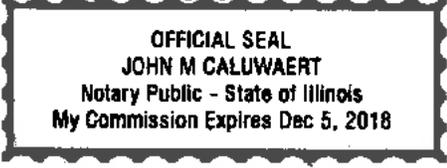
Signature(s): Kim M Rager
Print Name(s): Kim M. Rager
Address: 18 Willow Crest Dr.
Date: 6/9, 2016

STATE OF ILLINOIS)
)
COUNTY OF DePue)

I, John M Caluwaert do hereby certify that Kim M. Rager
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 9th day of June, 2016.

John M Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

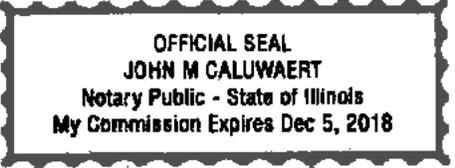
Signature(s): *Susan Fiala Brian Butler*
Print Name(s): Susan Fiala Brian Butler
Address: 19 Willow Crest Drive
Date: June 8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Susan Fiala and Brian Butler appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

John Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

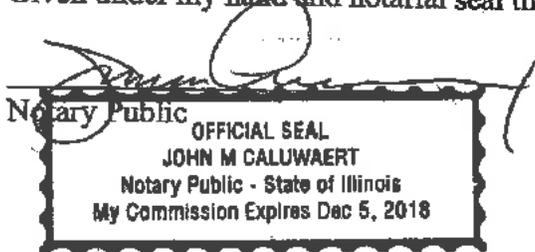
Thank you,
The below signed Owner(s) of Record

Signature(s):  Mira A. Damania
Print Name(s): ASHWIN B. DAMANIA, MIRA A. DAMANIA
Address: 20 Willowcrest Dr, Oak Brook
Date: 8-15, 2016 IL 60523

STATE OF ILLINOIS)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Ashwin B. Damania & Mira A. Damania appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 15th day of August, 2016.



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

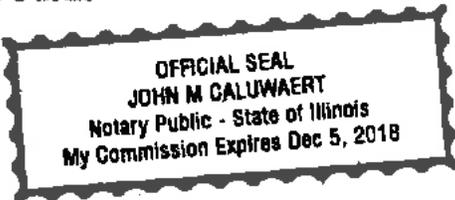
Signature(s): Mundargi P. Rao, Ramaa P. Rao
Print Name(s): MUNDARGI P. RAO RAMAA P. RAO
Address: 21 WILLOW CREST DR Oak Brook IL
Date: 6-7-, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Mundargi Rao and Ramaa Rao appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 7th day of June, 2016.

John M Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

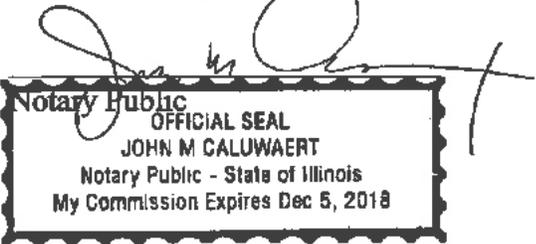
Thank you,
The below signed Owner(s) of Record

Signature(s): *Jill R Feichter* *an authorized member of Rode Wedding Services LLC*
Print Name(s): Jill R Feichter
Address: 22 Willow Crest Dr
Date: 6-9, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Jill R Feichter
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 9th day of June, 2016.



See attached

OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): *Ronald W. Pillsbury, Justicia Pillsbury*
as trustees of the Pillsbury Family Trust dated
December 13 2012

Print Name(s): Ronald W. Pillsbury Patricia A Pillsbury

Address: 23 Willow Crest Dr. Oakbrook IL
60523

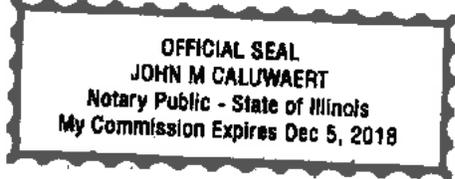
Date: 6-8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Ronald W Pillsbury and Patricia A Pillsbury appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

John M. Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

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Thank you,
The below signed Owner(s) of Record

Signature(s): Birinder S. Sachdeva Simi K. Sachdeva
Trustees of the ~~Sachdeva~~ B. Birinder S. Sachdeva 2011 listing
Trust dated 22 November 7 2011

Print Name(s): BIRINDER S. SACHDEVA SIMI K. SACHDEVA

Address: 24 WILLOW CREST DR OAK BROOK, IL, 60523

Date: 6-8-, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Birinder Sachdeva and Simi K Sachdeva appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

John M. Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

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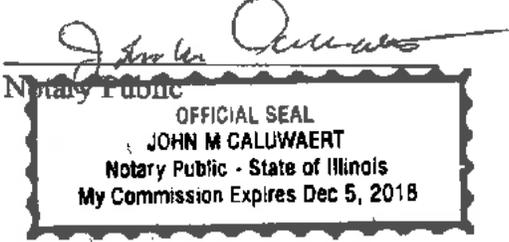
Thank you,
The below signed Owner(s) of Record

Signature(s): Azadeh Safari
Print Name(s): AZADEH JAFARI
Address: 25 Willow Crest Dr, Oak Brook, IL, 60521
Date: 6/15, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, _____ do hereby certify that Azadeh Jafari
_____ appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 15th day of June, 2016.



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

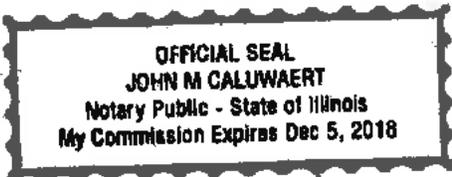
Signature(s): *Catherine L. Fisher* as trustee under the Catherine L Fisher Declaration of Trust dated June 16 2007
Print Name(s): Catherine L. Fisher
Address: 27 Willowcrest Dr. Oak Brook, IL 60523
Date: 6-9, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Catherine L Fisher appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 9th day of June, 2016.

John M. Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

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Thank you,
The below signed Owner(s) of Record

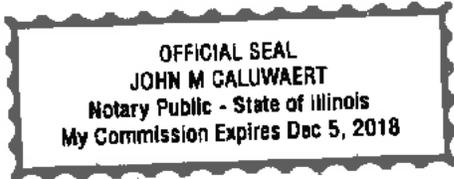
Signature(s): Robert J. Signorella Pamela Signorella
Print Name(s): ROBERT J. SIGNORELLA Pamela Signorella
Address: 28 WILLOWCREAT DRIVE Oak Brook IL 60521
Date: 6/8, 2016

STATE OF ILLINOIS)
COUNTY OF DuPage)

I, John Caluwaert do hereby certify that Robert J. Signorella and Pamela Signorella appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

John Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

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Thank you,
The below signed Owner(s) of Record

Signature(s): Laurie A. Walsh, Trustee of the Laurie Ann Walsh Declaration of Trust dated April 12, 1993.

Print Name(s): Laurie A. Walsh

Address: 29 WillowCrest Drive, Oak Brook, Il. 60523

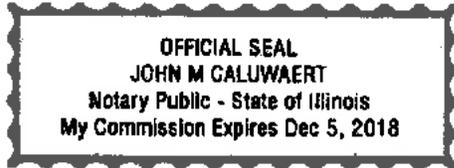
Date: 6/8/, 2016

STATE OF ILLINOIS)
)
COUNTY OF DeKalb)

I, John M. Caluwaert do hereby certify that Laurie A. Walsh
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

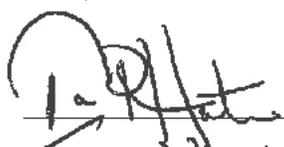
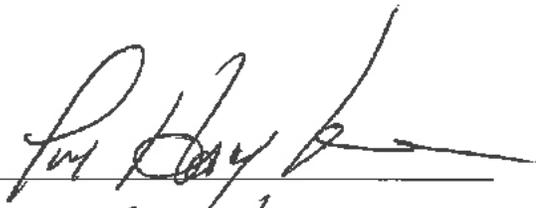
John M. Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

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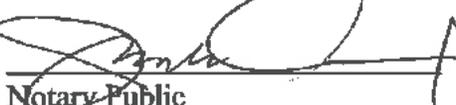
Thank you,
The below signed Owner(s) of Record

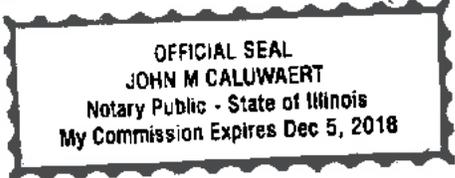
Signature(s):  
Print Name(s): TARA Hartmann TOM Hartmann
Address: 30 Willowcrest Dr. Oak Brook, IL
Date: June 9, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John Caluwaert do hereby certify that Tara Hartmann & Tom Hartmann appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 9th day of JUNE, 2016.


Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

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Thank you,

The below signed Owner(s) of Record

Signature(s):

Carl Rossi as trustee of the Rossi Residence Trust created under ^{the} Ann Rossi 2002 seven year qualified personal residence trust Dated December 30, 2002

Print Name(s):

CARI ROSSI

Address:

31 WILLOW CREST DR. OAK BROOK IL.

Date:

6-8-, 2016

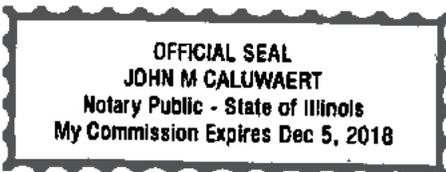
STATE OF ILLINOIS)

COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Carl Rossi appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

John M Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

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Thank you,
The below signed Owner(s) of Record

Signature(s): Carl Rossi as trustee of The Rossi Residence Trust as created under The Han Rossi 2002 seven year Qualified Personal Residence Trust Dated December 30, 2002

Print Name(s): CARI ROSSI

Address: 32 Willowcrest Dr. Oak Brook IL 60523

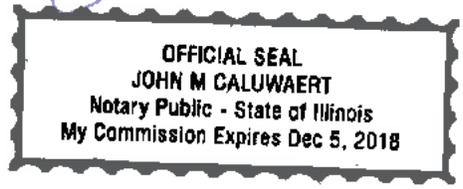
Date: 6-8-, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Carl Rossi appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

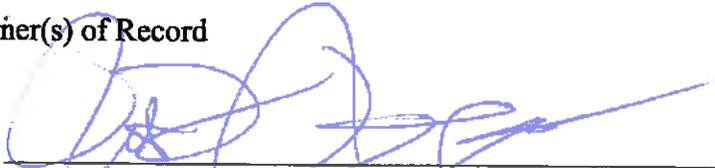
[Signature]
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

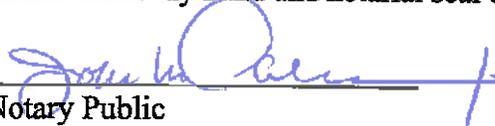
Thank you,
The below signed Owner(s) of Record

Signature(s): 
Print Name(s): PETER L. REGAS
Address: 33 WILLOW CREEK DR
Date: JUNE 13, 2016

STATE OF ILLINOIS)
)
COUNTY OF DePue)

I, _____ do hereby certify that Peter Regas
_____ appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 13th day of June, 2016.


Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,

The below signed Owner(s) of Record

Signature(s): *Douglas L Rumph* as trustee of The Douglas L. Rumph Trust dated 12-2-98

Print Name(s): Douglas L Rumph

Address: 34 Willowcrest Drive, Oak Brook, IL

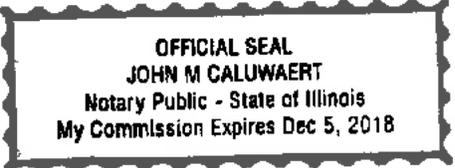
Date: June 9, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Douglas L Rumph appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 9th day of JUNE, 2016.

John M Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

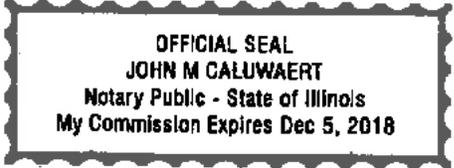
Signature(s): Debra Zimmer
Print Name(s): Debra Zimmer
Address: 33 Willoughest Dr Oak Brook IL
Date: 6-8, 2016 60523

STATE OF ILLINOIS)
)
COUNTY OF DePue)

I, John M. Caluwaert do hereby certify that Debra Zimmer
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 8th day of JUNE 2016.

John M. Caluwaert
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

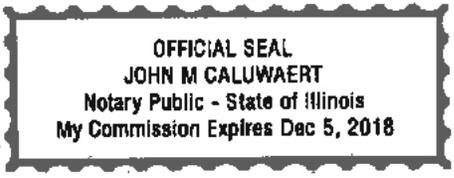
Signature(s): [Handwritten Signatures]
Print Name(s): ANIL K BOURI / MANJEET K BOURI
Address: 36 Willowcrest DR, OAK BROOK, IL 60523
Date: June 8, 2016

STATE OF ILLINOIS)
)
COUNTY OF _____)

I, John M. Caluwaert do hereby certify that Anil K Bouri and Manjeet K Bouri appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

[Handwritten Signature]
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

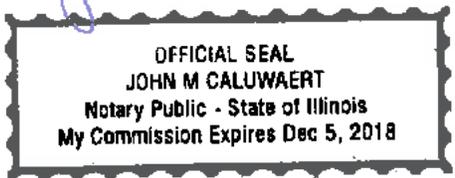
Signature(s): [Handwritten Signature]
Print Name(s): FRANK ELLERMEYER GABRIELE ELLERMEYER
Address: 37 WILLOW CREST DR OAK BROOK IL 60523
Date: June 8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, John M Caluwaert do hereby certify that Frank Ellermeier and Gabrielle Ellermeier appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

[Handwritten Signature]
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,

The below signed Owner(s) of Record

Signature(s): *James R Cox* *as trustees under the*
Mary Wallace *Wallace-Cox Family Trust*
dated June 30 2014

Print Name(s): James R Cox Mary Wallace

Address: 39 Willowcrest Dr Oak Brook 60123

Date: June 12, 2016

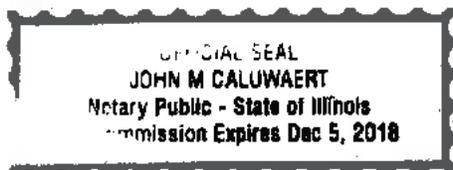
STATE OF ILLINOIS)

COUNTY OF DuPage)

I, *John M Caluwaert* do hereby certify that *James R Cox*
Mary Wallace appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this *12th* day of *June*, 2016.

John M Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): Sheila V. Bridge, as Trustee of the Self Declaration of Trust
Print Name(s): OF SHEILA V. BRIDGE, DATED MAY 28TH, 2013
Address: 40 Willow Crest DR, OAK BROOK IL 60523
Date: 6/30, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, William R. Strening do hereby certify that Sheila V. Bridge, Trustee
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 30th day of JUNE, 2016.

William R. Strening
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

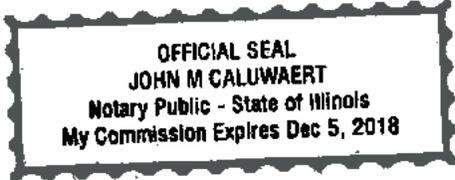
Signature(s): TC Reynolds, Lorraine Reynolds
Print Name(s): THOMAS REYNOLDS, LORRAINE REYNOLDS
Address: 42 Willow Crest Dr. OAKBROOK, IL 60523
Date: June 8, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Thomas Reynolds
Lorraine Reynolds appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8th day of June, 2016.

[Signature]
Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

*as Trustee of the
Laurie M McKinney 201
2010 Living Trust dated
Oct 25 2010*

Signature(s):

Laurie Pearsall

Print Name(s):

Laurie Pearsall

Address:

46 Willowcrest Drive Oak Brook, IL

Date:

June 17, 2016

rx Pin 06-34-302-013

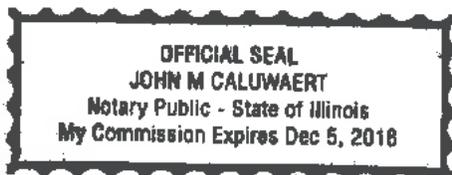
STATE OF ILLINOIS)

COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Laurie Pearsall (Fka Laurie McKinney) appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 12th day of June, 2016.

John Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s): Morgan Pearsall *as trustee of The Morgan & Pearsall 1988 Trust dated June 19 1988*

Print Name(s): Morgan Pearsall

Address: 46 Willowcrest Dr, Oak Brook, IL 60523

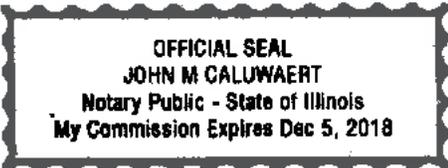
Date: June 12, 2016 *re 71W 06-34-302-013*

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Caluwaert do hereby certify that Morgan & Pearsall appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 12th day of June, 2016.

John M Caluwaert
Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

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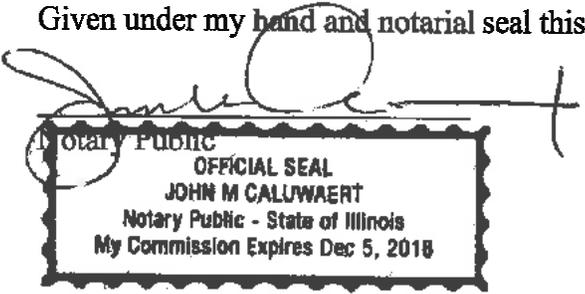
Thank you,
The below signed Owner(s) of Record

Signature(s):  
Print Name(s): LOUIS CARVELLI Sherry Carvelli
Address: 1 WILLANCREST OAK BROOK, IL
Date: 6-14, 2016

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, John M Callwaert do hereby certify that LOUIS CARVELLI
Sherry Carvelli appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

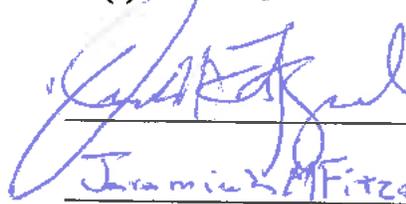
Given under my hand and notarial seal this 14th day of June, 2016.



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,
The below signed Owner(s) of Record

Signature(s):  Trustee of the Jeremiah M. Fitzgerald Revocable Trust dated June 1 2007

Print Name(s): Jeremiah M. Fitzgerald Revocable Trust

Address: 2 Willow Court Dr., Oak Brook, IL 60523

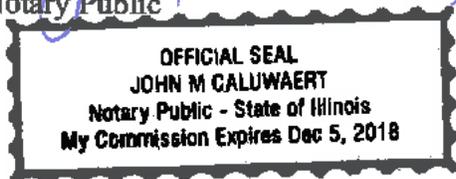
Date: June 12, 2016

STATE OF ILLINOIS)
)
COUNTY OF Dolapo)

I, John M Caluwaert do hereby certify that Jeremiah M. Fitzgerald appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 12th day of June, 2016.


Notary Public



**OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN
ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500
MIDWEST RD., OAK BROOK, IL.**

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

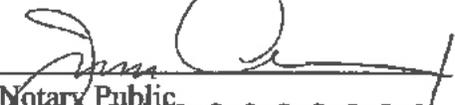
Thank you,
The below signed Owner(s) of Record

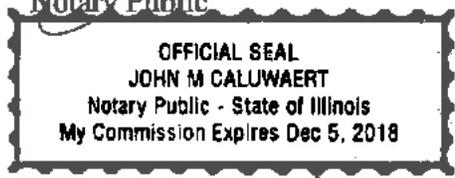
Signature(s): 
Print Name(s): Greg Butler
Address: 38 Willow Crest Drive
Date: 6/9/16, 2016

STATE OF ILLINOIS)
)
COUNTY OF De Paul)

I, John Caluwaert do hereby certify that Greg Butler
appeared before me this day in person and acknowledged
that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes
herein set forth.

Given under my hand and notarial seal this 9th day of June, 2016.


Notary Public



OBJECTION TO THE REQUEST FROM THE HARP GROUP, INC. FOR CERTAIN ZONING AND SUBDIVISION RELIEF FOR PROPERTY LOCATED AT 3500 MIDWEST RD., OAK BROOK, IL.

The Harp Group has requested a Map Amendment with exceptions for the maximum FAR and Lot Area, a Special Use Permit, Variances for the maximum number of signs and minimum number of parking spaces, Preliminary Concept Plan Approval and a Preliminary Plat of Subdivision Approval. By signing below, we reiterate the objections read into the record by our neighbors, our HOA and their attorneys and experts during the public hearings for the above-referenced request. We respectfully request that the Village Board deny the above-referenced request. We sign this objection with the express goal of triggering the supermajority vote requirement pursuant to the Illinois Municipal Code Section 11-13-14 and Village of Westmont Code Appendix A Section 9.11(B)(8) and Section 13.11(D)(2).

Thank you,

The below signed Owner(s) of Record
The Residences of Oak Brook Hills, an Illinois non-for-profit Corporation:

By: *Greg Butler* *Mary Patricia Wallace*
Signature(s): Greg Butler, President Mary Patricia Wallace, Secretary
Print Name(s): Greg Butler Mary Patricia Wallace
Address: Underlying Premises and Parcel as referenced by PIN # 06-34-300-032

Date: June 23rd, 2016

STATE OF ILLINOIS)
COUNTY OF DuPage)

I, John M. Caluwaert do hereby certify that Greg Butler
Mary Patricia Wallace appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 23rd day of June, 2016.

John M. Caluwaert
Notary Public

