



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

Regular Meeting
Wednesday, March 4, 2026
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - A. Regular Planning & Zoning Commission Meeting Minutes dated December 3, 2025
4. UNFINISHED BUSINESS
5. NEW BUSINESS
 - A. 50 Timber Trail Drive - Plat of Consolidation
 - B. 1901 22nd Street - Costco - Side & Rear Yard Setbacks
 - C. VOB - 2026 Official Zoning Map
6. PUBLIC COMMENT
7. ADJOURNMENT

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: February 4, 2026

CASE NO: 2026-1-SR-FP

DESCRIPTION: Final Plat – Plat of Consolidation to combine two (2) lots into one lot.

PETITIONER: Kurt Schweig,
50 Timber Trail Drive
Oak Brook, IL 60523

ADDRESS: 50 Timber Trail Drive

EXISTING ZONING: R-3 Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: R-3, Single-Family Detached Residence District, single-family homes.

South: Same

East: Same

West: Same

DISCUSSION: Kurt Schweig, owner of the property has submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. When combined, a single lot of approximately .66 acres (or 28,829 SF) will be created.

Lot-1 has a single-family residence with garage and the consolidated lots would eliminate the sliver parcel. The minimum required lot area in the R-3 district is 25,000 square feet. The proposal complies with the Subdivision and Zoning Ordinance regulations.

**STAFF REPORT – 50 TIMBER TRAIL DR CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2026-1-SR-FP**

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in November, 1973.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- Staff was unable to determine when the sliver of parcel was created. It may have been established prior to the Village's incorporation.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 28,829 SF.
- The proposal complies with the minimum lot size, lot frontage, and setback requirements for the R-3 Single-Family Detached Residence District and no zoning variations are being requested. Additionally, larger lots are more desirable for open spaces.
- The side and rear property lines abut R-3, Single-Family Detached Residence District.
- The proposed consolidated lot will have one address, 50 Timber Trail Dr.
- No right-of-way (ROW) improvements are required.

Additional application materials have been submitted by the petitioner to further discuss and explain the proposal. Please see the materials provided by the petitioner in the case file for a more detailed description of this request.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a final plat of consolidation and determine if it is in compliance with the Village's comprehensive plan, zoning ordinance and other applicable ordinances.

CONCLUSION:

Staff has reviewed the 50 Timber Trail Drive Consolidation Plat and recommends approval of the plat subject to final engineering review and approval.

If the Planning & Zoning Commission (P & Z) concurs with the staff recommendation and is of the opinion that the final plat of consolidation complies with the Village's comprehensive plan, zoning ordinance, and the subdivision regulations, I would ask that the Commission provide an affirmative recommendation to approve the Plat of Consolidation subject to the following:

- 1) Final engineering review and approval.**
- 2) Recording of the document by Village Staff.**

**STAFF REPORT – 50 TIMBER TRAIL DR CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2026-1-SR-FP**

Please contact me if you have any questions or need additional information.

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner



January 30, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
50 Timber Trail Drive – Consolidation Plat	SD 26 1	3	Approved

EZA Engineering received the following permit submittal documents on January 29, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
50 Timber Trail Drive Consolidation	Kabal Surveying Company	1	1-13-26

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. Title 14-4-2.E – There are no required land improvements for this consolidation. Therefore, neither a Subdivision Improvement Agreement nor a subdivision security (bond) will be required. A response to this comment is not necessary.
2. No further comment.

This final plat of consolidation is recommended for approval.



January 28, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
50 Timber Trail Drive – Consolidation Plat	SD 26 1	2	Not Approved

EZA Engineering received the following permit submittal documents on January 27, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
50 Timber Trail Drive Consolidation	Kabal Surveying Company	1	1-7-26
Plat of Survey	Kabal Surveying Company	2	11-21-25

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. Title 14-4-2.B.3 – The plat shall be drawn at a standard engineering scale (1"=10', 1"=20', 1"=30', etc.). 1"=25' is not a standard engineering scale. Revise accordingly.
2. Title 14-4-2.E – There are no required land improvements for this consolidation. Therefore, neither a Subdivision Improvement Agreement nor a subdivision security (bond) will be required. A response to this comment is not necessary.



January 19, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
50 Timber Trail Drive – Consolidation Plat	2026-01-SR-FP	1	Not Approved

EZA Engineering received the following permit submittal documents on January 14, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
50 Timber Trail Drive Consolidation	Kabal Surveying Company	1	1-7-26
Plat of Survey	Kabal Surveying Company	1	11-21-25

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. Title 14-4-2.B.3 – The plat is indicated to be drawn at 1”=30’. However, it appears the scale is approximately 1”=23’ on 24”x36”. Please check and revise accordingly.
2. Title 14-4-2.B.5 – Please add the date of preparation to the plat.
3. Title 14-4-2.E – There are no required land improvements for this consolidation. Therefore, a Subdivision Improvement Agreement nor a subdivision security (bond) will be required. A response to this comment is not necessary.
4. Title 14-7-5 – Please include the legal description in the Surveyor’s Certificate.
5. Title 14-7-5 – Provide more space in the Village Clerk’s Certificate to write in the date of the meeting at which the plat is approved by the Village Board.
6. Title 14-7-5 – Revise the Sanitary District Certificate to reference the Flagg Creek Water Reclamation District instead of the Downers Grove Sanitary District.
7. Title 14-7-5 – Remove the County Engineer Certificate.
8. Provide an itemized comment response letter in the next submittal.



ITEM 6.D.1.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
February 10, 2026

SUBJECT: 50 Timber Trail Drive - Final Plat of Consolidation
FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board refer the request for the Final Plat of Consolidation to the Planning & Zoning Commission for review and recommendation.

Background/History:

Kurt Schweig, owner of the property, has submitted a petition requesting approval of a Final Plat of Consolidation to combine two (2) existing parcels to create one lot consisting of approximately .634 acres (or 28,829 SF). The parcels are zoned R-3 Single Family Detached Residence District.

Lot-1 has an existing home, and the consolidated lots will eliminate the sliver parcel (PIN 06-23-207-017) between 50 Timber Trail Drive and 80 Timber Trail Drive. The minimum required lot area in the R-3 district is 25,000 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

Several additional documents have been included with this referral to provide the Board with more specific information related to the request.

Recommendation:

Staff recommends that the Village Board refer the Final Plat of Consolidation to the Planning & Zoning Commission (P&Z) for public hearing, review, and recommendation.

Attachments:

1. Exhibits for referral



Record No: SD-26-1

Subdivision Application

Status: Active

Submitted On: 1/27/2026

Primary Location

50 TIMBER TRAIL DR
OAK BROOK, IL 60523

Owner


Kurt Schweig
50 TIMBER TRAIL DR OAK
BROOK , IL 60523

Applicant

 Kurt Schweig

 50 Timber Trail Dr.
Oak Brook, IL 60523

Project Information

Subdivision Type*

Final Plat of Consolidation and/or Plat of
Vacation

Subdivision Title*

50 Timber Trail Drive Consolidation

Date Filed*

01/20/2026

Village Code Info 

**Number of Street Frontages for Public Hearing
Signs***

1



**General Location and Legal Address of Property to
be Subdivided***

Residential

**Are you seeking any variation (relief) to the
subdivision regulations?***

No

If YES, list the specific section in the Subdivision Regulations and attach a detailed explanation of the relief you are seeking:

Relationship of Applicant to Property Owner*

Agent

Owner of Record*

Kurt Schweig

Phone*

7086235595

Address*

50 Timber Trail Drive

City, State, Zip*

Oak Brook, IL 60523

Is the property in Trust?*

Yes

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

Cathy Chiarelli

Jan 27, 2026

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS This plat contains the entire contiguous undeveloped land area in which I have any interest.*

Cathy Chiarelli

Jan 27, 2026

Sizing by Land Use Category

Number of Lots by Type*

Residential

Number of Lots*

2

Number of Acres by Type*

Residential

Number of Acres*

0.634

Number of Square Feet by Type*

Residential

Number of Square Feet*

28829

CERTIFICATION

Surrounding Property Owners

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

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

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

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

<u>Kurtis E. Schweig</u> Printed Name of Property Owner		<u>Kurtis E. Schweig</u> Printed Name of Applicant	
<u>Kurtis E. Schweig</u> Signature of Owner	<u>12-26-25</u> Date	<u>Kurtis E. Schweig</u> Signature of Applicant	<u>12-26-25</u> Date

BILL TO INFORMATION:

<u>Kurtis Schweig</u> Print Name/Company	<u>Kurtis Schweig</u> Print Contact Person Name	 Contact Phone
<u>50 Timber Trail Dr. Oak Brook, IL 60523</u> Address To be Billed		 Alternate Phone

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

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
Ronald Kleinschmidt	131 Green Leaf Dr. Oak Brook, IL 60523	131 Green Leaf Dr.	06-23-207-007
Nicolas Wood	121 Green Leaf Dr. Oak Brook, IL 60523	121 Green Leaf Dr.	06-23-207-008
Vito Castelli	65 Green Leaf Dr. Oak Brook, IL 60523	65 Green Leaf Dr.	06-23-207-019
Robert Kenia	106 Timber Trail Dr. Oak Brook, IL 60523	106 Timber Trail Dr.	06-23-207-015
Eel Smithy	80 Timber Trail Dr. Oak Brook, IL 60523	80 Timber Trail Dr.	06-23-207-016
Angelo Halaris	55 Timber Trail Dr. Oak Brook, IL 60523	55 Timber Trail Dr.	06-23-208-055
Keith McGrath	43 Timber Trail Dr. Oak Brook, IL 60523	43 Timber Trail Dr.	06-23-208-056

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

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

After comments and revisions have been completed by the Village Engineer at least 10 days before the Plan Commission meeting, you will be directed to submit, the following: The original Applications must be completed, signed and **accompanied with the following:** Proper fee (payable to the Village of Oak Brook), Two (2) folded copies of the proposed subdivision (**pursuant to the Plat Act maximum sheet size permitted is 30" x 36"**), 2 copies of Plat of Survey with Legal Description, Common Address and P.I.N. noted. Include a PDF of all plats and plans of each, which is to be emailed to cchiarelli@oak-brook.org) Completed Subject Property Verification, Surrounding Property Owners form. If the applicant is NOT the property owner, a Letter of Standing is required with the written consent / authorization from the property owner. **See Submittal Guideline for a complete list of requirements.**

Fees and documents must be received prior to the 2nd to the last Friday of the second preceding month for Planning & Zoning Commission review on the first Wednesday of the each month. An incomplete submittal will NOT be accepted and may be returned to the applicant. Please check all items applicable::

PRELIMINARY PLAT	_____	\$50.00 per lot or \$750.00 minimum**
FINAL PLAT (G-289, 3/24/81)	_____	\$750.00 – NO IMPROVEMENTS** (Plus Plan Review & Inspection Fees, if required)
FINAL PLAT – with Improvements	_____	\$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
AMENDMENT or VARIATION	_____	\$750.00*
ASSESSMENT PLAT (12/11/79)	_____	No Charge
Public Hearing Signs	_____	\$50.00 per sign – 1 sign required for each Street Frontage/Per Parcel

*Fees do not include publication costs, which are paid for separately
 ** \$125 fee for each time extension Fees - Title 1 Chapter 14 of this code.

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Date Filed _____ Fee Paid \$ _____ Receipt No. _____ Received By _____

HEARING DATES: Board of Trustees (Referral) _____ P&Z Commission _____ Board of Trustees _____

SIGNED - VILLAGE CLERK _____ Date _____

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Carol Westbrook/Rick Rikoski	39 Timber Trail Dr. Oak Brook, IL 60523	39 Timber Trail Dr.	06-23-208-010
Robert Mincheff	145 Woodland Dr. Oak Brook, IL 60523	145 Woodland Dr.	06-23-208-009
Myong North	97 Timber Ct. Oak Brook, IL 60523	97 Timber Ct.	06-23-208-062
Neeraj Mahajan	106 Greenleaf Dr. Oak Brook, IL 60523	106 Greenleaf Dr.	06-23-205-019
Calvin Beisswenger	82 Greenleaf Dr. Oak Brook, IL 60523	82 Greenleaf Dr.	06-23-205-020
Paul Blashewski	PO Box 5286 Oak Brook, IL 60522	126 Woodland Dr.	06-23-205-022
IDA Rautenshilds	135 Greenleaf Dr. Oak Brook, IL 60523	135 Greenleaf Dr.	06-23-207-006

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Oleg Otkina	101 Timber Trail Dr. Oak Brook, IL 60523	101 Timber Trail Dr.	06-23-208-014
James Carolla	120 Greenleaf Dr. Oak Brook, IL 60523	120 Greenleaf Dr.	06-23-205-009
Mary Thiel	122 Timber Trail Dr. Oak Brook, IL 60523	122 Timber Trail Dr.	06-23-207-014
Thomas Woltjen	131 Woodland Dr. Oak Brook, IL 60523	131 Woodland Dr.	06-23-208-008
Michael Janet	89 Timber Ct. Oak Brook, IL 60523	89 Timber Ct.	06-23-208-061
Stephanie Kladis	134 Greenleaf Dr. Oak Brook, IL 60523	134 Greenleaf Dr.	06-23-205-017
Erin Quinlan	145 Greenleaf Dr. Oak Brook, IL 60523	145 Greenleaf Dr.	06-23-207-005

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David Hickey	5223 W. Belmont Ave Chicago, IL 60641	83 Timber Ct.	06-23-208-060
Nelson Emmons	140 Timber Trail Dr. Oak Brook, IL 60521	140 Timber Trail Dr.	06-23-207-013
James Lysko	115 Woodland Dr. Oak Brook, IL 60521	115 Woodland Dr	06-23-208-007

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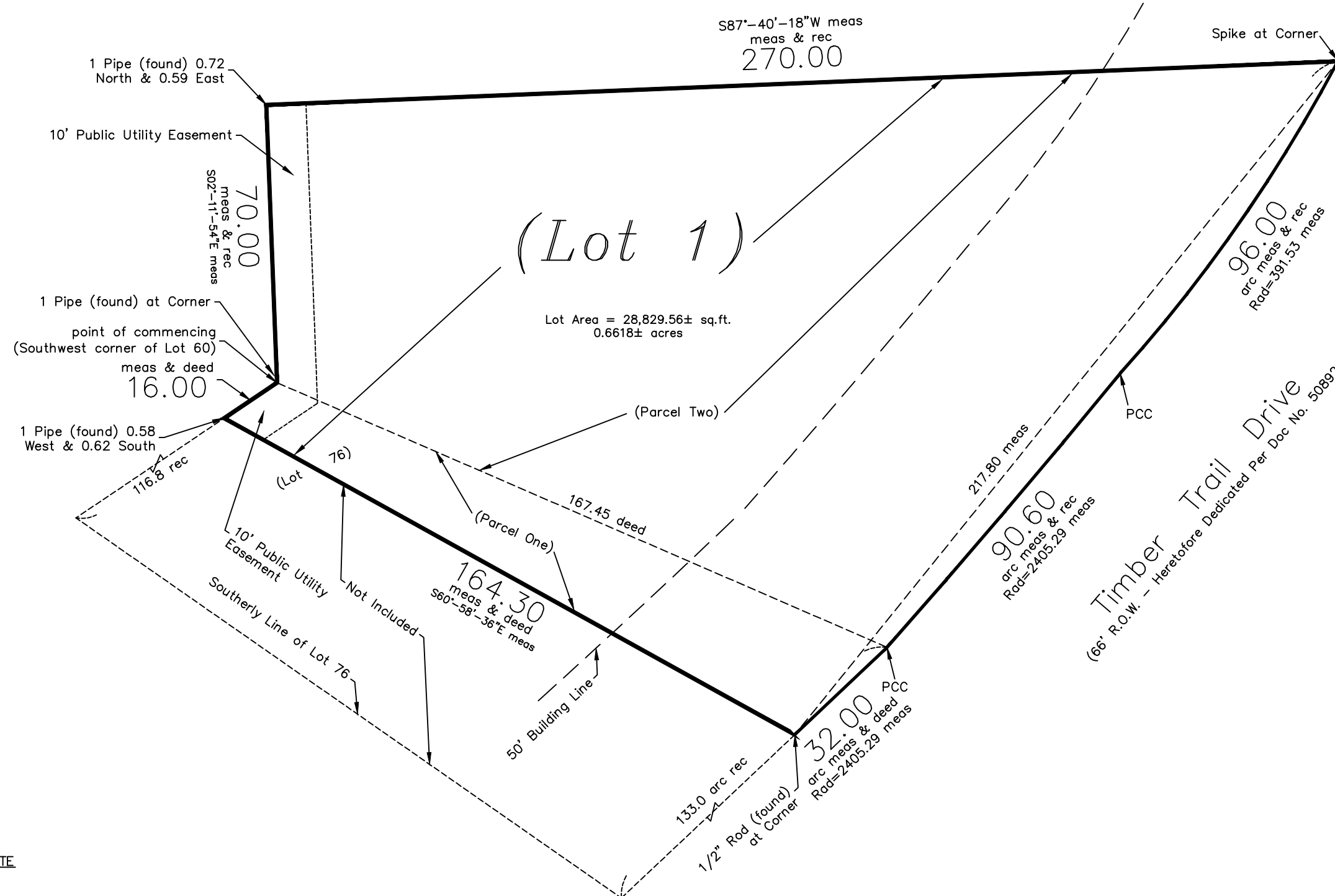
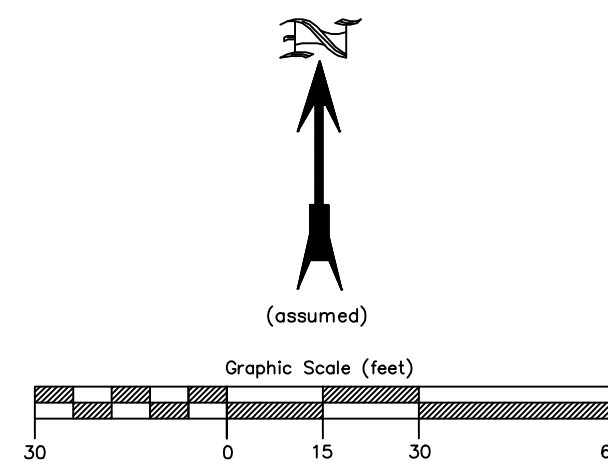
Return To:
 Village of Oak Brook
 1200 Oak Brook Road
 Oak Brook, IL 60523
 (630) 368-5000

50 Timber Trail Drive Consolidation of

Lot 60 and that part of Lot 76 in Timber Trail Estates Unit One, being a Subdivision of part of the Northeast quarter of Section 23, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 16, 1946 as Document 508928 in DuPage County, Illinois.

Address: 50 Timber Trail Drive, Oak Brook

PIN(s)
 06-23-207-017 (Parcel One)
 06-23-207-018 (Parcel Two)



PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 APPROVED BY THE PLANNING & ZONING COMMISSION OF
 THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS,
 THIS ____ DAY OF _____ A.D. 2026

 CHAIRMAN

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 I, _____ VILLAGE
 CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY
 CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND
 BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF
 SAID VILLAGE AT ITS MEETING HELD ON _____ A.D. 2026,
 AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS
 BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS
 REQUIRED BY THE REGULATIONS OF SAID VILLAGE, IN WITNESS
 WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF
 THE VILLAGE OF OAK BROOK, ILLINOIS,
 THIS ____ DAY OF _____ A.D. 2026

 VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 I, _____ VILLAGE
 ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY
 CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE
 ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS
 THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID
 VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC
 AUTHORITIES HAVING JURISDICTION THEREOF.
 DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS,
 THIS ____ DAY OF _____ A.D. 2026

 VILLAGE ENGINEER

LEGEND

meas = measured, S = South
 rec = record, E = East, W = West
 N = North, R.O.W. = right-of-way,
 PCC = point of continuing curve

Note: Measured bearing shown hereon is based on
 the Illinois East State Plane Coordinate Zone 1201
 (NAD83) determined by GPS measurements

Surveyed _____ January 7 _____, 20 26
 Surveyed Revised _____, 20 _____

Scale: 1 inch = _____ 30 _____ ft.
 Order No. _____ 971240 F
 Ordered By: _____ Kurt Schweig, Owner

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 I, _____ VILLAGE
 TREASURER OF THE VILLAGE OF OAK BROOK, ILLINOIS, DO
 CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID
 CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY
 DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN
 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN
 THE PLAT.
 DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS,
 THIS ____ DAY OF _____ A.D. 2026

 TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 I, _____ COUNTY
 CLERK OF DuPAGE COUNTY, DO HEREBY CERTIFY THAT THERE
 ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT
 GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO
 REDEEMABLE TAX SALES AGAINST ANY OF THE LAND
 INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT
 I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH
 ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL OF THE DuPAGE COUNTY
 CLERK AT WHEATON, ILLINOIS,
 THIS ____ DAY OF _____ A.D. 2026

 DuPAGE COUNTY CLERK

RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 THIS INSTRUMENT NUMBER _____ WAS
 FILED FOR RECORD
 IN THE RECORDER'S OFFICE OF DuPAGE COUNTY,
 AFORESAID,
 ON THE ____ DAY OF _____ A.D. 2026
 AT _____ O'CLOCK ____ M.

 RECORDER OF DEEDS

50 Timber Trail Drive Consolidation
 was prepared on January 13, 2026
 Project:
 50 Timber Trail Drive Consolidation
 Address: 50 Timber Trail Drive
 Oak Brook, Illinois 60523
KABAL SURVEYING COMPANY
Land Surveying Services
 10407 West Cermak Road
 Westchester, Illinois 60154
 (708) 562-2652
 Fax (708) 562-7314
 email: kabal-surveying@comcast.net
 website: KabalSurveyingCompany.com
 Registration No. 184-00361

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 THIS IS TO CERTIFY THAT KURTIS E. SCHWEIG IS THE OWNER
 OF THE LAND HEREIN DESCRIBED IN THE ANNEXED PLAT, AND
 HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS
 SHOWN HEREON FOR THE USES AND PURPOSES THEREON
 SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT
 THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
 ALSO, TO THE BEST OF MY/OUR KNOWLEDGE, THE PROPOSED
 50 TIMBER TRAIL DRIVE CONSOLIDATION PLAT, IN THE
 VILLAGE OF OAK BROOK, COUNTY OF DuPAGE, STATE OF
 ILLINOIS, GENERALLY KNOWN AS 50 TIMBER TRAIL DRIVE, IS
 LOCATED WITHIN THE FOLLOWING SCHOOL DISTRICTS:
 ELEMENTARY SCHOOL DISTRICT 48 AND HIGH SCHOOL
 DISTRICT 88 AND COLLEGE OF DuPAGE DISTRICT 502
 COMMUNITY COLLEGE.
 DATED AT _____
 THIS ____ DAY OF _____ A.D. 2026
 BY: _____ OWNER
 BY: _____ OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF _____)
 I, _____ A NOTARY PUBLIC IN AND
 FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY
 CERTIFY THAT KURTIS E. SCHWEIG
 PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) AND
 ACKNOWLEDGE THAT HE SIGNED AND DELIVERED THE ANNEXED
 PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES
 AND PURPOSES THEREIN SET FORTH AND HEREBY
 ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND
 TITLE THEREON SHOWN, GIVEN UNDER MY HAND AND NOTARIAL
 SEAL
 THIS ____ DAY OF _____ A.D. 2026
 AT _____, ILLINOIS.

 NOTARY PUBLIC

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF DuPAGE)
 I, _____ EXECUTIVE DIRECTOR OF
 THE FLAGG CREEK WATER RECLAMATION DISTRICT, DuPAGE
 COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO
 DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
 ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF
 THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND
 INCLUDED IN THE PLAT.
 DATED AT _____, ILLINOIS, THIS ____ DAY
 OF _____ A.D. 2026.

 EXECUTIVE DIRECTOR

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)
 THIS IS TO CERTIFY THAT I, MITCHEL P. BALEK, ILLINOIS
 PROFESSIONAL LAND SURVEYOR NO. 3250, HAVE SURVEYED
 AND CONSOLIDATED THE HEREON DESCRIBED PROPERTY AS
 SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT
 REPRESENTATION OF SAID SURVEY AND CONSOLIDATION
 AND DESCRIBED AS: PARCEL ONE: THAT PART OF LOT 76
 OF TIMBER TRAIL ESTATES UNIT ONE; AND RUNNING
 SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE BEING
 ALSO THE SOUTHEASTERLY LINE OF LOT 76, 32 FEET;
 THENCE NORTHWESTERLY IN A STRAIGHT LINE 164.3 FEET
 TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 76
 THAT IS 16 FEET SOUTHWESTERLY MEASURED ALONG SAID
 NORTHWESTERLY LINE FROM THE PLACE OF BEGINNING;
 THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE
 OF LOT 76 TO THE PLACE OF BEGINNING, BEING A
 SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
 THEREOF RECORDED OCTOBER 16, 1946 AS DOCUMENT
 508928 IN DuPAGE COUNTY, ILLINOIS, AND PARCEL TWO:
 LOT 60 IN TIMBER TRAIL ESTATES UNIT ONE, BEING A
 SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF
 SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
 THEREOF RECORDED OCTOBER 16, 1946 AS DOCUMENT
 508928 IN DuPAGE COUNTY, ILLINOIS. ALL DISTANCES ARE
 SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER
 CERTIFY THAT ALL REGULATIONS ENACTED BY THE
 PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
 OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE
 BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I
 FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE
 OF OAK BROOK, WHICH HAS ADOPTED A VILLAGE
 COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE
 SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE
 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I
 FURTHER CERTIFY THAT A PART OF THE LAND SHOWN ON
 THIS PLAT IS NOT LOCATED WITHIN A SPECIAL FLOOD
 HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY PER FIRM PANEL 17043C0177J
 EFFECTIVE DATE 8/1/2019.

SCALE OF MAP IS 30 FEET PER ONE INCH.
 GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF
 JANUARY, 2026, IN WESTCHESTER, ILLINOIS

 Mitchell P. Balek
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-003250
 LICENSE EXPIRES NOVEMBER 30, 2026

ORIGINAL SEAL IN RED



(assumed)

KABAL SURVEYING COMPANY

Land Surveying Services

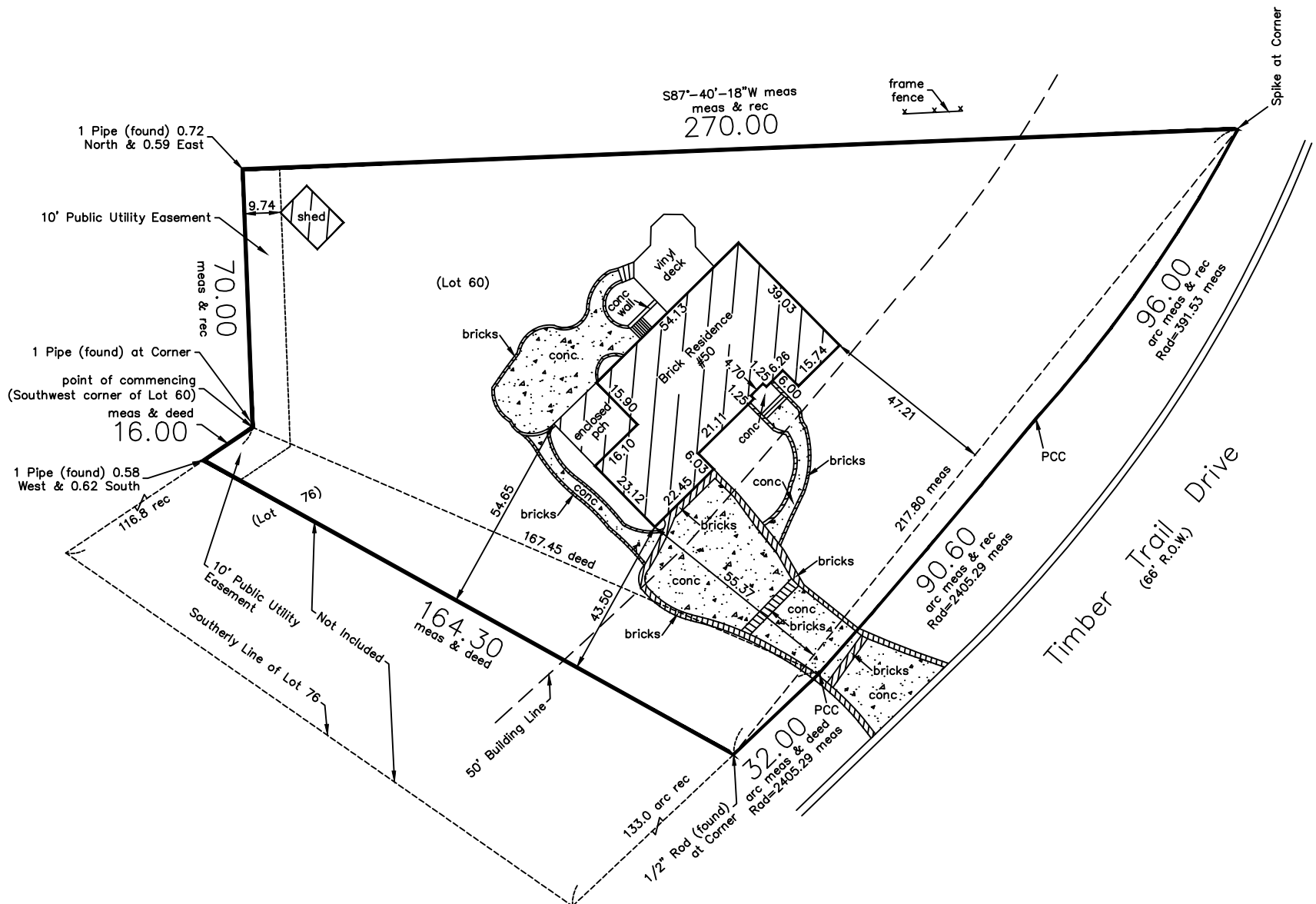
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Parcel One:
That part of Lot 76 in Timber Trail Estates Unit One, described by commencing at the Southwest corner of said Lot 60 of Timber Trail Estates Unit One, and running thence Southeastery along the Southwesterly line of said Lot 60, 167.45 feet to the Northwesterly line of Timber Trail Drive South; thence Southwesterly along said Northwesterly line being also the Southeastery line of Lot 76, 32 feet; thence Northwesterly in a straight line 164.3 feet to a point on the Northwesterly line of said Lot 76 that is 16 feet Southwesterly measured along said Northwesterly line from the place of beginning; thence Northeastery along said Northwesterly line of Lot 76 to the place of beginning, being a Subdivision of part of the Northeast quarter of Section 23, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 16, 1946 as Document 508928 in DuPage County, Illinois.
and
Parcel Two:
Lot 60 in Timber Trail Estates Unit One, being a Subdivision of part of the Northeast quarter of Section 23, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 16, 1946 as Document 508928 in DuPage County, Illinois.

Address: 50 Timber Trail Drive Oak Brook

PIN(s)
06-23-207-017 (Parcel One)
06-23-207-018 (Parcel Two)



LEGEND
pch = porch, N = North, S = South
conc = concrete, E = East, W = West
meas = measured, pc = point of curve
rec = record, rad = radius
R.O.W. = right-of-way
prc = point of reverse curve
PCC = point of continuing curve

Area of property is approximately 28,829 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed November 21, 2025

Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balak

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

Scale: 1 inch = 40 ft.
Order No. 971240
Ordered By: Owner

ORIGINAL SEAL IN RED





Application Fee

Record No.SD-26-1

Status Completed

Became Active January 27, 2026

Type Payment

Due Date None

Assignee Kurt Schweig

Invoice ID 250196

Payment History

Date	Method	Note	Paid
01/27/2026	Check	SD-26-1 - 50 Timber Trail Dr	\$800.00

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: February 11, 2026

CASE NOS: 2026-3-ZO-VAR

DESCRIPTION: Variation – To allow a reduction in the side yard from 30-feet to approximately 26-feet and the rear yard setback from 40-feet to approximately 30-feet.

PETITIONER: Brad Prischman

ADDRESS: 1902 22nd Street

EXISTING ZONING: B-3, General Business District

ZONING/USE OF SURROUNDING PROPERTY:

North: 22nd Steet, City of Oakbrook Terrace, commercial uses.

South: Tollway, Brook Forest single-family residential subdivision.

East: B-3, General Business District, Over-Look commercial mixed-use.

West: Same, The Shops of Oak Brook Place.

DISCUSSION:

Brad Prischman, V3 Companies, representative for owners of the property, has submitted a zoning variation request seeking to reduce the required side yard setback from 30 feet to approximately 26 feet, and the rear yard setback from 40 feet to approximately 30 feet. The property is zoned B-3 – General Business District. The Eastman Kodak Subdivision includes depicted building setbacks, and the requested variations are needed to accommodate an expansion of the existing retail space and the removal of the current office space.

Staff Comments:

1. Ordinance S-899 was approved in 1998 to rezone the parcel from ORA-1 to B-3 zoning district.
2. Ordinance S-900 was approved in 1998 granting a variation to reduce the front yard setback from 40'to 38'.

**STAFF REPORT –COSTCO
1901 22ND STREET
VARIATIONS – SETBACK
CASE NO. 2026-3-ZO-VAR**

3. Ordinance S-1415 was approved in 2015 granting a variation to reduce the front yard setback from 38 feet to 32'.
4. Reducing the side yard setback from 30 feet to 26 feet, would also require establishing a 14-foot no-build easement, on the property at 2155 22nd Street along the west property line.
5. The proposal would remove approximately 27 parking spaces, including 4 accessible spaces. Costco previously added 85 parking spaces in the southeast corner adjacent to its gas station, approved as part of the Planned Development for The Overlook (S-1607). The applicant has provided existing and proposed parking data (see case file). Based on that information, the existing and proposed parking ratios are approximately 1 space per 245 square feet of floor area.

Based on the Village code (Section: 13-12-5), under Business, Commercial And Industrial Use: Appliance stores, motor vehicle sales establishments and establishments for repair of household equipment and furniture the ratio for parking is 1 parking space for every 200 square feet of floor area or part thereof.

6. Existing landscaping along the west property line and along the south building wall is proposed to be removed. A new landscaping plan for the west property line has been provided (see case file).
7. The site plan has been reviewed by Engineering and the proposed encroachment does not appear to cause any issues of non-compliance.
8. The applicant will meet all other applicable regulations.

Please see the materials provided by the petitioner in the case file for a more detailed description of this request.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission (P&Z) has the responsibility to make a recommendation on requests for variation. Please include in your consideration your findings with respect to the standards specified in the Zoning Ordinance for a variation. The materials submitted by the applicant specifically address these standards (see the case file). Those standards are:

“Section 13-14-6 D”. Standards:

1. The Planning and Zoning Commission shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

**STAFF REPORT –COSTCO
1901 22ND STREET
VARIATIONS – SETBACK
CASE NO. 2026-3-ZO-VAR**

- b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:
- a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
 - b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.
 - c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
 - e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.”

CONCLUSION:

If the P&Z Commission is of the opinion that the applicant has satisfied the requirements for the requested variations to the B-3 District Regulations for the property located at 1901 22nd Street, a recommendation would be in order to approve the request subject to the following conditions:

- 1. The applicant shall record a 14-foot no-build easement along the west property line for the property located at 2155 22nd Street;
- 2. A complete landscaping plan shall be submitted including landscaping along north and south sides of the property including replacement of trees;
- 3. The proposed development shall be constructed in substantial conformance to the plans as submitted and approved;
- 4. Add the condition “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

**STAFF REPORT –COSTCO
1901 22ND STREET
VARIATIONS – SETBACK
CASE NO. 2026-3-ZO-VAR**

However, if you determine that the petitioner has not satisfied the required standards for a variation, the request should be denied.

Findings of fact, which are the basis of the P&Z determination, should be stated as part of either motion. The recommendation may state any conditions reasonably related to the petition, which the P&Z Commission deems necessary to protect the public interest.

Respectfully Submitted,



Rama Raman
Village Planner



Rebecca Von Drasek
Development Services Director

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, March 4, 2026 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application from the petitioner, Costco seeking a variation from the setback regulations as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The petitioner is requesting a variation to allow a reduction in the side yard from 30-feet to approximately 26-feet and the rear yard setback from 40-feet to approximately 30-feet. The property may be generally described as 1901 22nd Street, Oak Brook, IL, 60523 with the PIN as follows:

PIN: 06-27-200-009

The petitioner's application including all supporting documents is on file with the Development Services Department. Persons wishing to examine the application documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

Netasha Scarpiniti

Village Clerk

Published at the direction of the Corporate Authorities and the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald, Feb 14, 2026 (321926)

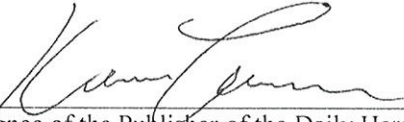
CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/14/2026 in said DuPage County DAILY HERALD. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY 
Designee of the Publisher of the Daily Herald

Control # 321926 *DUPAGE*





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

February 12, 2026

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a variation to the Zoning Regulations.

MEETING DATE AND INFORMATION:

Planning & Zoning Commission*6:30 p.m., Wednesday, March 4, 2026

Board of Trustees Meeting.....7:00 p.m., Tuesday, March 24, 2026***

*Public Hearing Body – Variation
*** Pending P&Z

The application has been filed by: Brad Prischman
V3 Companies
7325 Janes Ave
Woodridge, IL 60517

The property in question is located at: Costco
1901 22nd Street
Oak Brook, IL 60523

Relationship of applicant to property: Representative

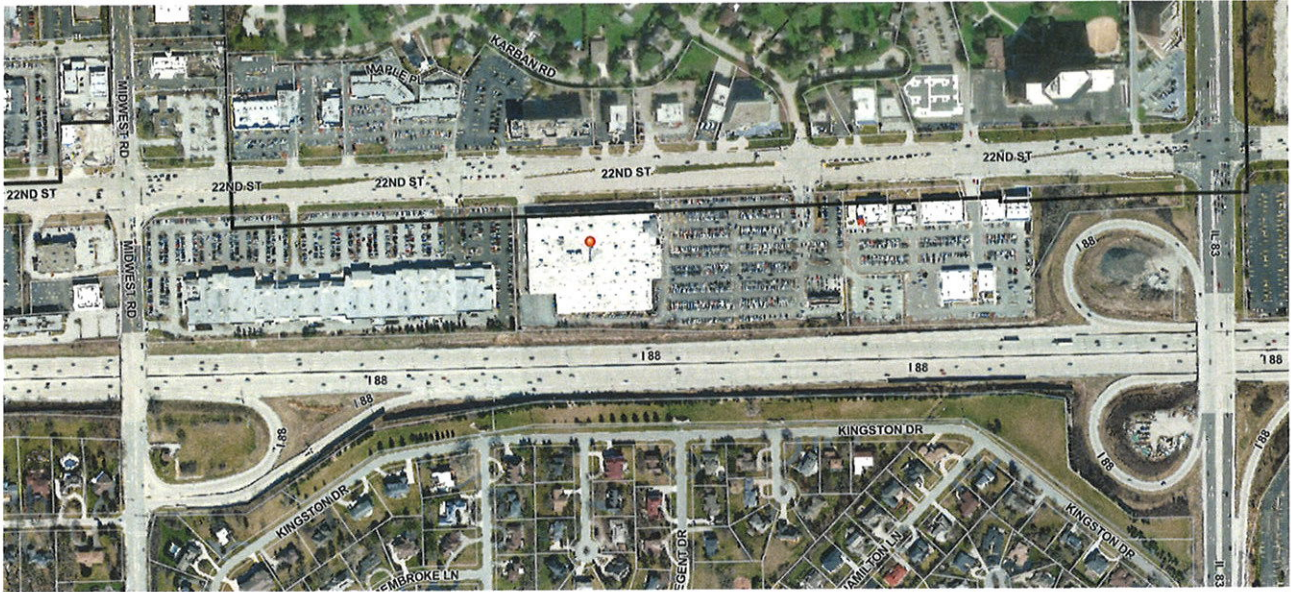
The petitioner is requesting variations to allow a reduction in the side yard from 30-feet to approximately 26-feet and the rear yard setback from 40-feet to approximately 30-feet.

A variation is requested due to the expansion of retail space and the removal of the existing office space.

For more detailed information of the request, please contact the Development Services Department at 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



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

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

All meetings are held in the Samuel E. Dean Board Room of the Oak Brook Village Hall, Butler Government Center located at 1200 Oak Brook Road (31st Street) and Spring Road, Oak Brook, Illinois.



ITEM 6.D.2.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
February 10, 2026

SUBJECT: 1901 22nd Street – Costco – Side and Rear Yard Setback Variations

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for variation from side and rear yard setbacks at 1901 22nd Street (Costco) to the Planning & Zoning Commission for a public hearing and recommendation.

Background/History:

Brad Prischman, V3 Companies, representative for owners of the property, has submitted a zoning variation request to allow a reduction in the side yard from 30-feet to approximately 26-feet and the rear yard setback from 40-feet to approximately 30-feet. The property is zoned B-3 – Business District. The subdivision, Eastman Kodak Subdivision (R95-76627) depicts the building setbacks. A variation is requested due to the expansion of retail space and the removal of the existing office space.

Several additional documents have been included with this referral to provide the Village Board with more detailed and specific information related to the request.

Recommendation:

Staff recommends that the Village Board refer the side and rear yard setback Variations to the Planning & Zoning Commission (P&Z) for public hearing, review, and recommendation.

Attachments:

1. Exhibits for Referral



Record No: PZ-26-1

Planning & Zoning
Application

Status: Active

Submitted On: 1/30/2026

Primary Location


1901 22ND ST
OAK BROOK, IL 60523

Owner

COSTCO WHOLESALE
CORP
999 LAKE DR ISSAQUAH,
WA 98027

Applicant

 Brad Prischman

 7325 Janes Ave
Woodridge, Illinois 60517

Project Information

Type of Property*

Commercial

Zoning Ordinance Type*

Variation

Date Filed*

01/30/2026

Property Interest of the Applicant*

Agent

Owner of Record*

Costco Wholesale Corporation

Phone*



Address*

730 Lake Drive

City, State, Zip*

Issaquah, WA 98027

Is the property in Trust?*

No

Type of Commercial Project* 

Alteration

Number of Street Frontages for Public Hearing Signs*

1



Intended Meeting Date*

03/04/2026

Property Information

Subdivision*

Other

Zoning District*

B-3 General Business

Zoning Ordinance Section (see title 13 in Village Code)

13-7C-3.C Side & Rear Yard Setbacks

Proposed Use/Action Requested*

Request for building setback variations for proposed building expansions to the west and south of the existing Costco building. Applicable setbacks were established by Eastman Kodak Subdivision Plat recorded in 1995.

Location and Legal Address

1901 W 22nd Street

Permanent Parcel Number*

627200009

Variation Standards

Respond Below: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. *

The Costco warehouse at this location was being utilized for dual purposes. The Costco Midwest regional office was located in this warehouse building along with retail sales for our members. The office component of the building has been removed and plans to convert office space into additional sales floor space are in place. This warehouse location has experienced tremendous growth in membership and sales transactions over the last decade. The requested variances to allow building expansion(s) are reasonable and specifically respond to membership demand, evolving Costco operations and are the direct result of Costco's success in the Village of Oak Brook. The requested variances are not intended to increase sales but simply respond to member's demand and allow for an updated building which in turn will yield a reasonable rate of return.

Respond Below: The plight of the owner is due to unique circumstances.*

The setbacks for this property were established in 1995 and recorded with the Eastman Kodak Subdivision Plat. Costco requested and subsequently received a front yard variance in 1998 when the building was converted into a Costco warehouse. The warehouse has generally remained in its current configuration and size for approximately twenty-eight years with only minor interior and exterior improvements. The location of the building's expansion is based on the interior layout and Costco's current operational standards which have evolved over the last decade. Relief from the west side and rear setbacks will be required to provide building upgrades and respond to Costco member's demand.

Respond Below: The variation, if granted, will not alter the essential character of the locality. *

The requested variances will not alter the essential character of the neighborhood as the land use remains commercial, which is compatible with nearby retail, transportation, and commercial uses. The proposed building expansions will be adequately buffered from nearby land uses, minimizing any potential adverse impacts on surrounding areas.

Respond Below: The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out. *

While the existing shape of the property, or physical surroundings do not necessarily pose an issue for the proposed improvements, a hardship is created by the required setbacks recorded with the Eastman Kodak Subdivision Plat. Without setback relief, Costco cannot respond to the current member demand in this community and complete necessary building upgrades, vital to ongoing business success in the Village of Oak Brook.

Respond Below: The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification. *

The requested variation is specific to this property, allowing a unique land use to continue to operate successfully. Setbacks established for this property only pertain to the Eastman Kodak Subdivision Plat.

Respond Below: The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. *

The granting of the variance is in harmony with the general purpose and intent of the zoning ordinance, the 2022 Comprehensive plan and future land use plan for the Village. The nearby properties are commercial in nature and are compatible with the proposed and existing uses for the property.

Respond Below: The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. *

The requested variations will not impair light and air on nearby properties, nor increase the risk of fire. Costco will maintain the facilities' appearance, provide adequate lighting, and promote safe internal vehicle circulation. There is no evidence that nearby property values will diminish or be impaired with the completion of the building expansions.

Respond Below: That the purpose of the variation is not based exclusively upon a desire to make more money out of the property. *

Costco's purpose by requesting the variances is to upgrade the current warehouse floor plan and mechanicals to Costco's latest standards that will allow for better internal circulation and space to display a variety of high-quality products to its members. Making more money is not Costco's goal with this proposed development, quite the contrary, listening to our members and providing exceptional services is what Costco is known for and will continue to do in Oak Brook.

Respond Below: That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. *

The hardship described above was not created by any Costco employee or person who has an interest in the property.

Acknowledgement

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

✓ Bradley Prischman
Jan 30, 2026

Signature of Applicant: I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

✓ Bradley Prischman
Jan 30, 2026



DATE: January 30, 2026

TO: Cathy Chiarelli, Planning Technician - Development Services, Village of Oak Brook IL
Kayleen Burnett, Costco Real Estate

FROM: Larry Dziurdzik, JNL (Authorized Agent for Costco Wholesale)
Brad Prischman, V3 (Authorized Applicant for Costco Wholesale)

RE: **Costco Wholesale, Oak Brook IL**
Planning & Zoning Application for Variance Request (Building Setbacks)

Dear Cathy:

Costco Wholesale Corporation (Costco) and Agents, hereby present this Planning & Zoning Application to the Village of Oak Brook IL (Village). This application is for a building setback variance request for proposed building expansions that will be located to the west and south of the existing building. These proposed building expansion areas will cross the existing building setbacks that were established on the Eastman Kodak Subdivision that was recorded in 1995.

Costco is requesting the following for the proposed redevelopment, all of which are detailed further in the enclosed documents as outlined below:

Variation: The proposed west and south building expansions will extend over the building setbacks that were established by the Eastman Kodak Subdivision that was recorded in 1995 (Document# R95-76627). These 1995 setbacks supercede the setbacks listed under Zoning Ordinance Section 13-7C-3.c Yards. The existing setbacks and proposed variation for the building expansions are listed below:

WEST:

Existing Setback = 30'

Proposed Variation = 26'

SOUTH:

Existing Setback = 40'

Proposed Variation = 30'

The proposed Costco building expansions will maintain consistency with the existing building use, the surrounding land uses and will support the goal of providing for commercial development on a scale appropriate for the needs of the residents of the Village of Oak Brook.

This application is being submitted by Brad Prischman of V3 Companies, Authorized Applicant for Costco Wholesale Corporation.

If there are any questions or comments, or additional information needed, please contact Brad Prischman (bprischman@v3co.com, 630-768-5474)

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-27-200-009
2. Common Address: 1901 W. 22nd Street, Oak Brook, IL
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

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

ALTA Survey prepared by V3 Companies

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

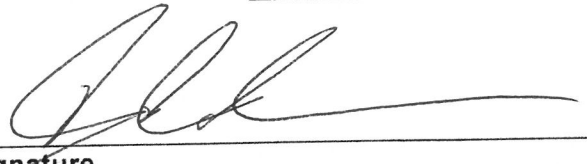
Only First name of Contact is required.

Date called:

I verify that the information provided above is accurate.

Bradley Prischman

Printed Name



Signature

Date

01-30-2026

Relationship to Applicant:

SELF

PARCEL 1:

LOT 1 IN EASTMAN KODAK SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1995 AS DOCUMENT R95-076627, IN DUPAGE COUNTY, ILLINOIS.

BILLNAME	BILLSTNAME	BILLCITY	BILLST,BILLZIP	PROPNAME	PROPSTNAME	PROPCITY	PROPS	PROPZIP
COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH	WA 98027	COSTCO WHOLESALE CORP	1901 W 22ND ST	OAK BROOK	IL	60523
RREEF AMERICA LLC	222 S RIVERSIDE PLZNO FL 34	CHICAGO	IL 60606	RREEF AMERICA LLC	2155 22ND ST	OAK BROOK	IL	60523
MEC THE OVERLOOK LLC	20 S CLARK ST #3000	CHICAGO	IL 60603	MEC THE OVERLOOK LLC	1775 22ND ST	OAK BROOK	IL	60523
MEC THE OVERLOOK LLC	20 S CLARK ST #3000	CHICAGO	IL 60603	MEC THE OVERLOOK LLC	1717 W 22ND ST	OAK BROOK	IL	60523
COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH	WA 98027	COSTCO WHOLESALE CORP	W 22ND ST	OAK BROOK	IL	60523
MEC THE OVERLOOK LLC	20 S CLARK ST #3000	CHICAGO	IL 60603	MEC THE OVERLOOK LLC	1765 22ND ST	OAK BROOK	IL	60523
O BRIEN II, WALTER J	11 HEATHER LN	OAK BROOK	IL 60523	O BRIEN II, WALTER J	17W200 22ND ST	OAKBROOK TERR	IL	60181
17W220 22ND LLC	17W220 22ND ST STE 350	OAKBROOK TERR	IL 60181	17W220 22ND LLC	17W220 22ND ST	OAKBROOK TERR	IL	60523
AVO REAL ESTATE HOLDING	5755 DUPREE DR.SUITE 200	ATLANTA	GA 30327	AVO REAL ESTATE HOLDING	17W240 22ND ST	OAKBROOK TERR	IL	60181
STORE MASTER FUNDING IX	11501 OUTLOOK ST, STE 300	OVERLAND PARK	KS 66211	STORE MASTER FUNDING IX	17W280 W 22ND ST	OAKBROOK TERR	IL	60181
MID AMERICA DEVEL GROUP L	17W300 22ND ST STE 360	OAKBROOK TERR	IL 60181	MID AMERICA DEVEL GROUP L	17W300 22ND ST	OAKBROOK TERR	IL	60181
ROSSI REAL ESTATE CORP	1015 BUTTERFIELD RD	DOWNERS GROVE	IL 60515	ROSSI REAL ESTATE CORP	17W180 22ND ST	OAKBROOK TERR	IL	60181
JENNA & SERENA LLC	5300 W TOUHY AVE	SKOKIE	IL 60077	JENNA & SERENA LLC	17W350 22ND ST	OAKBROOK TERR	IL	60181
7214 CALUMET LLC	5 BERSEEM CT	OAK BROOK	IL 60523	7214 CALUMET LLC	17W170 22ND ST	OAKBROOK TERR	IL	60181
NICOR GAS / SOUTHERN CO	241 RALPH MCGILL BLVD NEBIN 1	ATLANTA	GA 30309	NICOR GAS / SOUTHERN CO		OAK BROOK	IL	60523
MEC THE OVERLOOK LLC	20 S CLARK ST #3000	CHICAGO	IL 60603	MEC THE OVERLOOK LLC	1755 22ND ST	OAK BROOK	IL	60523
JRC INVESTMENTS LLC	2 MID AMERICA PLAZUNIT 722	OAKBROOK TERR	IL 60181	JRC INVESTMENTS LLC	17W400 22ND ST	OAKBROOK TERR	IL	60181
NICOR GAS / SOUTHERN CO	241 RALPH MCGILL BLVD NEBIN 1	ATLANTA	GA 30309	NICOR GAS / SOUTHERN CO		OAK BROOK	IL	60523
MEC THE OVERLOOK LLC	20 S CLARK ST #3000	CHICAGO	IL 60603	MEC THE OVERLOOK LLC	1745 22ND ST	OAK BROOK	IL	60523
RECREATION EQUIPMENT CO	PO BOX 1938	SUMNER	WA 98390	RECREATION EQUIPMENT CO	17W160 22ND ST	OAKBROOK TERR	IL	60181



Commercial Application Fee

Record No.PZ-26-1

Status Completed

Became Active February 4, 2026

Type Payment

Due Date None

Assignee Brad Prischman

Invoice ID 251132

Fee Breakdown

Fee Name	Total Fee	Paid	Due
<input checked="" type="checkbox"/> Variation	\$750.00	\$750.00	\$0.00
<input checked="" type="checkbox"/> Public Hearing Signs	\$50.00	\$50.00	\$0.00
<input checked="" type="checkbox"/> Daily Herald Legal Posting	\$120.00	\$120.00	\$0.00
Total	\$920.00	\$920.00	\$0.00

Payment History

Date	Method	Note	Paid
02/10/2026	Check	1901 22ND ST, PZ-26-1	\$120.00
02/10/2026	Check	1901 22ND ST, PZ-26-1	\$800.00

22ND STREET

HERETOFORE DEDICATED BY DOCUMENT NO.'S
 369219 - REC. APRIL 30, 1936
 366795 - REC. JANUARY 10, 1936
 R66-49078 - REC. DECEMBER 22, 1966

NOTES:

- CURB & GUTTER SHALL BE B6.12 OR B6 BARRIER CURB PER THE VILLAGE OF OAK BROOK STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH M.U.T.C.D. STANDARDS.
- ALL PARKING SPACES SHALL BE ANGLED TO THE ASSOCIATED DRIVE AISLE PER EXISTING CONDITIONS.
- THE PAVEMENT SECTIONS SHOULD BE VERIFIED BASED ON RECOMMENDATION OF A GEOTECHNICAL REPORT.
- SITE PLAN ON EAST PROPERTY SHOWN PER FINAL PLANS BY OTHERS.
- EXISTING CONDITIONS TO BE FIELD VERIFIED.
- SEE PLANS BY MG2 FOR SIGNAGE AND STRIPING.



OAK BROOK, IL
 #388
 BUILDING EXPANSION / REMODEL
 1901 WEST 22ND STREET
 OAK BROOK, IL 60523

COSTCO
 WHOLESALE
 CORPORATION

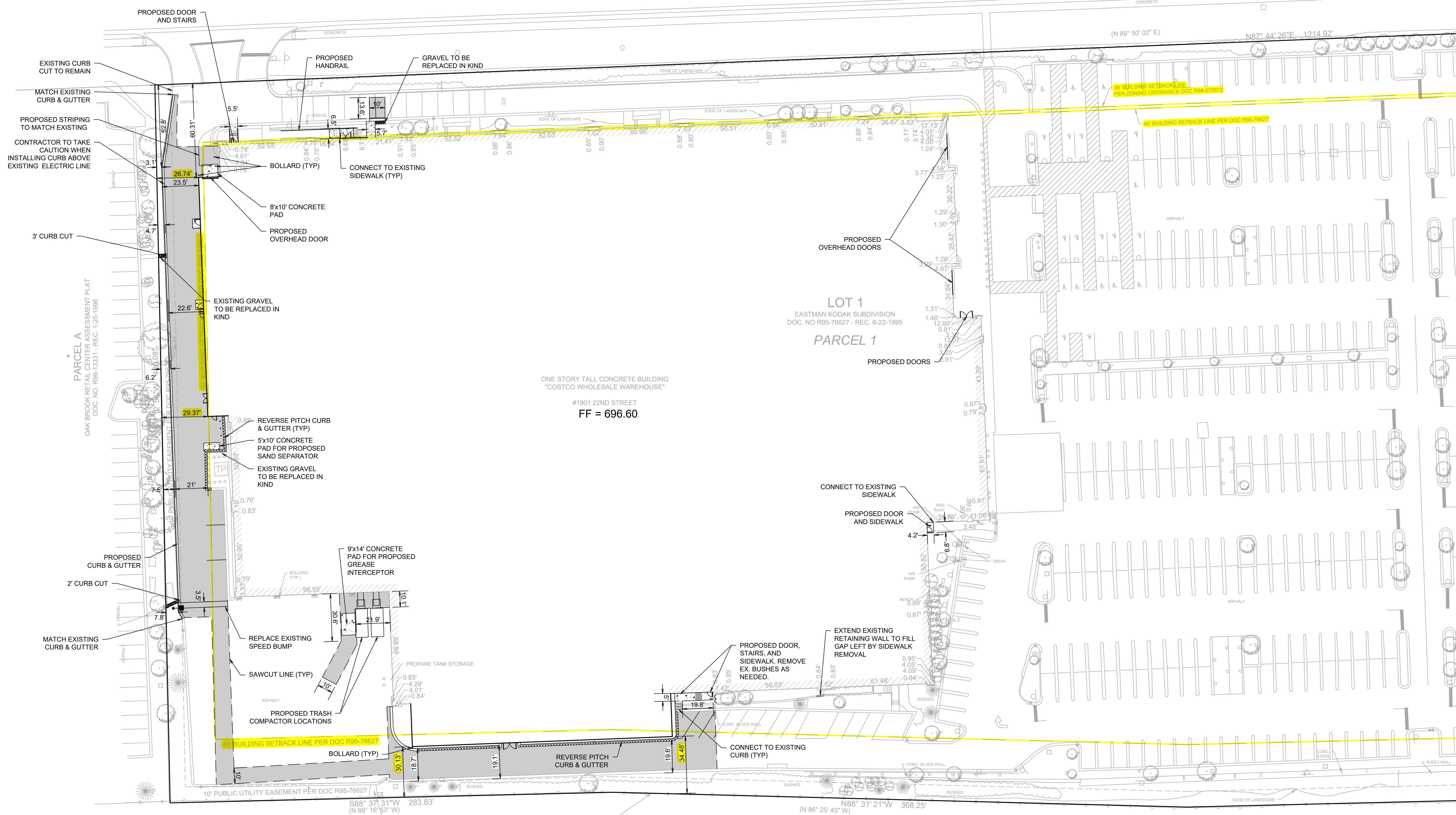
730 LAKE DRIVE
 ISSAQUAH, WA 98027
 T: 425.313.8100
 www.costco.com

1101 Second Ave. Ste 100
 Seattle, WA 98101
 206.962.6500
 MG2.com



V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

V3co, Veritas, Veritas... "The Vision to Transform with Excellence"



LOT 1
 EASTMAN KODAK SUBDIVISION
 DOC. NO R95-76627 - REC. 6-22-1995
 PARCEL 1

#1901 22ND STREET
 FF = 696.60

(NORTHERN ILLINOIS TOLL HIGHWAY PER DOC. NO. 091695)
INTERSTATE 88

PAVING LEGEND

BITUMINOUS PAVEMENT (HEAVY DUTY)

- 1.5" BITUMINOUS CONCRETE SURFACE COURSE, PG 58-28 (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS AND REQUIREMENTS).
- 2.5" HOT MIX ASPHALT BINDER COURSE (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STDS. & REQUIREMENTS).
- 11" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9

CONCRETE PAVEMENT

- 6" P.C. CONCRETE PAVEMENT - REINFORCED
- 8" COMPACTED AGGREGATE BASE COURSE, CA-6

CONCRETE SIDEWALK

- 5" P.C. CONCRETE PAVEMENT - UNREINFORCED
- 4" COMPACTED AGGREGATE BASE COURSE, CA-6

GRAVEL

- 2" MILL AND DISPOSE 2" EXISTING BITUMINOUS AND REPLACE W/ 2" SURFACE COURSE, "MIX C", N50

BRADLEY PRISCHMAN - CIVIL ENGINEER
 ILLINOIS LICENSE # 062-059202
 EXPIRES: 11.30.2027
 ILLINOIS LICENSED
 DESIGN FIRM # 184-000902
 EXPIRES: 04.30.2027

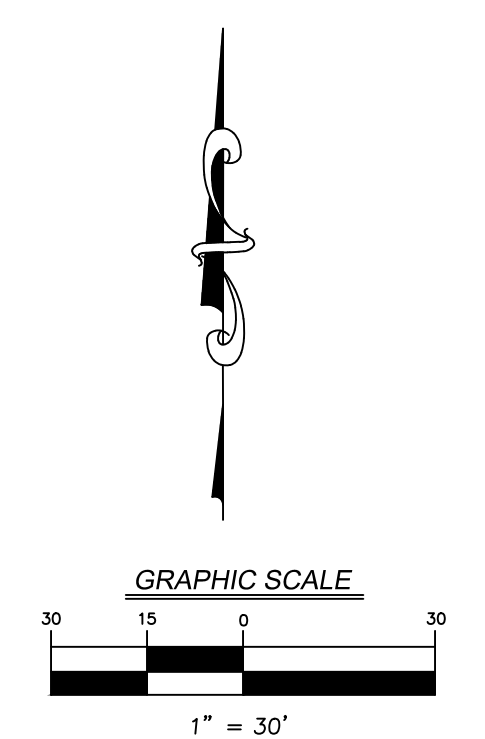
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DATE	DESCRIPTION
1 01/20/26	ISSUED FOR 80% QA REVIEW
2 01/23/26	HEALTH DEPT PERMIT SET
3 01/30/26	P&Z APPLICATION

PROJECT NUMBER: 97075.14WR
 PM: BRP
 DRAWN: RI
 DATE: 08-22-2025

LAYOUT AND
 PAVING PLAN

C3.1



PLOTTED BY: PETER WAGENMAKER DATE/TIME: 12/29/2025 4:37 PM FILE: N:\1979\2025\97075.14WR\2025\DRAWINGS\CADD\DS\AS\SET DRAWINGS\C3.1_LAYOUT.DWG

EASTMAN KODAK SUBDIVISION

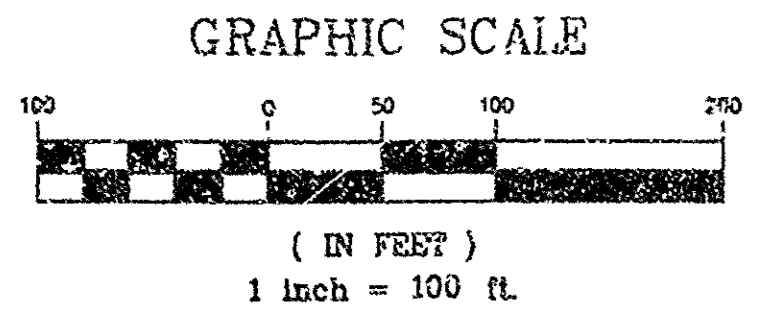
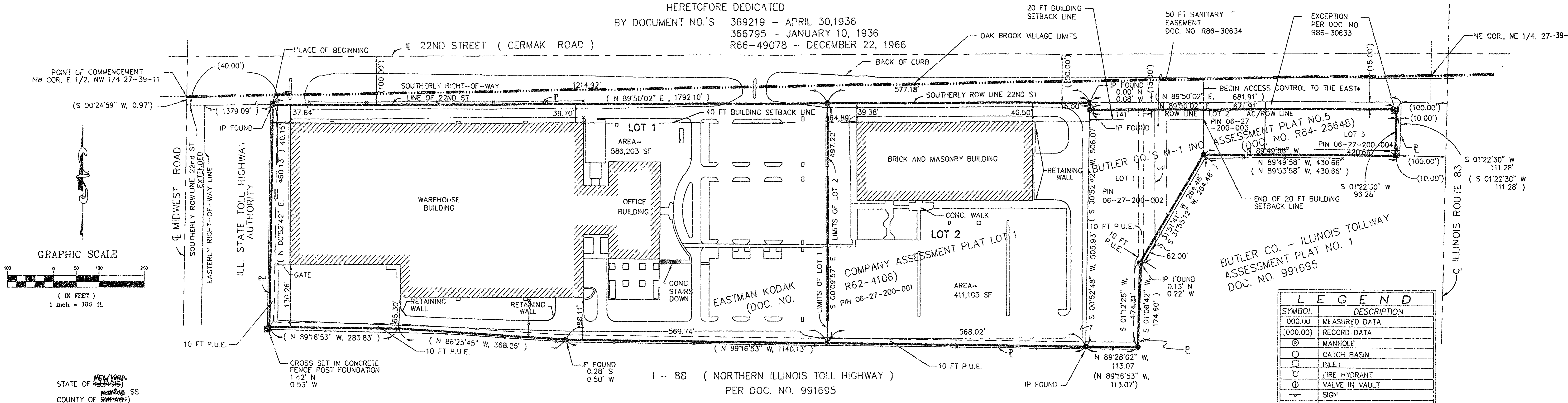
06-27-200-001 thru 004

BEING A SUBDIVISION IN PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11 EAST, OF THE 3rd PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

HERETOFRE DEDICATED
BY DOCUMENT NO.'S 369219 - APRIL 30, 1936
366795 - JANUARY 10, 1936
R66-49078 - DECEMBER 22, 1966

Book 172
Page 74

REQUIRED BUILDING SETBACKS FOR NEW BUILDINGS OR EXTENSIONS TO EXISTING BUILDINGS				
LOT NO.	SETBACK FROM NORTH PROPERTY LINE (FRONT YARD)	SETBACK FROM EAST PROPERTY LINE	SETBACK FROM SOUTH PROPERTY LINE (REAR YARD)	SETBACK FROM WEST PROPERTY LINE
LOT 1	AS SHOWN ON PLAT	30'	40'	30'
LOT 2		30'	40'	30'



SYMBOL	DESCRIPTION
000.00	MEASURED DATA
(.000.00)	RECORD DATA
⊙	MANHOLE
○	CATCH BASIN
□	INLET
⊕	FIRE HYDRANT
⊖	VALVE IN VAULT
—	SIGN
●	TREE
⊗	IRON PIPE FOUND OR SET
■	CONCRETE MONUMENT SET
○	LIGHT POLE
⊗	18" MANHOLE
▭	BUILDING
—	DENOTES CENTERLINE
P	DENOTES PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
♿	HANDICAP PARKING
---	PROPERTY LINE
---	CENTERLINE
---	FENCE LINE
---	E OF PAVEMENT
---	EASEMENT LINE
---	SETBACK LINE
---	VILLAGE LIMITS

STATE OF NEW YORK)
 COUNTY OF MONROE)
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT EASTMAN KODAK COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE TITLE THEREON INDICATED.

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

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF OAK BROOK, INCLUDING BUT NOT LIMITED TO HINSDALE SANITARY DISTRICT, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY, FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS AND OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINE THAT ANY TREES, SHRUBS, OTHER VEGETATION OR OBJECTS (HEREINAFTER COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY SHALL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE OF OAK BROOK, AS TO DESIGN AND LOCATION. LOCATION OF UTILITY INSTALLATIONS IS SUBJECT TO THE DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

DATED THIS 19th DAY OF June, 1995
 BY: Joseph J. Haug OFFICER
 ATTEST: Joseph P. Haug OFFICER

STATE OF NEW YORK)
 COUNTY OF MONROE)
 COUNTY OF DUPAGE)
 I, SANDRA L. CARUSO, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Joseph J. Haug, Jr. AND Joseph P. Haug, PERSONALLY KNOWN TO BE IN THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 19th DAY OF June, A.D. 1995, AT Cochester, New York.
Sandra L. Caruso
 NOTARY PUBLIC

CONSULTING ENGINEERS & LAND SURVEYORS
Bollinger, Lach & Associates, Inc.
 1010 JORIE BLVD. OAK BROOK, ILL. 60521 • 708 990 1385

CERTIFICATE AS TO SPECIAL ASSESSMENTS
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Dorell Langlois, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
 DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS THIS 20th DAY OF June, 1995.
Dorell Langlois
 TREASURER

SANITARY DISTRICT CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Carl T. Blomgren, SECRETARY OF THE HINSDALE SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
 DATED AT Burr Ridge, ILLINOIS, THIS 16th DAY OF June, 1995.
Carl T. Blomgren
 SECRETARY

VILLAGE CLERK'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, L. L. K. Conville, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON June 14, 1995, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.
 IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS 21st DAY OF June, 1995.
L. L. K. Conville
 VILLAGE CLERK

PLAN COMMISSION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF June, 1995.
Chairman
 CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Dale L. Durfey Jr., VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
 DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS THIS 22nd DAY OF June, 1995.
Dale L. Durfey Jr.
 VILLAGE ENGINEER

COUNTY CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Dorell Langlois, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF June, 1995.
Dorell Langlois
 COUNTY CLERK

RECORDER OF DEEDS
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 THIS INSTRUMENT 895-76627 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE 22nd DAY OF June, 1995 AT 12:30 O'CLOCK P.M. AND WAS RECORDED IN BOOK 175 OF PLATS PAGE 74.
J.P. Carey
 RECORDER OF DEEDS

* ACCESS CONTROL FROM PLAT OF SURVEY "EXCESS ROW" IDOT F.A.P. ROUTE 872 (ILL 83) SECTION 543-HBK PARCEL NO. 354 EX ALSO PER DOCUMENT NO. R66-30633 DATED: APRIL 13, 1986

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Michael W. Smith, ENGINEER
 I, James J. Williams, OWNER-OR ATTORNEY

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Dorell Langlois, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF June, 1995.
Dorell Langlois
 COUNTY CLERK

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Dorell Langlois, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF June, 1995.
Dorell Langlois
 COUNTY CLERK

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Dorell Langlois, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF June, 1995.
Dorell Langlois
 COUNTY CLERK

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, Dorell Langlois, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF June, 1995.
Dorell Langlois
 COUNTY CLERK

REVISOR'S: 6/16/95 ADDED DOC. NO.'S
 REVISOR'S: 6/6/95 CORRECTED OWNER'S CERTIFICATE
 REVISOR'S: 5/5/95 REMOVED 6 FT PUE'S AT EAST LINE OF LOT 1
 REVISOR'S: 4/21/95 ADDED EASEMENT AND SETBACK TABLE
 REVISOR'S: 2/16/95 ADDED EASEMENTS AND SETBACK LINE
 REVISOR'S: 1/17/95 LOT AREA CHANGE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT WE, BOLLINGER, LACH & ASSOCIATES, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 30, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 00°24'59" WEST, A DISTANCE OF 0.97 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET (EXTENDED ACROSS MIDWEST ROAD); THENCE NORTH 89°50'02" EAST, A DISTANCE OF 40.0 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET AND THE EASTERLY RIGHT OF WAY LINE OF MIDWEST ROAD; THENCE CONTINUING NORTH 89°50'02" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET A DISTANCE OF 1379.09 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89°50'02" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET, A DISTANCE OF 1792.10 FEET; THENCE SOUTH 6°52'42" WEST, A DISTANCE OF 506.37 FEET; THENCE NORTH 89°16'53" WEST, A DISTANCE OF 1140.13 FEET; THENCE NORTH 86°25'45" WEST, A DISTANCE OF 368.25 FEET; THENCE NORTH 89°16'53" WEST, A DISTANCE OF 283.83 FEET; THENCE NORTH 0°52'42" EAST, A DISTANCE OF 460.13 FEET TO THE PLACE OF BEGINNING.

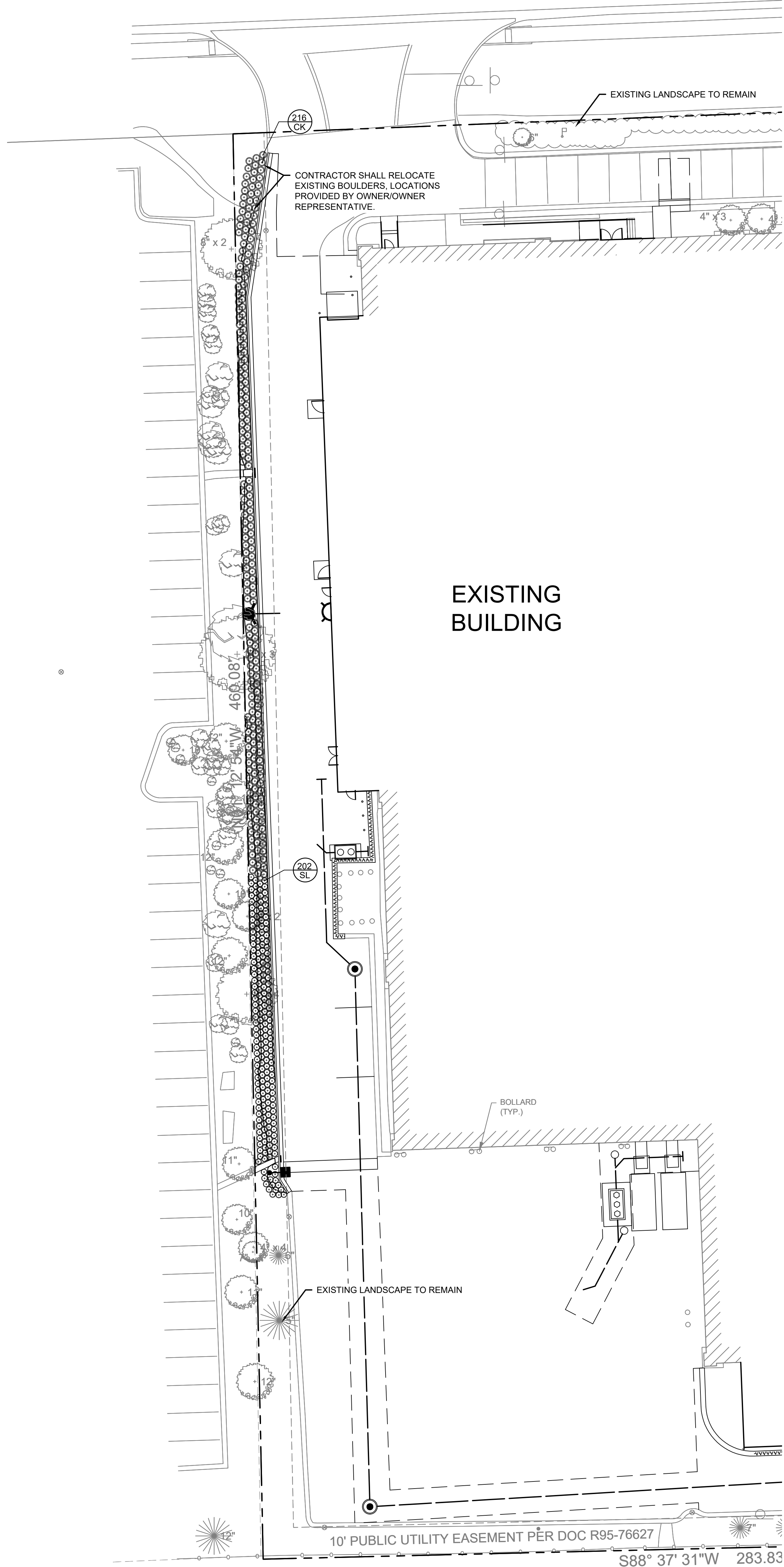
ALSO:
 BUTLER COMPANY-M-1, INC. ASSESSMENT PLAT NO. 5 (EXCEPT THEREFROM THE NORTH 15.00 FEET AND ALSO EXCEPT THEREFROM THE EAST 10.00 FEET) ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 20, 1984, AS DOCUMENT R64-25648, IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

AS SHOWN IN THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. WE FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. WE FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY SHOWN IN THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER OUR HAND AND SEAL AT OAK BROOK, ILLINOIS, THIS 22nd DAY OF June, A.D. 1995.
Dorell Langlois
 BOLLINGER, LACH & ASSOCIATES, INC.
 ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 30

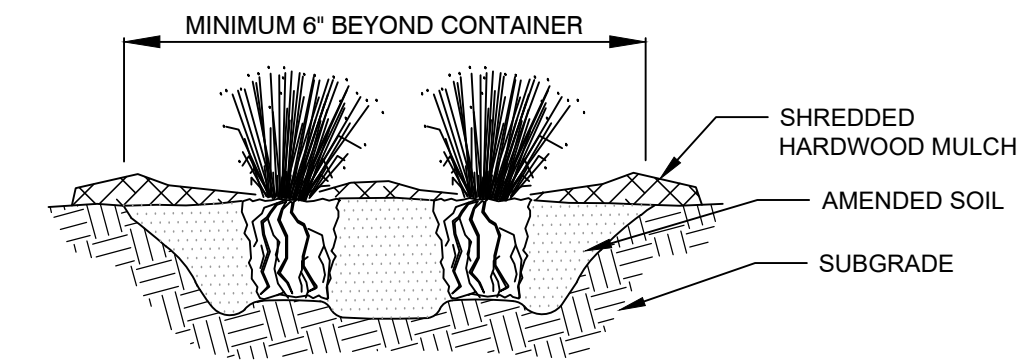


W 22ND STREET



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
ORNAMENTAL GRASSES					
⊕	CK	216	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN
⊕	SL	202	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	1 GAL	SEE PLAN



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

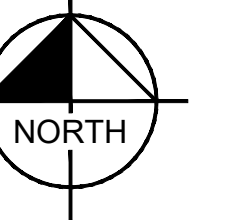
1 ORNAMENTAL GRASS PLANTING

NTS

LANDSCAPE NOTES SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. CONFORM TO AMERICAN ASSOCIATION OF NURSERIES SPECIFICATIONS TRUE TO NAME. PLANTS TO BE FIRST QUALITY, WELL FOLIATED WITH WELL-DEVELOPED ROOT SYSTEMS AND A NORMAL, WELL-SHAPED TRUNK AND LEADER, LIMBS, STEMS AND A HEAD. PLANTS DEEMED UNSUITABLE MAY BE REJECTED BEFORE OR AFTER DELIVERY. PLANT MATERIAL IS REQUIRED TO BE FREE OF EVIDENCE OF DISEASE, INSECTS, INSECT EGGS, AND LARVAE. OVERSIZE PLANTS MAY BE USED WITH APPROVAL, BUT AT NO INCREASE IN PRICE. BALLS THAT ARE CRACKED, BROKEN OR DRY TO THE CENTER WILL BE REJECTED.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. GUARANTEE TREES, SHRUBS AND GROUND COVER FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
8. AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE.
9. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS NEEDED, REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. TOPSOIL SHALL BE HIGH-QUALITY, AMENDED PER AGRONOMIC SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.
 - PLANTING AREAS WITHIN 10 FEET OF BUILDINGS: 6 INCHES
 - OTHER PLANTING AREAS: 4 INCHES
 - LANDSCAPE ISLANDS: 6 INCHES
 - TURF AREAS: 4 INCHES
17. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES. ALL DISTURBED AREAS TO BE SODDED OR SEED. UNLESS OTHERWISE NOTED, SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS OTHERWISE NOTED.
18. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
19. CONTRACTOR SHALL INSTALL NATURAL BROWN SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. ALL FOUNDATION PLANTING AREAS AND INTERIOR PARKING ISLANDS SHALL BE INSTALLED WITH DECORATIVE ROCK MULCH.
20. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY/BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
25. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.

NORTH ARROW AND SCALE

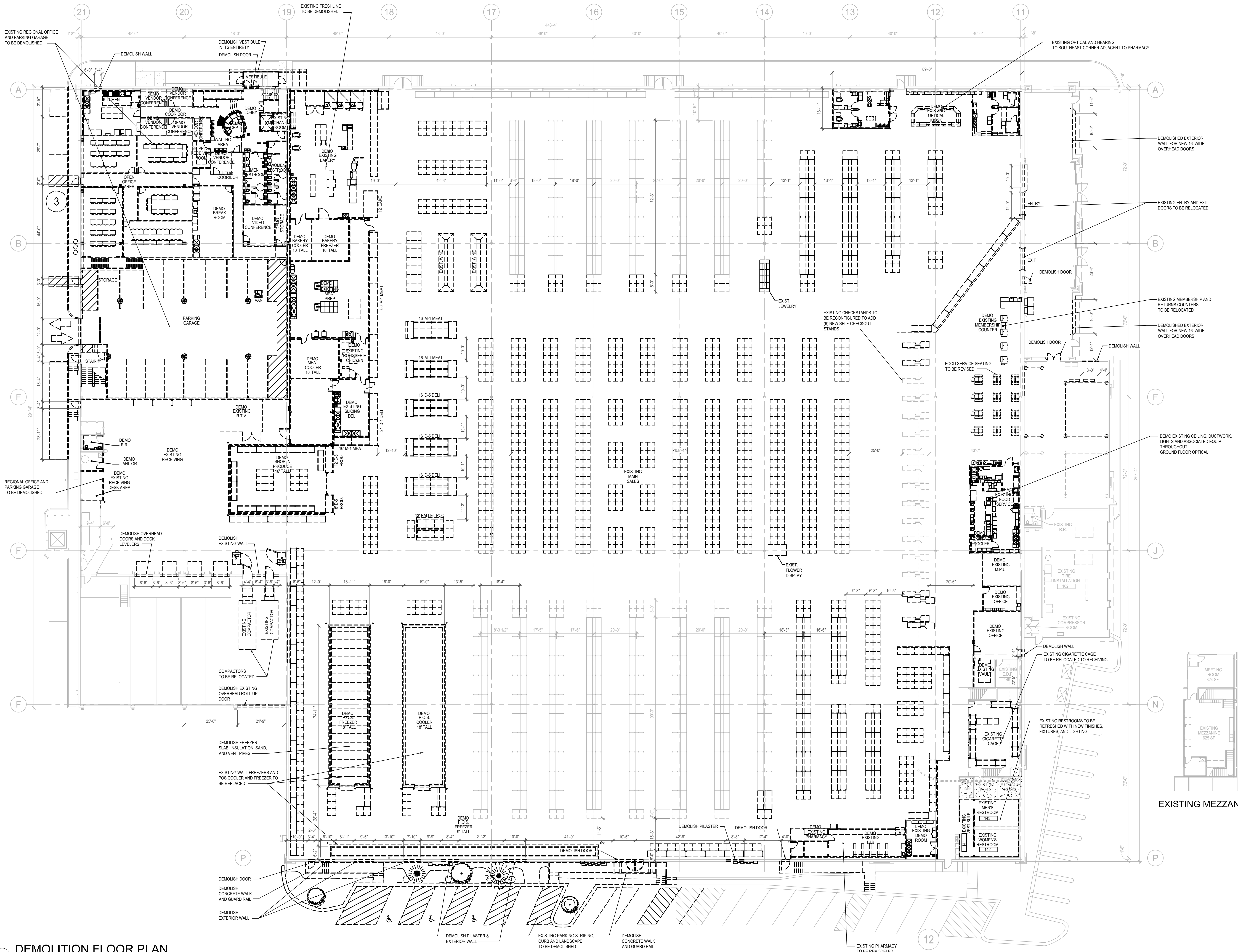


SEAL AND SIGNATURES

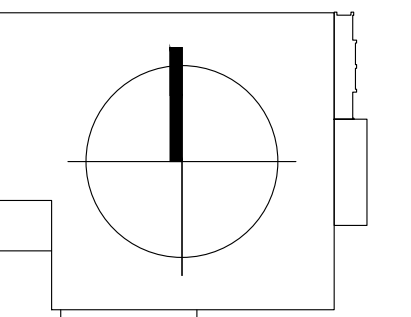
COSTCO WHOLESALE
 1901 WEST 22ND STREET
 OAK BROOK, IL 600521

LANDSCAPE PLAN

DATE	ISSUED FOR	REV
1/30/2023	P&Z APPLICATION	



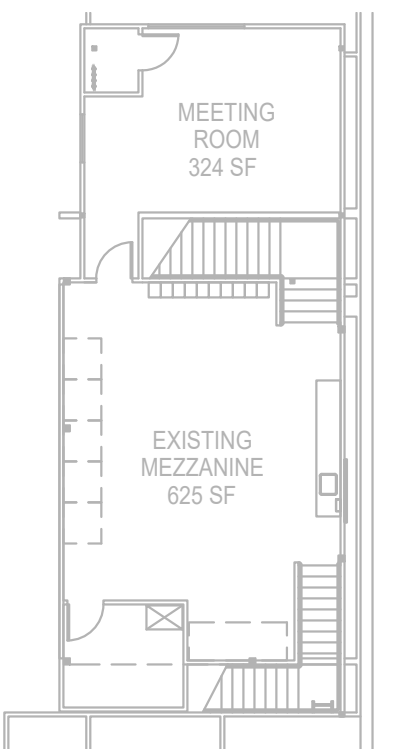
KEY PLAN



0 8' 16' 32'
1/16" = 1'-0"

BRIAN J. BONAR, ARCHITECT

EXISTING MEZZANINE

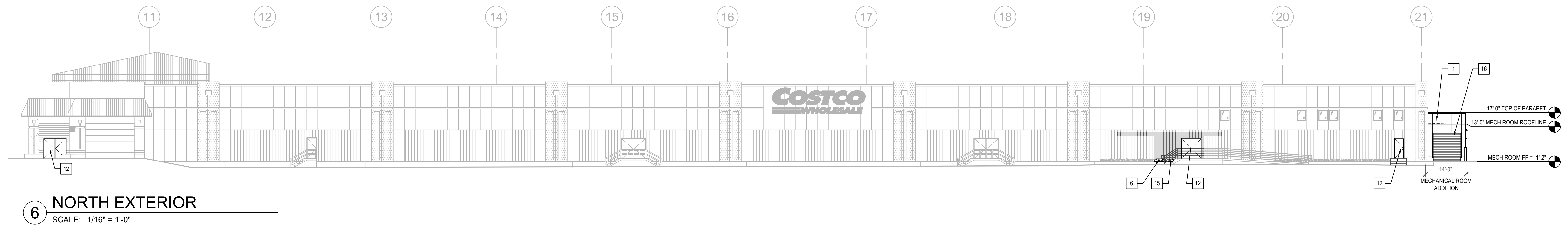
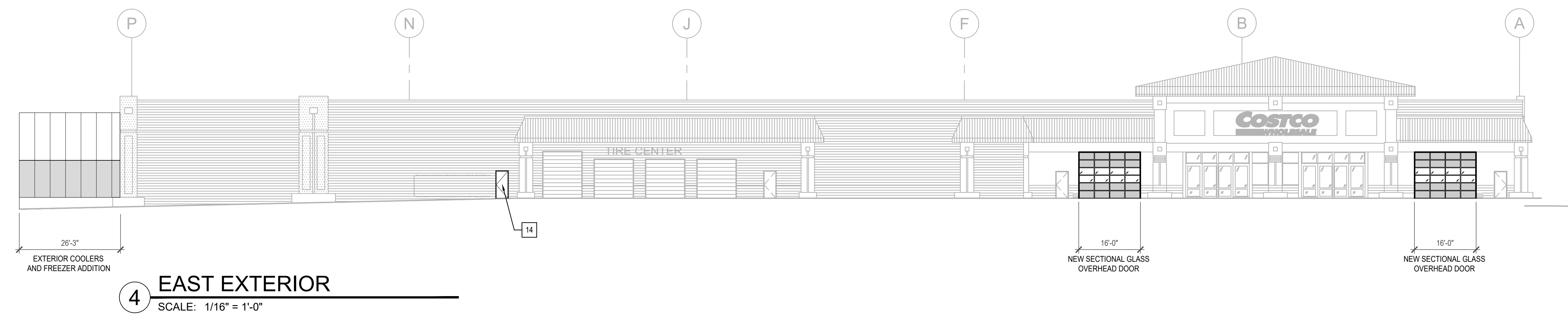
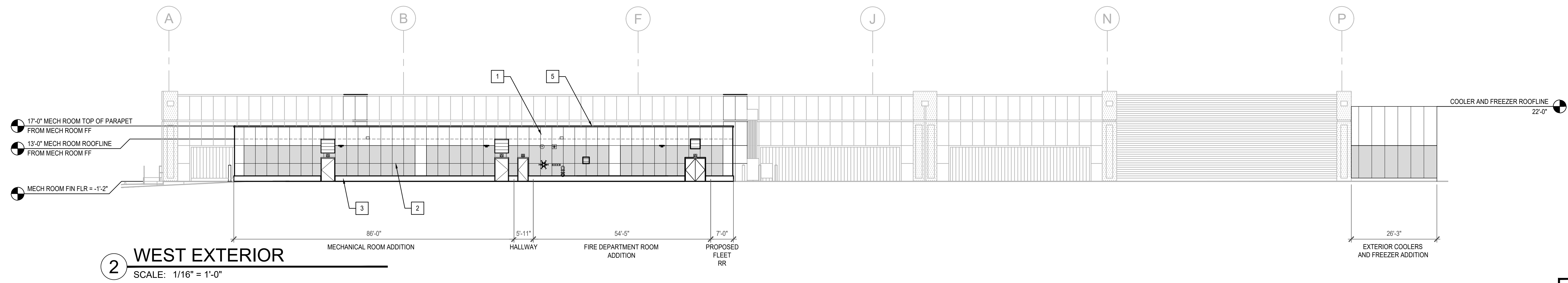
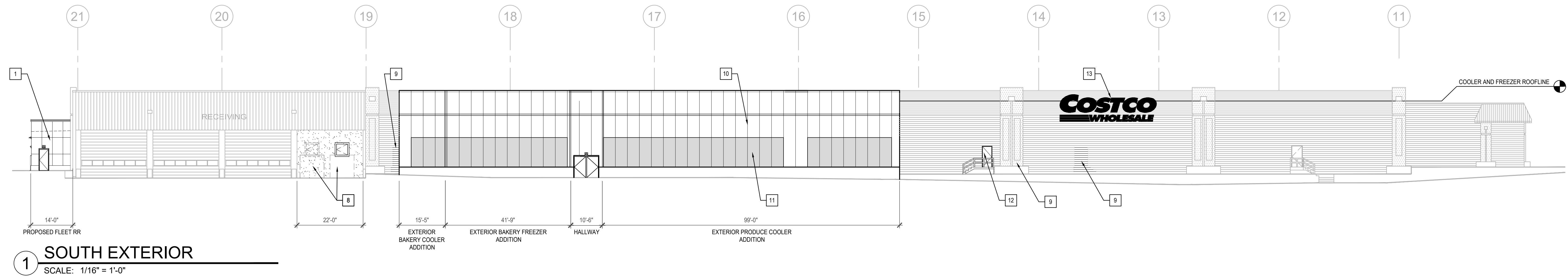


DATE	DESCRIPTION
1/23/26	HEALTH DEPT PERMIT SET
1/30/26	P&Z APPLICATION

96-1770-35
PM: RENEE PEDERSEN
DRAWN:

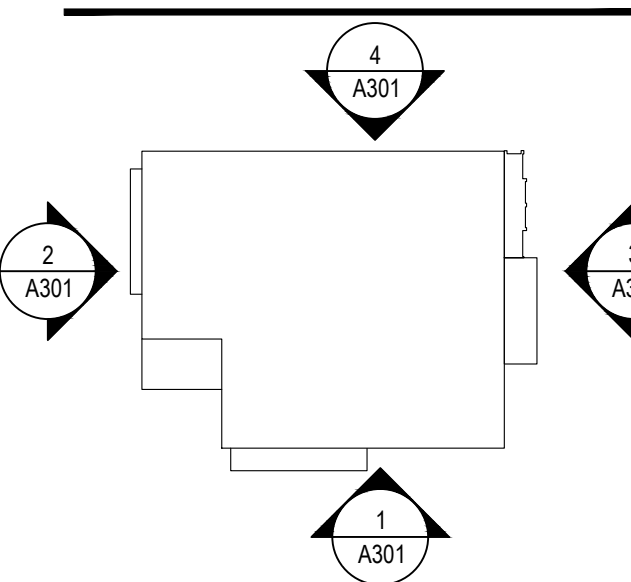
DEMOLITION FLOOR PLAN

PLOTTED BY: TAYLOR CHADWICK OVER DATE/TIME: 1/30/2026 12:48 PM FILE: H:\RETAIL\COSTCO\9616-1770-35 OAK BROOK, IL - REGIONAL OFFICE CONVERSION AND BUILDING ADDITION\02 CAD\0203 - CONSTRUCTION\96177035-A100.DWG



DEMOLITION NOTES	
1	SMOOTH METAL WALL PANEL "BUFF" TO CLOSELY MATCH EXISTING COLOR
2	SMOOTH METAL WALL PANEL "WARM GREY" TO CLOSELY MATCH EXISTING COLOR
3	STEM WALL
4	ROOFTOP CONDENSERS
5	4" COPING
6	CONCRETE
7	NOT USED
8	RELOCATED COMPACTOR
9	BRICK INFILL AT EXISTING EGRESS DOOR
10	"BUFF" TO CLOSELY MATCH EXISTING COLOR
11	"WARM GREY" TO CLOSELY MATCH EXISTING COLOR
12	NEW EGRESS DOOR
13	RELOCATED SIGNAGE
14	NEW ANTE ROOM DOOR
15	EXISTING STAIRS WITH NEW RAILING
16	ROLLING SERVICE DOOR PRE-FINISHED STEEL "GREY"

KEY PLAN



BRIAN J. BONAR, ARCHITECT

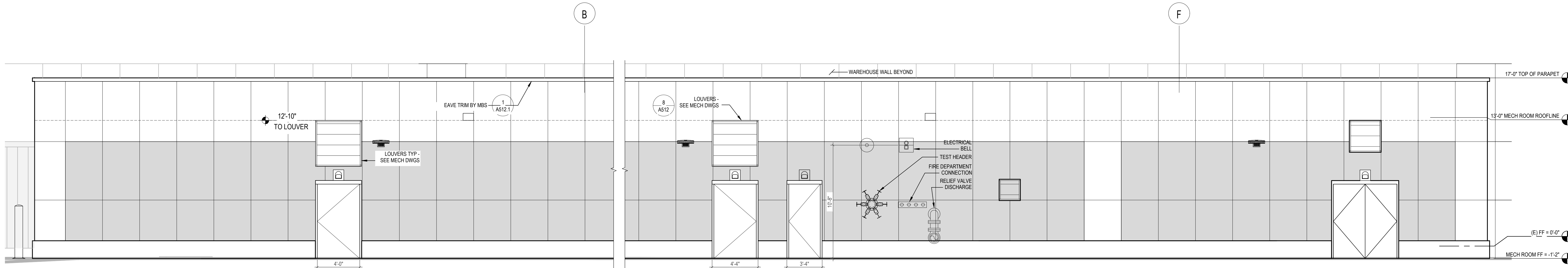
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DATE	DESCRIPTION
1/23/26	HEALTH DEPT PERMIT SET
1/30/26	P&Z APPLICATION

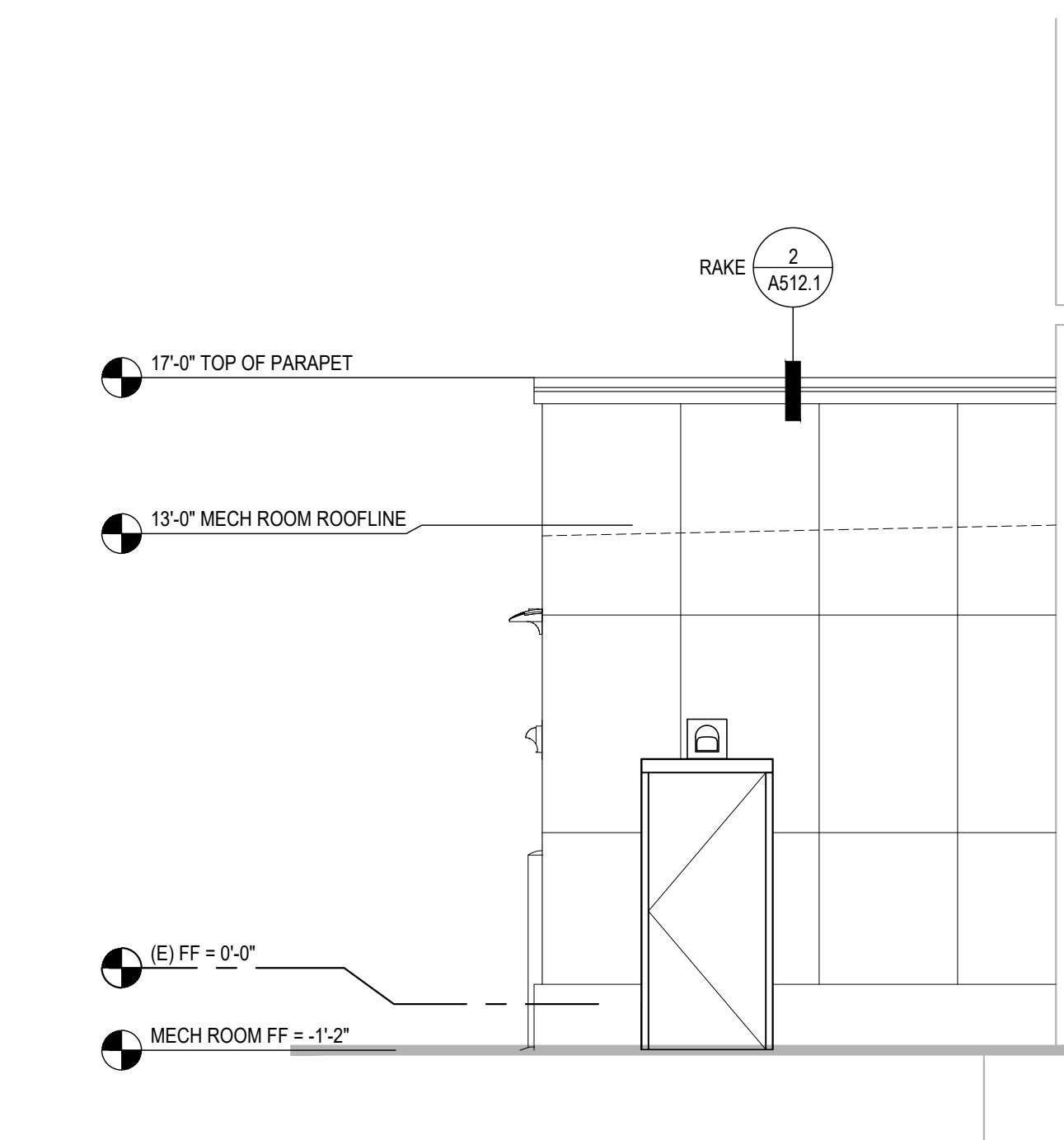
96-1770-35
PM: RENEE PEDERSEN
DRAWN:

EXTERIOR
ELEVATIONS

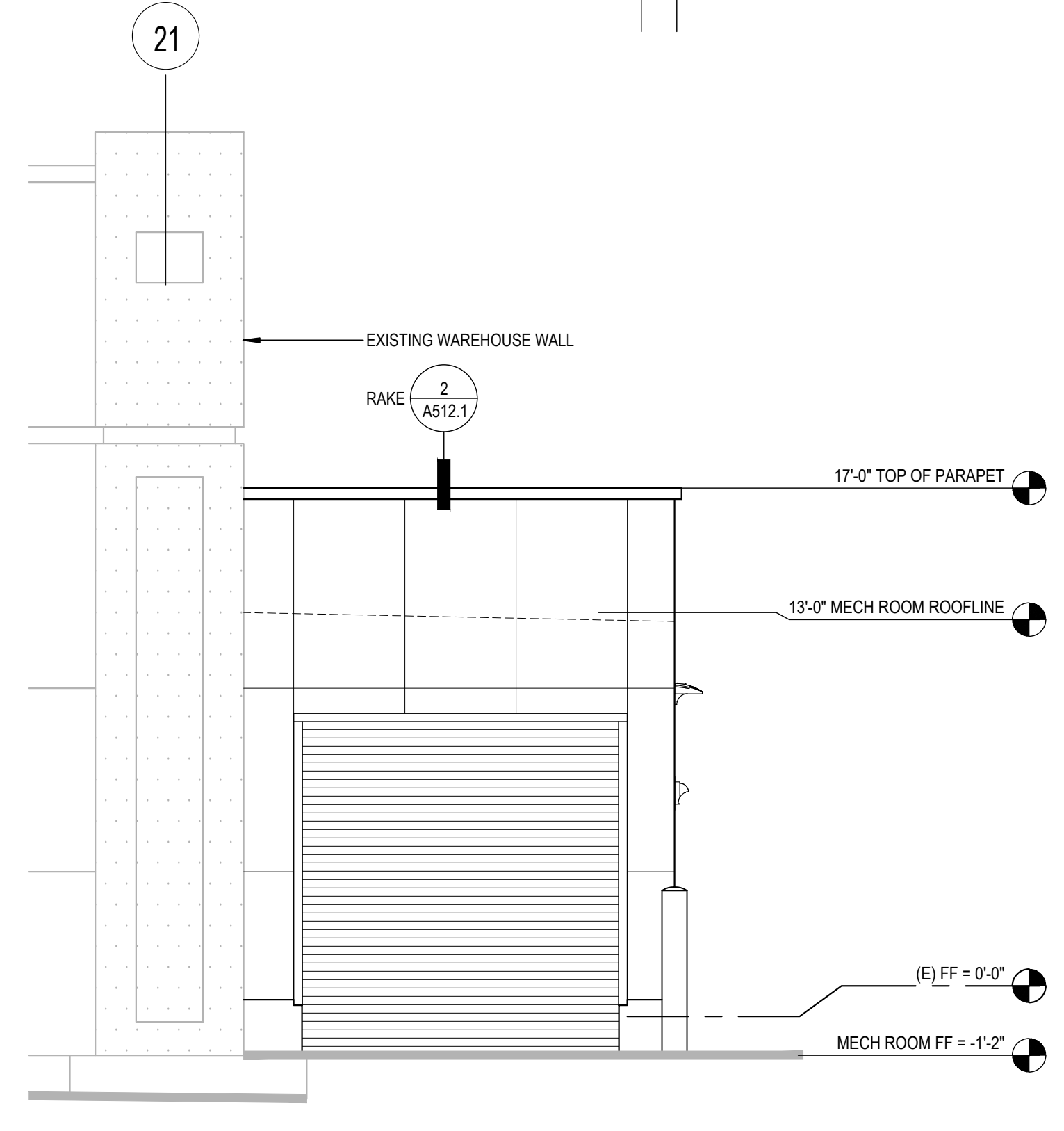
A301



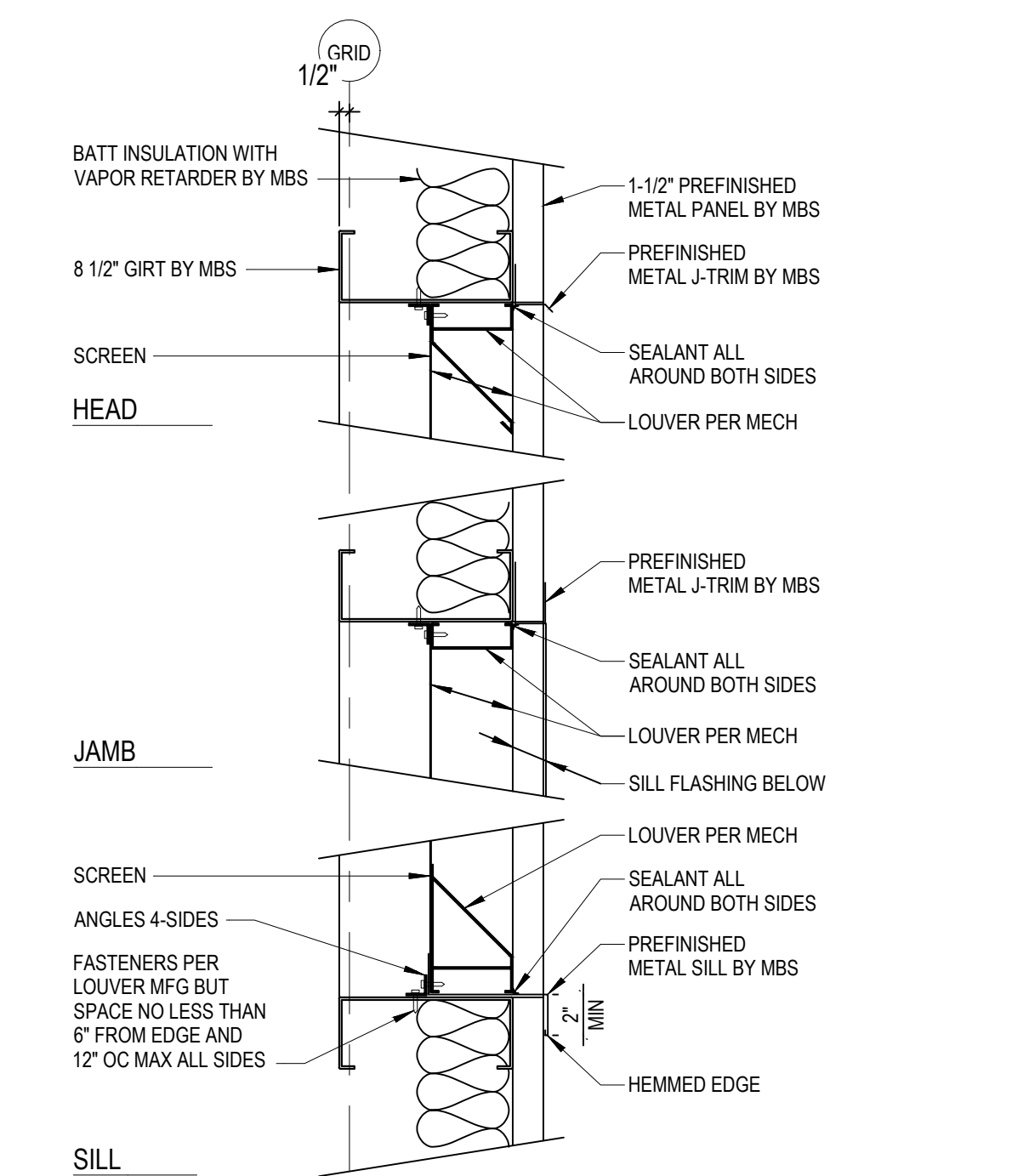
1 BACK ELEVATION
SCALE: 1/4" = 1'-0" 0625



6 SIDE ELEVATION
SCALE: 1/4" = 1'-0" 0325 (AT MSB ROOM)



7 SIDE ELEVATION
SCALE: 1/4" = 1'-0" 0625 (AT MECHANICAL)



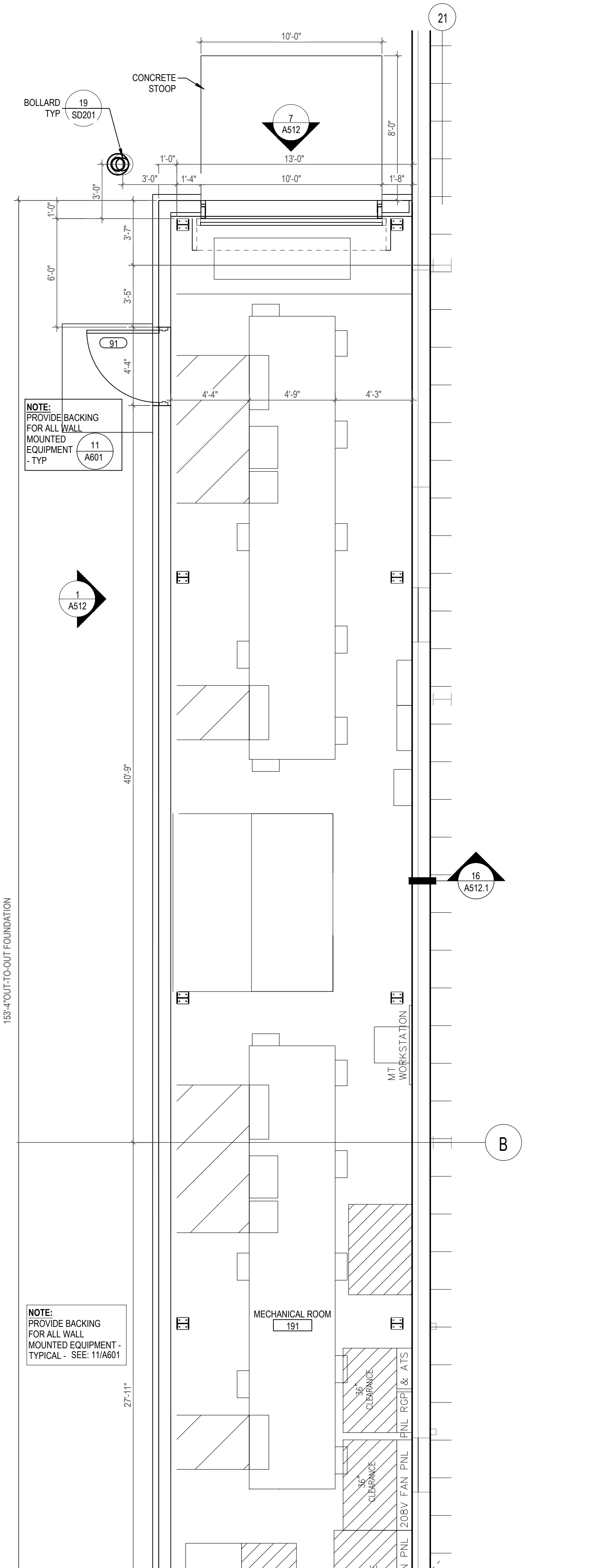
11 LOUVER AT EXTERIOR WALL
SCALE: 1 1/2" = 1'-0" 0125

EQUIPMENT LEGEND - FIRE DEPARTMENT ROOM - ENCLOSED CANOPY

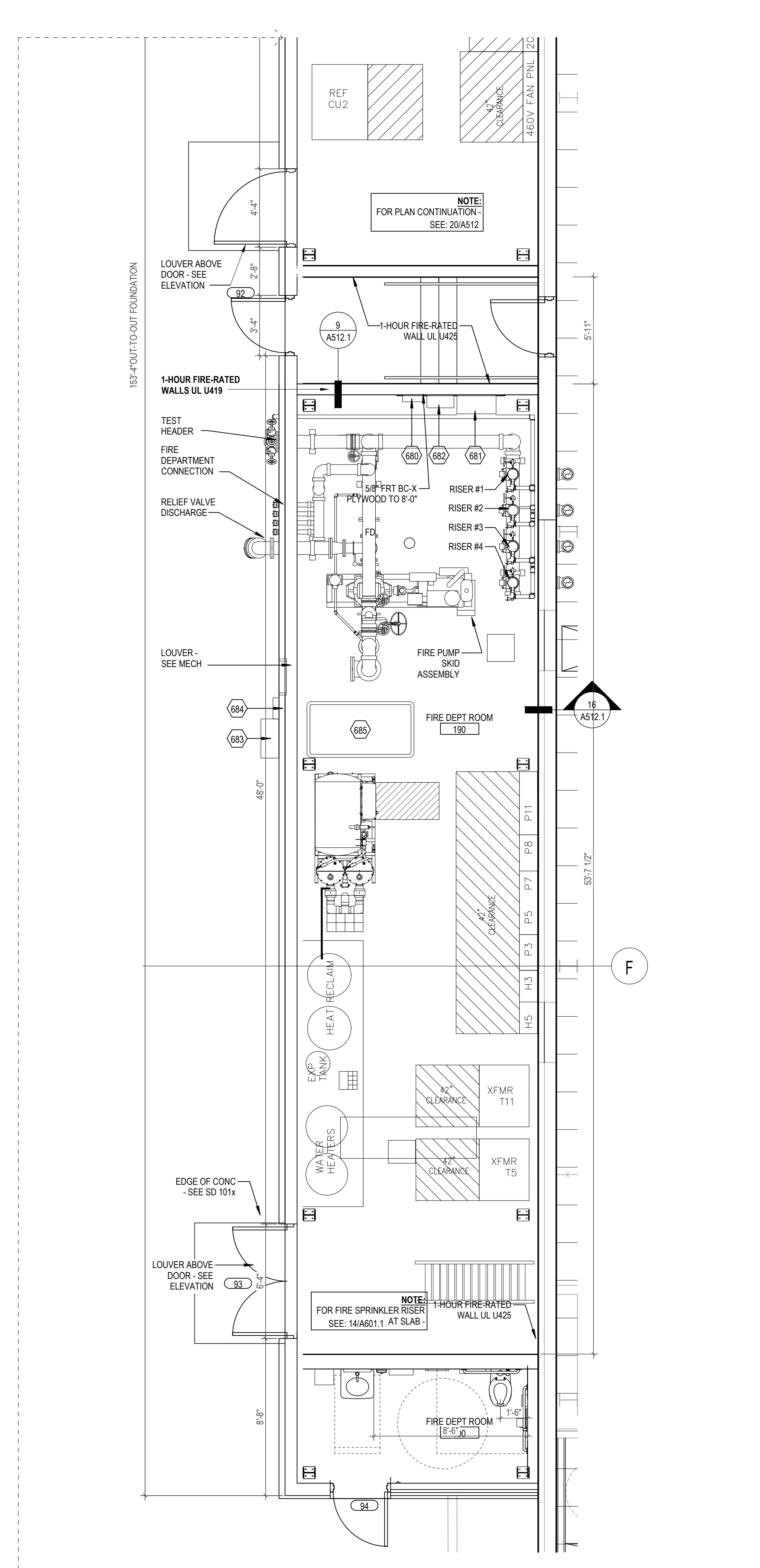
EQ NO	QTY	DESCRIPTION	SUPPLY-INSTALL	REMARKS
244	1	AIR COMPRESSOR	SOIC	BAKERY EQUIPMENT
245	1	AIR DRYER	SOIC	BAKERY EQUIPMENT
680	1	SPARE SPRINKLER HEAD CABINET	SIC	
681	1	PUMP CONTROLLER	SIC	
682	1	JOCKEY PUMP CONTROLLER	SIC	
683	1	FUEL SPILL CONTAINER	SIC	
684	1	VISUAL ALARM	SIC	
685	1	DOUBLE WALL DIESEL TANK	SIC	

EQUIPMENT LEGEND - MECHANICAL ROOM - ENCLOSED CANOPY

EQ NO	QTY	DESCRIPTION	SUPPLY-INSTALL	REMARKS
662	3	COMPRESSOR RACKS	SIO	WITH DRIP PANS
669	1	WORK STATION	SIC	



18 ENLARGED MECHANICAL ROOM PLAN
SCALE: 1/4" = 1'-0" 0625



20 ENLARGED FIRE DEPT ROOM PLAN
SCALE: 1/4" = 1'-0" 0725

PLOTTED BY: TAYLOR CHADWICK COVER DATE/TIME: 1/30/2026 12:51 PM FILE: H:\RETAL\A512\0625\686-1770-35 OAK BROOK - IL - REGIONAL OFFICE CONVERSION AND BUILDING ADDITION\07 CAD\0703 CONSTDWG\686-1770-35-A512.DWG

Costco Oak Brook Warehouse Remodel

Parking Calculations

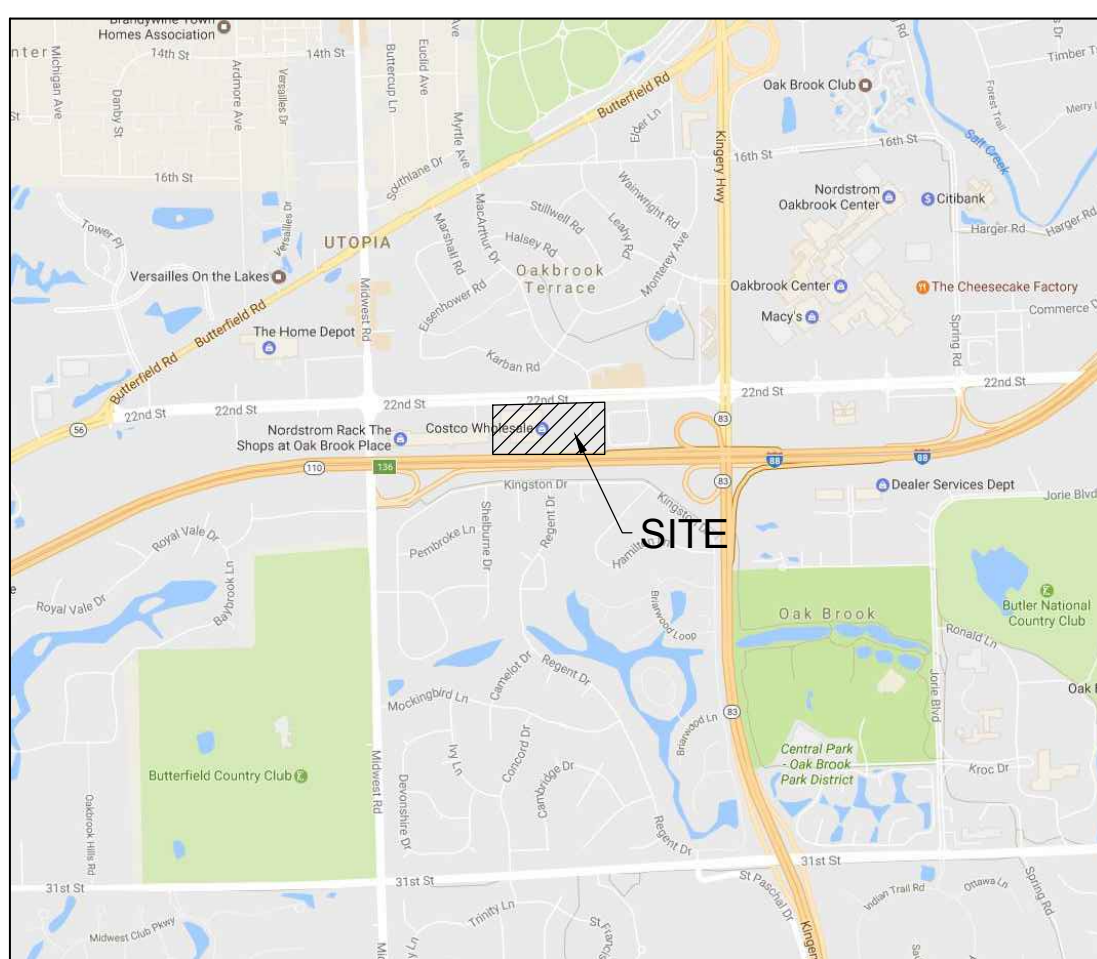
2026.02.25

Existing total building area: 177,691 SF

Proposed total building area: 170,859 SF

Existing total parking: 725 stalls (25 of which are ADA stalls)

Proposed total parking: 697 stalls (21 of which are ADA stalls)



VICINITY MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY FOR COSTCO PARKING EXPANSION OAK BROOK, IL

PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AREA

623,561 SQ. FT.
14.3150 ACRES

PARKING STALLS

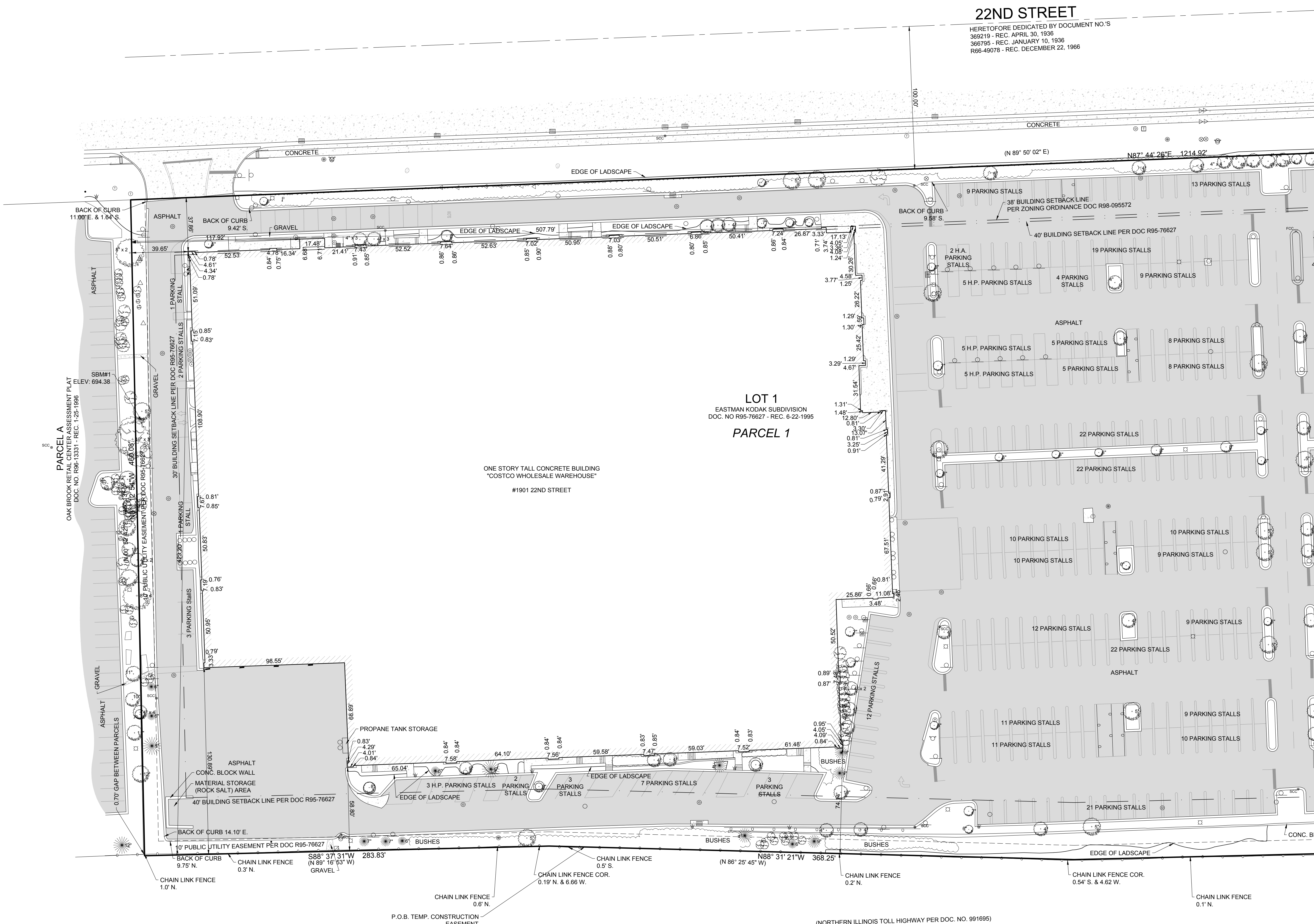
STANDARD PARKING STALLS=691
ACCESSIBLE PARKING STALLS= 20
TOTAL PARKING STALLS=711

BASIS OF BEARINGS

ASSUMED THE SOUTH RIGHT OF WAY LINE
OF 22ND STREET TO BE: N 87° 44' 28" E

GRAPHIC SCALE

1" = 30'



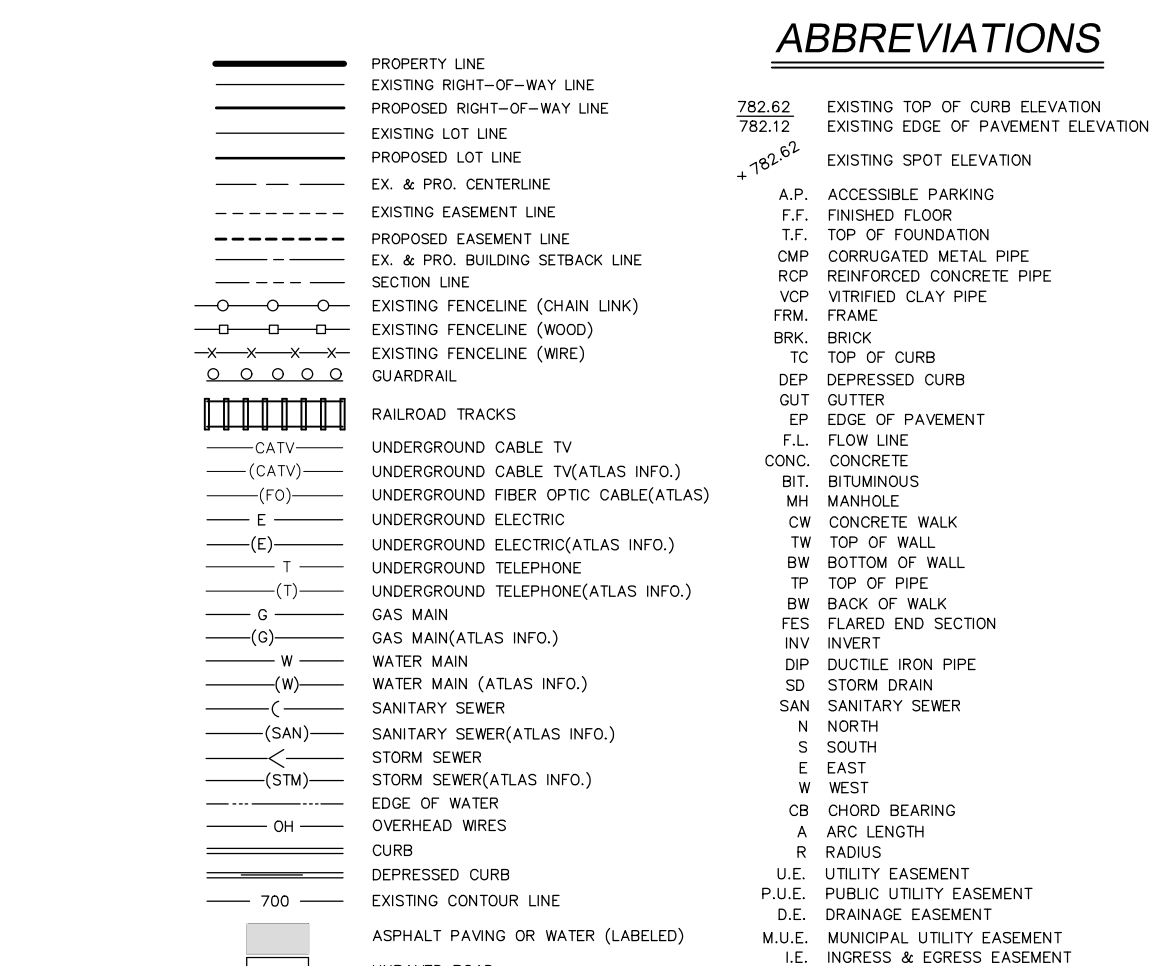
LEGAL DESCRIPTION

PARCEL 1:
LOT 1 IN EASTMAN KODAK SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1995 AS DOCUMENT R95-076627, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 9 IN THE FINAL PLAT OF SUBDIVISION OF THE OVERLOOK AT OAK BROOK SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN EASTMAN KODAK SUBDIVISION IN PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1995 AS DOCUMENT NUMBER R95-076627, IN DUPAGE COUNTY, ILLINOIS.

GENERAL NOTES

- COMPARE THIS PLAN, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAN.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAN ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT, THE PARCEL WHICH IS DEFINED BY THE TITLE COMMITMENT, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH JULLIE'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT PAVING OR SNOW, AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL JULLIE AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF OAK BROOK ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
- THIS PROPERTY IS ZONED B-3 PER VILLAGE OF OAK BROOK ZONING MAP DATED 7/27/2016. SEE VILLAGE OF OAK BROOK ZONING ORDINANCE FOR SPECIFICS.



ZONING INFORMATION

(NOT PROVIDED BY INSURER AS REQUIRED BY THE ALTA STANDARDS)

THE FOLLOWING INFORMATION WAS TAKEN FROM:
HTTP://WWW.STERLINGCOPIERS.COM/COODBOOK/INDEX.PHP?BOOK_ID=333

SECTION 13-7C-3 (B3 GENERAL BUSINESS)
A. FLOOR AREA RATIO: NOT TO EXCEED 1-2
B. STRUCTURE HEIGHT: NOT MORE THAN THIRTY FIVE FEET (35) AND NOT MORE THAN THREE (3) STOREYS
C. VARIOS: AS IN B1 LOCAL SHOPPING CENTER DISTRICT, EXCEPT:
1) FOR AUTOMOBILE SERVICE STATIONS WHERE ISLANDS CONTAINING FUEL PUMPS AND AIR AND WATER OUTLETS, WITH OR WITHOUT CONNECTING SHEDS, SHALL HAVE A FRONT YARD, OR A SIDE YARD ADJOINING A STREET NOT LESS THAN TWENTY FIVE FEET (25) IN DEPTH AND
2) FRONT AND SIDE YARDS ADJOINING 22ND STREET AND YORK ROAD SHALL HAVE A DEPTH NOT LESS THAN ONE HUNDRED FEET (100) (ORD. 046-3-22-1996)

SECTION 13-7A-3 (B1 LOCAL SHOPPING)
C. VARIOS:
1. NO STRUCTURE, OTHER THAN ACCESS DRIVES AND PAVED PARKING AREAS, AND SIGNS AS PROVIDED IN SUBSECTION 13-7A-4 OF THIS ARTICLE, SHALL BE ERRECTED OR MAINTAINED WITHIN THE FOLLOWING DISTANCES:
A. SIXTY FEET (60) FROM THE RIGHT OF WAY OF ANY PUBLIC STREET;
B. THIRTY FEET (30) FROM A DISTRICT BOUNDARY WHICH ADJUTS A PUBLIC RIGHT OF WAY WHICH DOES NOT AFFORD A PRIMARY MEANS OF ACCESS TO THE DISTRICT; AND
C. SIXTY FEET (60) FROM ANY OTHER DISTRICT BOUNDARY, EXCEPT WHEN ADJACENT TO A B2 DISTRICT BOUNDARY LINE. PROVIDED, HOWEVER, THAT THE AREA BETWEEN A BUILDING AND THE RIGHT OF WAY OF ANY STREET OR OTHER DISTRICT BOUNDARY MAY BE OCCUPIED BY DRIVES, DRIVE-IN BANKING FACILITIES, VEHICULAR PARKING, SIDEWALKS, LANDSCAPING AND SIMILAR FACILITIES, EXCEPT PAVED PARKING AREAS SHALL NOT BE LOCATED CLOSER THAN TEN FEET (10) TO ANY LOT IN A RESIDENCE DISTRICT OR TEN FEET (10) TO ANY PUBLIC STREET.

EXCEPT THAT BUILDING SHALL BE SET BACK NOT LESS THAN ONE HUNDRED FEET (100) FROM THE RIGHTS OF WAY OF YORK ROAD, 22ND STREET AND 31ST STREET.

NOTES FROM SCHEDULE B

PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-837010-WA1
EFFECTIVE DATE MARCH 07, 2017 PROVIDED BY THE CLIENT.

EXCEPTION	AFFECTS PROPERTY	NOTE
1. TAXES	YES	NOT PLOTTABLE
2. FEES - FLAGG CREEK REC. DIST.	YES	NOT PLOTTABLE
3. SETBACKS PER DOC R95-076627	YES	PLOTTED HEREON
4. PUE PER DOC R95-076627	YES	PLOTTED HEREON
5. EASEMENT PER DOC R92-178700	YES	PLOTTED HEREON
6. TERMS OF ACCESS EASEMENT	YES	NOT PLOTTABLE
7. RIGHT OF ADJ. OWNERS - ACCESS EASE.	YES	NOT PLOTTABLE
8. ENCROACHMENT - NORTH LINE	YES	NOT PLOTTABLE
9. ENCROACHMENT - SOUTH LINE	YES	PLOTTED HEREON
10. ENCROACHMENT - BUILDING LINE	YES	NOT PLOTTABLE
11. ORDINANCE - BUILDING SETBACK LINE	YES	PLOTTED HEREON
12. TERMS, REC. DIST. ORDINANCE	YES	NOT PLOTTABLE
13. DEC OF STORMWATER FACILITIES	YES	NOT PLOTTABLE
14. TERMS, COST OF TRAFFIC SIGNAL	YES	NOT PLOTTABLE
15. TEMP. EASE. PER DOC. R2010-084148	YES	PLOTTED HEREON
16. EXISTING UNRECORDED LEASES	YES	NOT PLOTTABLE
17. PROPERTY MANAGER NOTE	YES	NOT PLOTTABLE
18. REQUIRED CERTIFICATES	YES	NOT PLOTTABLE

SURVEYOR CERTIFICATE

STATE OF ILLINOIA)
COUNTY OF LAKE)
TO: COSTCO WHOLESALE CORPORATION, A WASHINGTON COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, AND 11 OF TABLE A THEREOF.

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

THE FIELD WORK WAS COMPLETED ON AUGUST 01, 2022.

DATED THIS 22ND DAY OF AUGUST, A.D. 2022

ANTHONY T. TRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2022
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.
TSTRICKLAND@V3CO.COM

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

Project No: 97075.08
Group No: VP01.1

COSTCO - PARKING EXPANSION - OAK BROOK, IL

DATE: 12/17/2022
DESCRIPTION: BLDG SETBACK ZONING PER ORDINANCE, DOCUMENT NUMBER

NO. 2

PREPARED FOR: COSTCO WHOLESALE CORPORATION
7325 James Avenue, Suite 100
Woodridge, IL 60517
990 LAKE DRIVE
ISLANDIA, IL 60146
425-313-6022
V3CO.COM

REVISIONS:

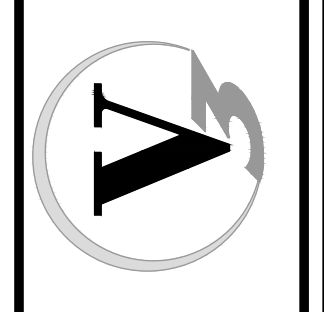
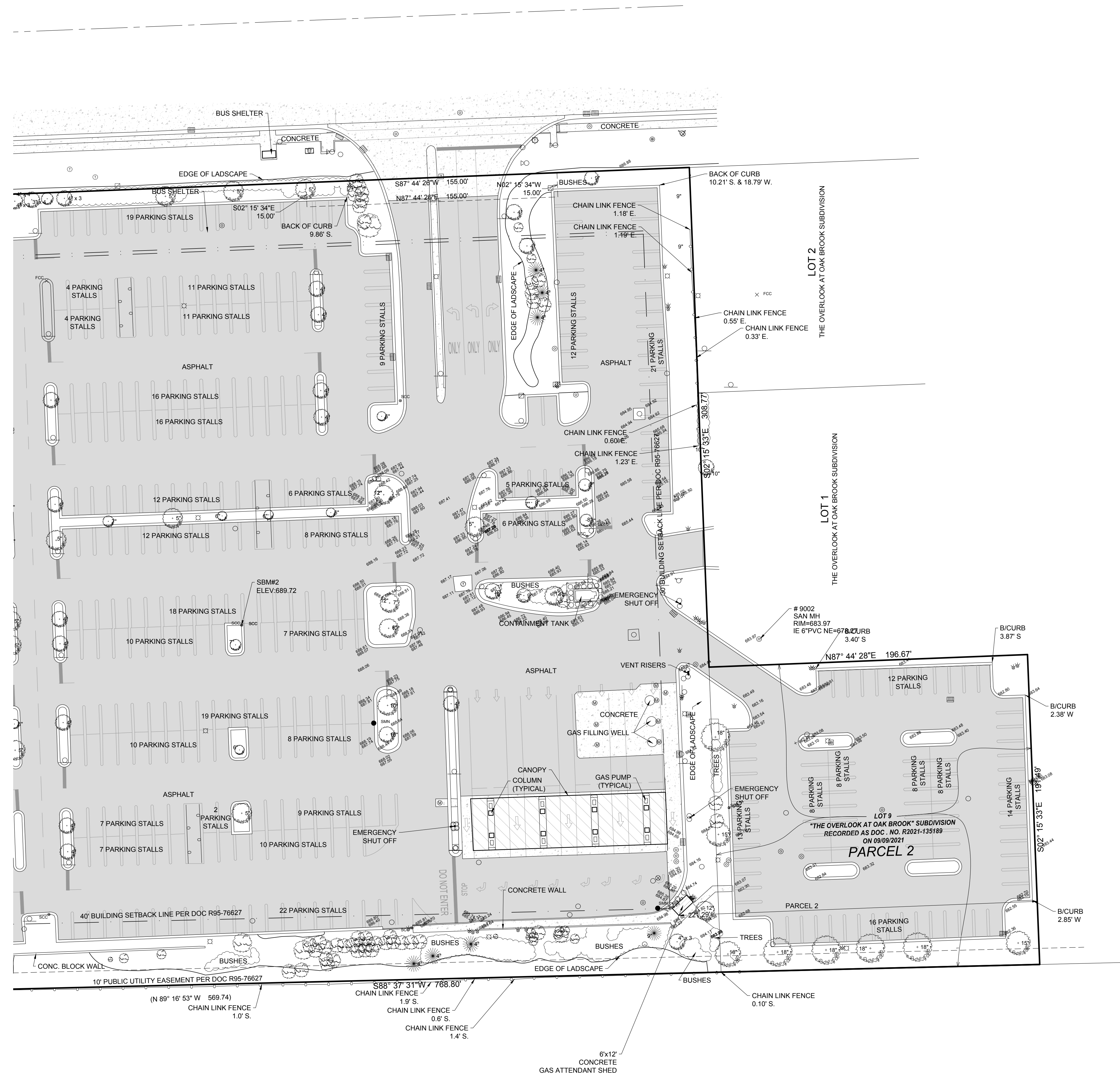
NO.	DATE	DESCRIPTION
1		
2	12/17/2022	BLDG SETBACK ZONING PER ORDINANCE, DOCUMENT NUMBER

DRAWN BY: EJM
CHECKED BY: AIS
SCALE: 1" = 30'
SHEET NO. 4
PROJECT MANAGER: AIS
FIELD WORK COMPLETED: 02/29/17

Engineers
Scientists
Surveyors

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR
COSTCO PARKING EXPANSION
OAK BROOK, IL

PART OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



Engineers
Scientists
Surveyors

7325 James Avenue, Suite 100
Woodridge, IL 60517
Tel: 630.724.0344 Fax: 630.724.0384
www.v3co.com

PREPARED FOR:
COSTCO WHOLESALE CORPORATION
990 LAKE DRIVE
ISLANDIA, NY 11749
425-313-6022

NO.	DATE	DESCRIPTION	REVISIONS
1	12/17/2022	ADDED ADDITIONAL INFORMATION	
2	12/17/2022	BLOG SETBACK ZONING PER ORDINANCE, DOCUMENT NUMBER	

NO.	DATE	DESCRIPTION
1		
2		

PROJECT NO. 97075.08
GROUP NO. VP01.1
DRAWN BY: EJM PROJECT MANAGER: AIS
CHECKED BY: AIS SCALE: 1" = 30'
DRAFTING COMPLETED: 02/28/17
FIELD WORK COMPLETED: 02/28/17

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: February 20, 2026

CASE NO: 2026-02-ZO-OZM

DESCRIPTION: Adoption of 2026 Official Zoning Map

PETITIONER: Village of Oak Brook

DISCUSSION:

The Village of Oak Brook’s GIS Consultant has prepared the 2026 Official Zoning Map for review and recommendation by the Planning & Zoning Commission (P&Z) for adoption by the Corporate Authorities. The Illinois Municipal Code 65 ILCS 5/11-13-19 requires that a municipality adopt and publish a new zoning map on an annual basis and by March 31st of each year. The published zoning map should include and acknowledge existing zoning, boundary changes (i.e. annexations), zoning map amendments, and subdivisions that have been approved the preceding year.

Sec. 11-13-19. Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The first map published in 1960 shall reflect all zoning uses, divisions, restrictions, regulations and classifications in effect on and prior to December 31, 1959. If in any calendar year after the first map is published, there are no changes in zoning uses, divisions, restrictions, regulations and classifications in such municipality, no map shall be published for such calendar year. The map published by the corporate authorities shall be the official zoning map. The corporate authorities may establish a fee charged any person desiring a copy of such map. Such fee shall be paid to the appropriate zoning officer and shall be applied to defray the cost of publication of the official map.

For clarification purposes, any changes being incorporated into the official zoning map have already received Planning & Zoning Commission recommendations and have also been authorized and adopted by the Corporate Authorities. There is no express legal requirement that the P&Z review the zoning map, but it is nevertheless prudent, particularly considering the role that the advisory commissions/boards play in the zoning amendment process.

The 2026 Official Zoning Map changes include the following:

- 1050 22nd Street – Final Plat of Subdivision
- 405 Canterbury Lane – Final Plat of Consolidation

**STAFF REPORT – VILLAGE OF OAK BROOK
2026 OFFICIAL ZONING MAP
CASE NO. 2025-02-ZO-OZM**

- 2222 35th Street - Final Plat of Subdivision
- 328 Walnut Lane – Final Plat of Consolidation
- 3500 Madison Street – Final Plat of Consolidation
- 2903 Oak Brook Hills Road – Final Plat of Consolidation
- 15W321 Roosevelt Road - Annexation

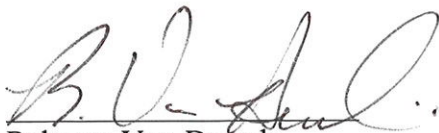
Planned Developments that have been approved for individual properties since 2009 when the Planned Development regulations were approved and added to the Village’s zoning regulations. The reference to Planned Developments has been added to the Map Legend and an asterisk (*) with ordinance number has been added to specific properties that have received these development approvals and those approved in 2025 are listed below.

*Approved Planned Developments:

- Lot G of Oak Brook Commons – Major Amendment (S-1568) – 1050 22nd Street – A Planned Development for three Restaurants – Ordinance S-1720

CONCLUSION: As such, I would ask that the Planning & Zoning Commission recommend approval of the Village of Oak Brook Official 2026 Zoning Map and authorize the Corporate Authorities to sign the map and publish in accordance with the Illinois Municipal Code.

Respectfully Submitted,



Rebecca Von Drasek
Development Services Director



Village of Oak Brook 2026 Zoning Map

Zoning

- R-1 Single-Family Detached Residence District
- R-2 Single-Family Detached Residence District
- R-3 Single-Family Detached Residence District
- R-4 Single-Family Detached Residence District
- R-5 Residence District
- B-1 Local Shopping Center District
- B-2 Regional Shopping Center District
- B-3 General Business District
- B-4 Hotel-Office District
- INST Institutional District
- O-3 Office District
- O-4 Office District
- ORA-1 Office-Research-Assembly District
- ORA-2 Office-Research-Assembly District
- ORA-3 Office-Research-Assembly District
- CR Conservation/Recreation Area

Map Legend

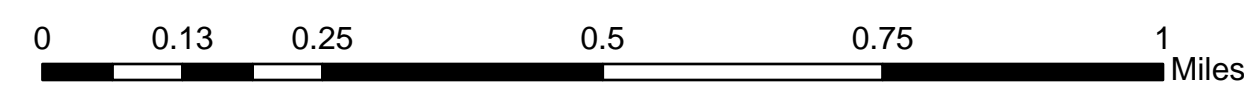
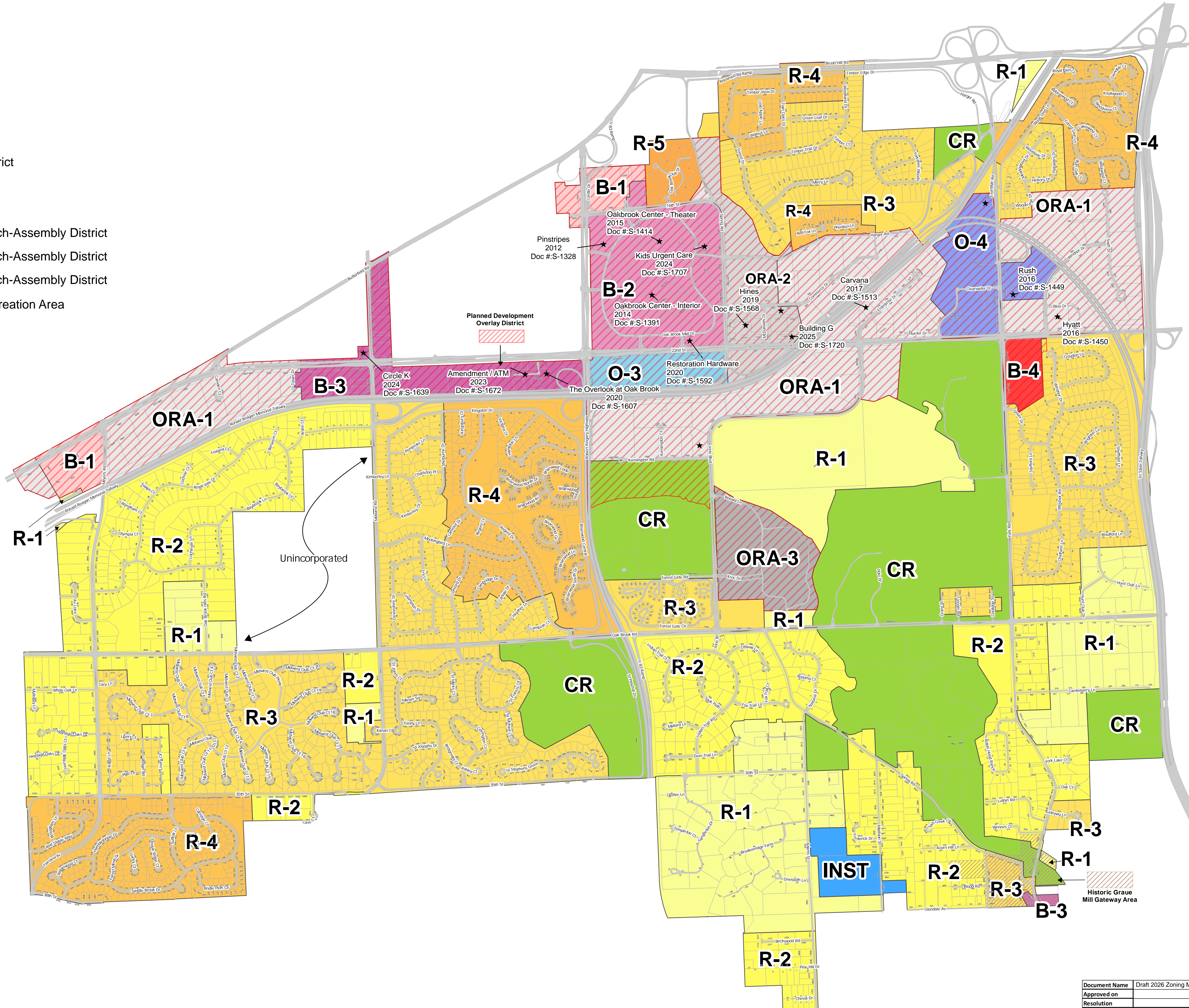
- Oak Brook Corporate Limit
- Planned Development Overlay District
- Historic Graue Mill Gateway Area
- Planned Development

General Requirements : Village of Oak Brook

District	Maximum Height		Minimum Lot Width	Minimum Lot Area Within Buildable Area	Maximum F.A.R.	Lot Coverage
	Stories	Feet				
Residential*						
R-1	None	50 ft (R)* 45 ft (N)	220 ft	2 acres	0.4	0.375
R-2 (Lots > 1 acre)		45 ft (N) & (I)	150 ft	1 acre		
R-2 (Lots < 1 acre)		40 ft (R) 45 ft (N) & (I)	None	None		
R-3		40 ft (R)* 45 ft (N) & (I)	100 ft	25,000 sq ft		
R-4		35 ft (R)* 45 ft (N) & (I)	75 ft	18,000 sq ft		
R-5 (Lots > 4 acres)		Duplexes 35ft Flat roofs 30 ft**	NA	**		
Business						
B-1	2 stories	50 ft	None	None	0.5	
B-2	None	None			0.5	
B-3	3 stories	35 ft			1.2	
B-4	5 stories	None			0.6	
Institutional						
INST, INST (R)		45 ft 90 ft (towers, spires, steeples)	None	None	0.4	
Office Research Assembly						
ORA-1	5 stories	76 ft	None	None	0.48	See code 13-10B-3A
ORA-2	12 stories	174 ft				
ORA-3	3 stories	35 ft			24 acres	
Office						
O-3	None	None	None	None	0.8	
O-4	8 stories	118 ft			0.8	
O-4 (mixed use)	16 stories	180 ft			1	
Conservation / Recreation						
CR	None	30 ft	220 ft	5 acres	0.15	

* See Exceptions
** See Zoning Regulations, Residence District - Article E

R = Residential N = Non Residential F.A.R. = Floor Area Ratio I = Institutional



Document Name	Draft 2026 Zoning Map
Approved on	
Resolution	

RELEASE, WAIVER AND LIMITATION OF LIABILITY

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

Data Sources: Village of Oak Brook, GIS, DuPage & Cook Counties