



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

Regular Meeting
Tuesday, March 10, 2026
7:00 PM

“Please be advised that any proposed documents attached hereto are in draft form and vary from the final versions which are adopted at the meeting as set forth herein.”

1. CALL TO ORDER
2. ROLL CALL
3. PRESIDENT’S OPENING COMMENTS
 - A. Preliminary Board Review of Planned Development for Butterfield Road Properties
4. PUBLIC COMMENTS
5. APPROVAL OF MINUTES
 - A. Regular Board of Trustees Meeting Minutes of February 24, 2026
6. CONSENT AGENDA

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

 - A. Accounts Payable for Period Ending: March 4, 2026 - \$663,503.61
 1. LEGAL SERVICES:
 - a) Norman Nemec and Anesi Ozmon LTD - Litigation Settlement - \$35,000.00
 - b) Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. - Legal Services - January 2026 - \$36,246.00 (FY26 YTD - \$36,246.00)

TOTAL LEGAL BUDGET FOR 2025 - \$325,287.96
TOTAL LEGAL BILLS PAID FOR 2025 - YTD - \$664,157.30
TOTAL LEGAL BUDGET FOR 2026 - \$838,399.96
TOTAL LEGAL BILLS PAID FOR 2026 - YTD - \$152,059.83

 2. Engineering Resources Associates - Ginger Creek Water Main Storm Sewer Improvements - \$27,000.76
 3. Flock Safety - Drone Hardware and Services - \$100,000.00
 4. HFS Bureau of Fiscal Operations - GEMT Refund Q4 2025 - \$73,960.72

5. Civiltech Engineering, Inc. - Saddlebrook Watermain, Storm Sewer & Roadway Improvements - \$22,924.65

6. DuPage County - DUJIS PRMS Ops & System Costs - \$54,106.51

B. Approval of Payroll Paydate: March 5, 2026 - \$953,835.77

7. ITEMS REMOVED FROM CONSENT AGENDA

8. ACTIVE BUSINESS

A. Ordinances & Resolutions

1. Resolution R-2351, A Resolution Approving and Authorizing the Execution of an Agreement By and Between the Village of Oak Brook and Chicago Drone Light Shows, Inc., for the 2026 Taste of Oak Brook Drone Show

2. Resolution R-2352, A Resolution Authorizing and Approving the Agreement with V.I.P. Valet Services for the Taste of Oak Brook Parking Services

3. Resolution R-2353, A Resolution Approving the Award Contract to the Lowest Responsible Bidder, House of Doors, Inc. for the Golf Club Driving Range Garage Door Installation Project

4. Ordinance G-1284, An Ordinance Amending Section 3-2-5 of Title 3 of the Village Code of the Village of Oak Brook Relative to Fees for Use of Emergency Medical Services Provided By the Oak Brook Fire Department Ambulance Billing Rates

B. Liquor Code Amendments — Discussion Only

9. BOARD UPDATES

10. 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.



ITEM 3.A.
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
March 10, 2026

SUBJECT: Preliminary Board Review of Planned Development for Butterfield Road Properties

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Provide comments, suggestions, and recommendations to Oakbrook TH LLC c/o GTZ Properties (GTZ) regarding the proposed two retail buildings, a 225,000 retail building and a 101,182 square-foot furniture store, within the ORA-1, Office, Research, and Assembly District.

The preliminary Board review is outlined in the Planned Development regulations and is an important step in providing an applicant with early feedback on a project proposal (see Section 13-15-5).

Background/History:

DLA Piper, with the consent of the property owner, GTZ, is proposing to construct the two buildings on the site. This project is being proposed at the southeast corner of Butterfield Road and Meyers Road.

The 27-acre property currently contains 5 parcels with 7 office buildings and surface parking lots.

The proposal includes demolishing the existing office buildings, re-subdividing the property into two parcels, and redeveloping the site with two commercial retail buildings (approximately 225,000 sq. ft. and 101,182 sq. ft) with surface parking. The larger building would have a proposed nine (9) loading docks and the second would have four (4). The site would be accessed from the north through a new signalized intersection on Butterfield Road, along with the existing accesses from the west on Meyers Road and north on Butterfield Road.

Staff Comments:

1. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when

sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

2. A Final subdivision plat is required.
3. The subject property is currently zoned ORA-1, Office, Research, and Assembly District. Retail uses are not listed as a Permitted or Special Use in the ORA-1, District.
4. The 1990 Comprehensive Plan does not anticipate this type of development within the Village of Oak Brook. However, Planning District 5 anticipated that this area of the Village would continue to have commercial improvements along Butterfield Road, and that the Village would “maintain the standards in the developed commercial areas to prevent deterioration”.
5. Section 13-15-2 indicates that each Planned Development (PD) shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.
6. A separate neighborhood meeting is not required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d.
7. The ORA-1 District permits a floor area ratio (FAR) not to exceed 0.48. The FAR for the conceptual development plan for the 27-acre property is approximately 0.27 and appears to comply with the Village Code.
8. The conceptual development plan for this project identifies the commercial retail building at 44'-6" and the second retail building at a maximum height of 60 feet.
9. The approximately 27-acre property includes regulatory floodplain. The property owner intends to seek a Letter of Map Revision (LOMR) and relocate the floodplain on-site to allow for development of the property.

Please see the narrative and project presentation slides provided by the applicant for additional information and background.

Recommendation:

Staff requests the Village Board discuss the concept and provide the applicant with direction as to if the land use is appropriate in this location. Please provide comments, suggestions, and recommendations to the applicant concerning the proposed land use and the proposed location.

If the applicant decides to move forward with the project, the next step in the process is Village Board referral of the Planned Development to the Planning & Zoning Commission (P&Z) for public hearing, review and recommendation followed by *Transmittal of Application* in accordance with Section 13-15-5(B) of the Planned Development regulations.

Attachments:

1. Exhibits for PBR

**Application for Planned Development
Oakbrook TH LLC
Village of Oak Brook, Illinois**

Project Narrative

Oakbrook TH LLC (the “**Applicant**”) seeks approval of a planned development to authorize the redevelopment of the approximately 22-acre site generally located at 2901 Butterfield Road (the “**Property**”). The Applicant proposes to construct a one-story, approximately 225,000 square-foot commercial retail building served by 856 accessory parking spaces and 9 loading docks (the “**Amazon Retail Building**”). A second large retail building is proposed to be located on the parcel immediately to the east of the proposed site of the Amazon Retail Building (the “**Furniture Outlet**”). The proposed development includes stormwater management areas and significant open space buffering the site from surrounding roadways.

The proposed Amazon Retail Building will provide a wide selection of products, including groceries and general merchandise, with accessory services and, possibly, dining locations for food prepared and sold on-site. The Amazon Retail Building will offer in-store shopping as well as fulfillment of individual online retail orders for pickup or local delivery, meeting consumer demand for online ordering without compromising an in-store customer experience.

Ingress and egress to the Amazon Retail Building has been carefully planned to enhance safety and coordinate in-store shopping, delivery pickup, and merchandise deliveries. In-store customers will access the Property from Butterfield Road and park on the north side of the building and enter through the north entrance. Customers collecting online orders will use parking spaces dedicated to customer pickup along the building’s western façade. The site plan dedicates space along the southern façade of the Amazon Retail Building for third-party delivery drivers, who will enter and leave that parking area via a designated route to and from County Road 25. This separation of uses promotes safe traffic flow and facilitates easy movement of merchandise from the store to waiting flex drivers. Trucks will enter and leave the site via a modified right-in/right-out intersection with Butterfield Road located at the western end of the Property.

The site plan shows the anticipated use of easement areas currently held by NICOR and the Illinois State Toll Highway Authority. The Village and Applicant will cooperate with these third parties to relocate the easements to accommodate the proposed site plan.

**Butterfield - Meyers
Oak Brook, IL**
Preliminary Construction Schedule

ID	Task Mode	Task Name	Start	Finish	
					2026 S O N D Half 1, 2027 J F M A M J Half 2, 2027 J A S O N D Half 1, 2028 J F M A M J Half 2, 2028 J A S O N D Half 1, 2029 J F M A M J Half 2, 2029 J A S O N D
1					
2		Demolition	Mon 10/19/26	Fri 3/12/27	
4		Construction Commencement / Duration	Mon 3/15/27	Thu 10/5/28	
6		Construction Completion	Thu 10/5/28	Thu 10/5/28	

Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
Split		Inactive Milestone		Manual Summary		Deadline			
Milestone		Inactive Summary		Start-only		Critical			
Summary		Manual Task		Finish-only		Critical Split			
Project Summary		Duration-only		External Tasks		Progress			

Inland 2901 Butterfield Road, L.L.C.
Inland 2905-2907 Butterfield Road, L.L.C.
2901 Butterfield Road
Oak Brook, Illinois 660523

February 4, 2024

Planning & Development Department
Village of Oak Brook
1200 Oak Brook Road,
Oak Brook, IL 60523

RE: Owner Authorization to Submit Development Plans to the Village of Oak Brook for the addresses 2905 and 2907 Butterfield Road, Oak Brook, IL 60523 (“2905-2907 Property”) and 2901 Butterfield Road, Oak Brook, IL 60523 (“2901 Property”). The 2905-2907 Property and the 2901 Property are collectively referred to as the “Property”.

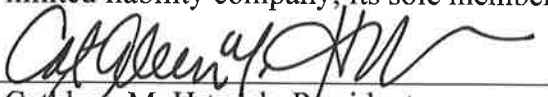
Dear Village of Oak Brook,

Inland 2905-2907 Butterfield Road, L.L.C., a Delaware limited liability company, owner of the 2905-2907 Property and Inland 2901 Butterfield Road, L.L.C., a Delaware limited liability company, owner of the 2901 Property (collectively referred to as the “Owners”) hereby grant to GTZ Properties, acting as authorized agent on behalf of Oakbrook TH LLC, an Illinois limited liability company, the contract purchaser of the Properties (the “Contract Purchaser”), the authority to submit any applications to the Village of Oak Brook for approval as needed for the proposed development, provided however, this authorization does not permit nor extend to any application or action taken by or on behalf of Contract Purchaser which may be binding on the Property or the Owners at any time prior to the Contract Purchaser acquiring title and ownership of the Property.

Respectfully Submitted,

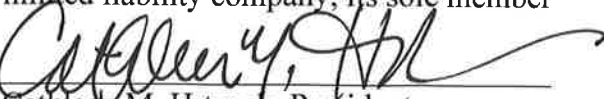
Inland 2905 & 2907 Butterfield Road L.L.C, a
Delaware limited liability company

By: Illinois Transactions Group, LLC, a Delaware
limited liability company, its sole member

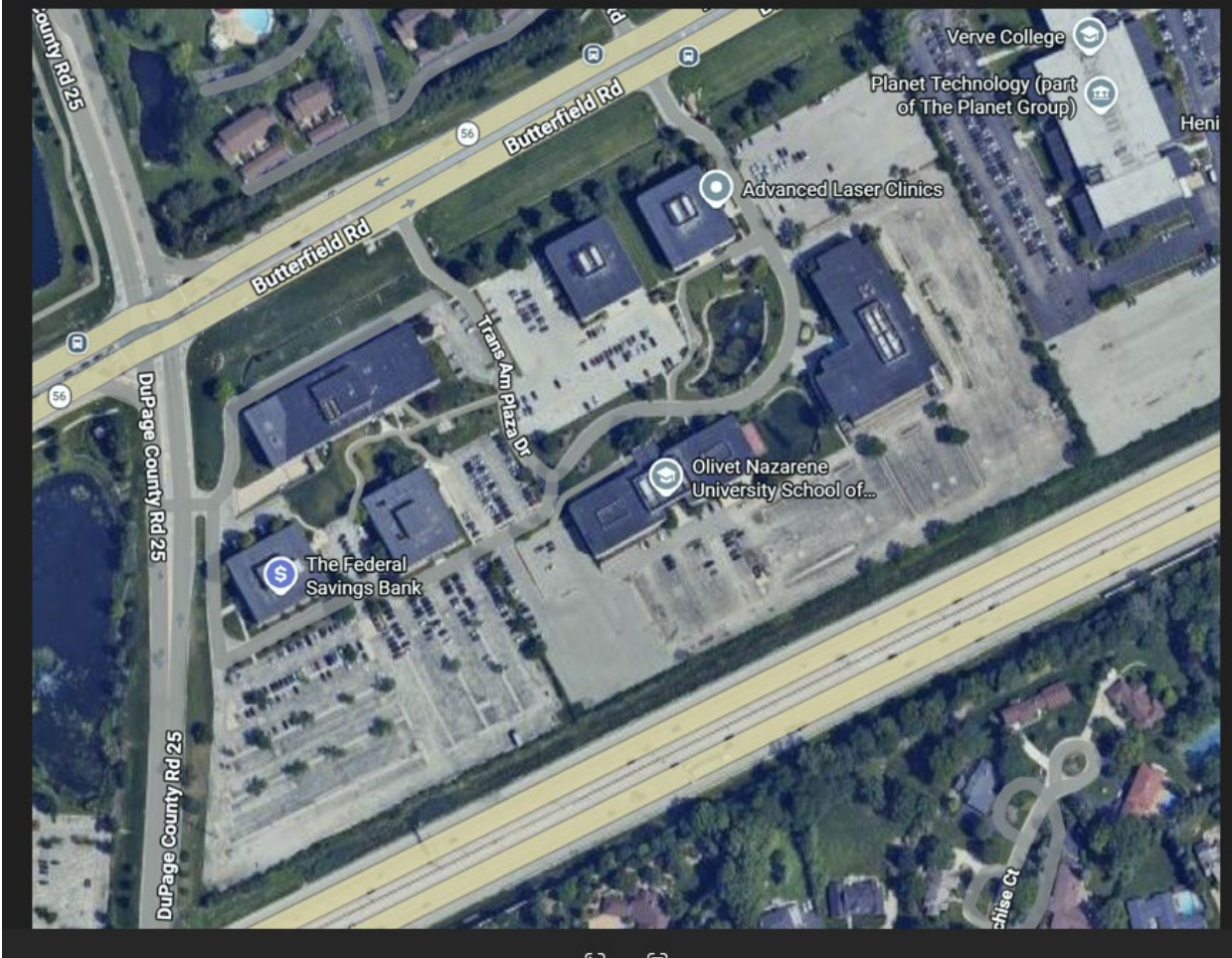
By: 
Cathleen M. Hrtanek, President

Inland 2901 Butterfield Road L.L.C, a
Delaware limited liability company

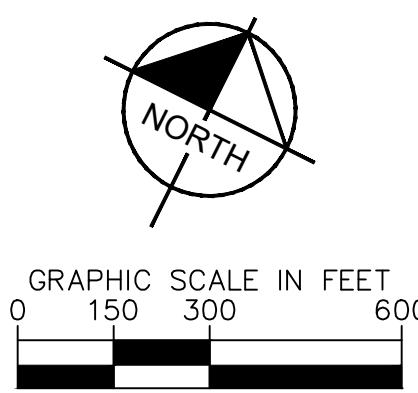
By: Illinois Transactions Group, LLC, a Delaware
limited liability company, its sole member

By: 
Cathleen M. Hrtanek, President

2901 Butterfield - Photo (1).png



Plotted By: Testers, Scott Sheet No: OAK BROOK COMMERCIAL Layout: Layout1 February 26, 2026 01:35:50pm K:\LNK Civil\149621091-Oak Brook, IL-Project\Kobac\ADD\PI\Drawings\Sheet3.0-COVERALL AERIAL.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

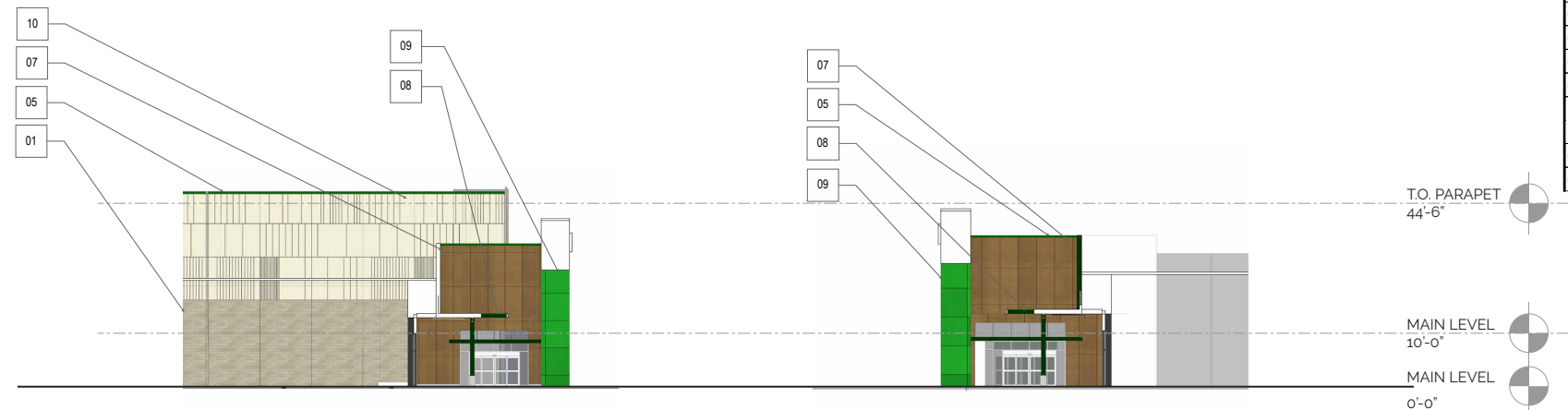
Kimley»Horn
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 6876 MARWICK LANE, SUITE 350, ORLANDO, FL
 PHONE: (407) 602-0423
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL	LIC PROF 1
RHA PROJECT	149621091
DATE	FEB 2026
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---
DATE:	---

AERIAL PLAN

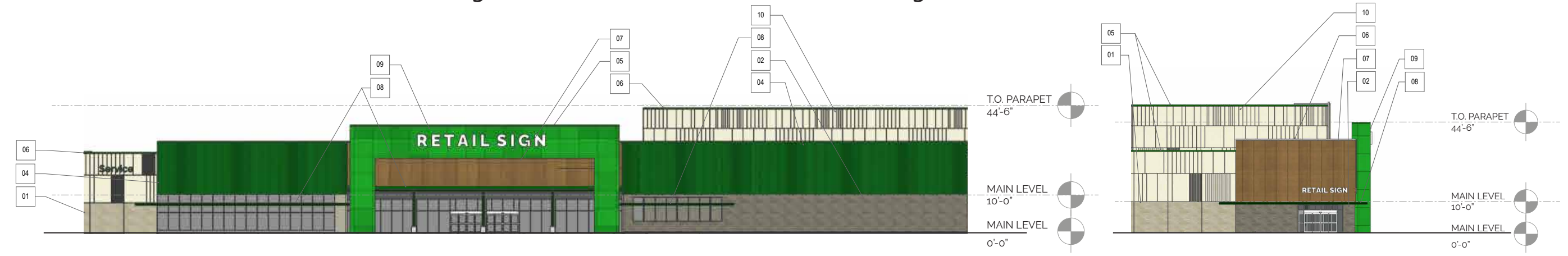
OAK BROOK COMMERCIAL
 VILLAGE OF OAK BROOK ILLINOIS

ELEVATION KEYNOTES	
01	8" MASONRY - COLOR: MAPLE
02	4"x4"x16" MASONRY - COLOR: SLATE GRAY
03	12"x4"x16" MASONRY - COLOR: SLATE GRAY
04	METAL PANEL - COLOR: EVERGREEN
05	METAL COPING - COLOR: SHERWOOD GREEN
06	METAL COPING - COLOR: SLATE GRAY
07	METAL PANEL - COLOR: WALNUT
08	CANTILEVERED PREFINISHED CANOPIES COLOR: HARTFORD GREEN
09	METAL PANEL - COLOR: WAV GREEN
10	PRECAST CEMENT PANEL - COLOR: SEASHELL



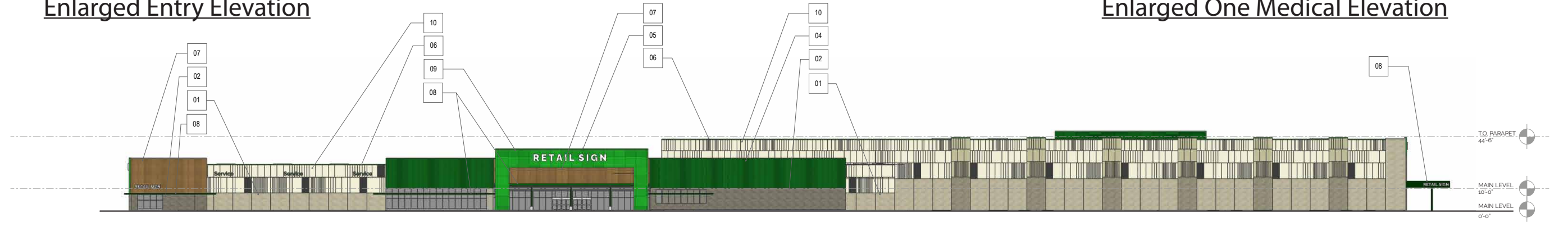
Enlarged Plaza Elevation

Enlarged Plaza Elevation



Enlarged Entry Elevation

Enlarged One Medical Elevation



Front Elevation - North



BUTTERFIELD RD & DUPAGE RETAIL

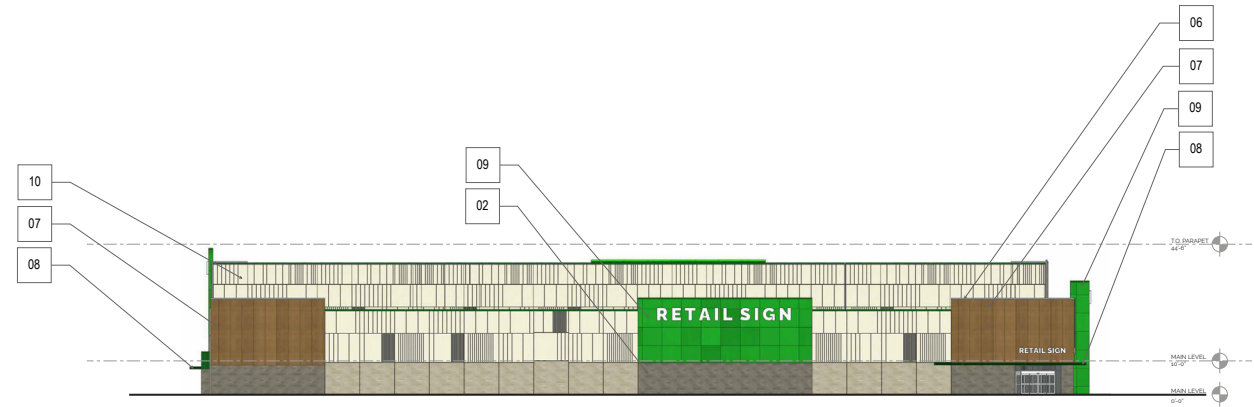
DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

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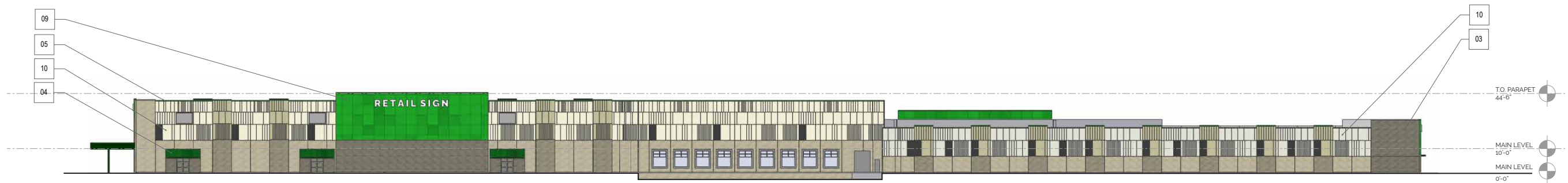
ELEVATION KEYNOTES	
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08	CANTILEVERED PREFINISHED CANOPIES COLOR: HARTFORD GREEN
09	METAL PANEL - COLOR: WAV GREEN
10	PRECAST CEMENT PANEL - COLOR: SEASHELL



Side Elevation - West



Side Elevation - East



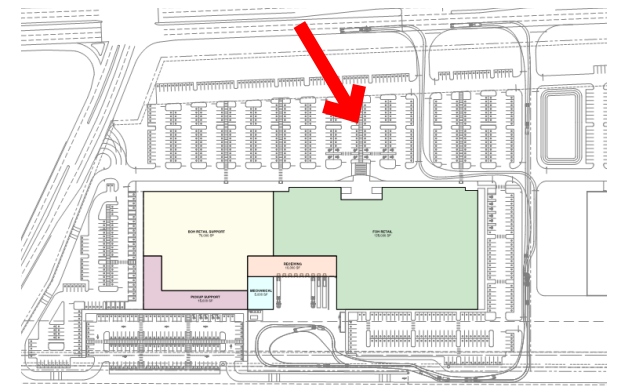
Back Elevation - South



BUTTERFIELD RD & DUPAGE RETAIL

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

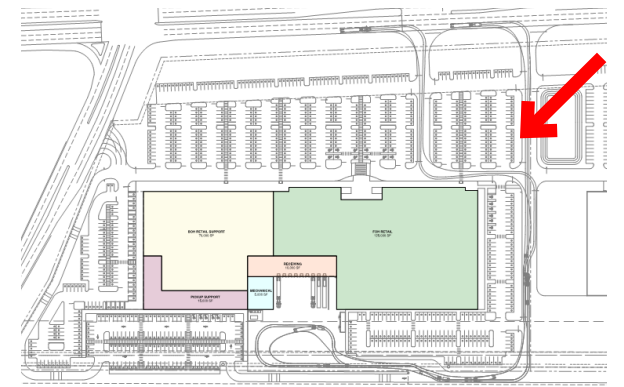
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BUTTERFIELD RD & DUPAGE RETAIL North

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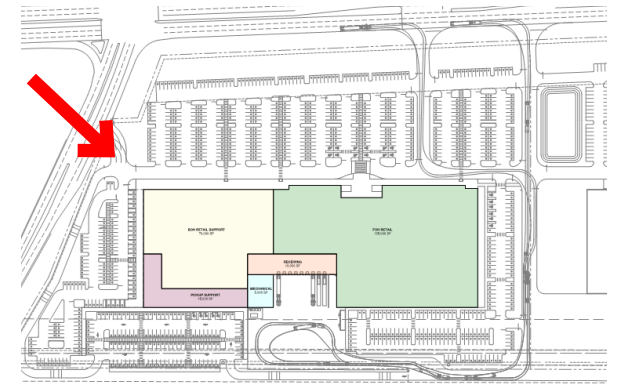
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BUTTERFIELD RD & DUPAGE RETAIL East

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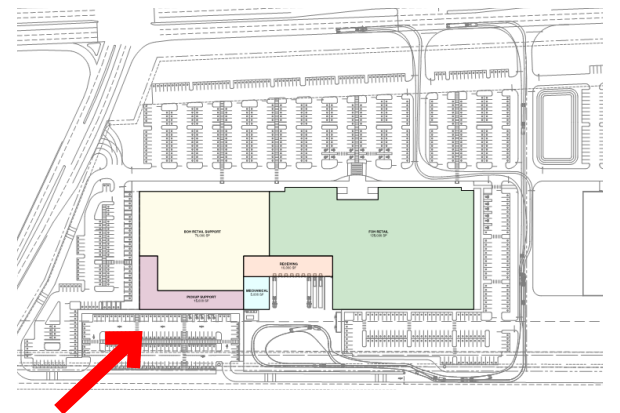
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BUTTERFIELD RD & DUPAGE RETAIL West

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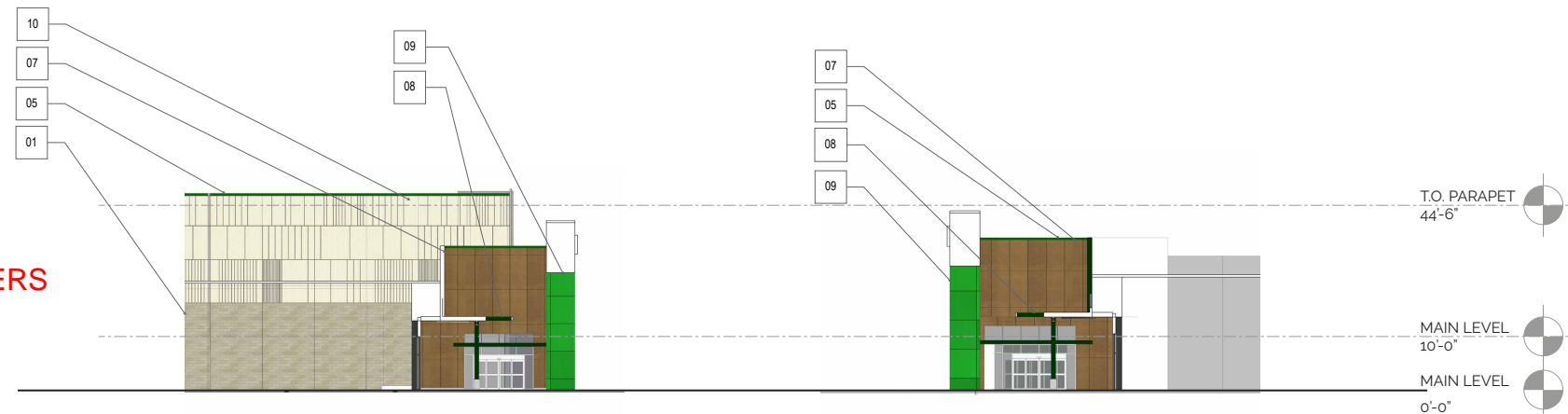
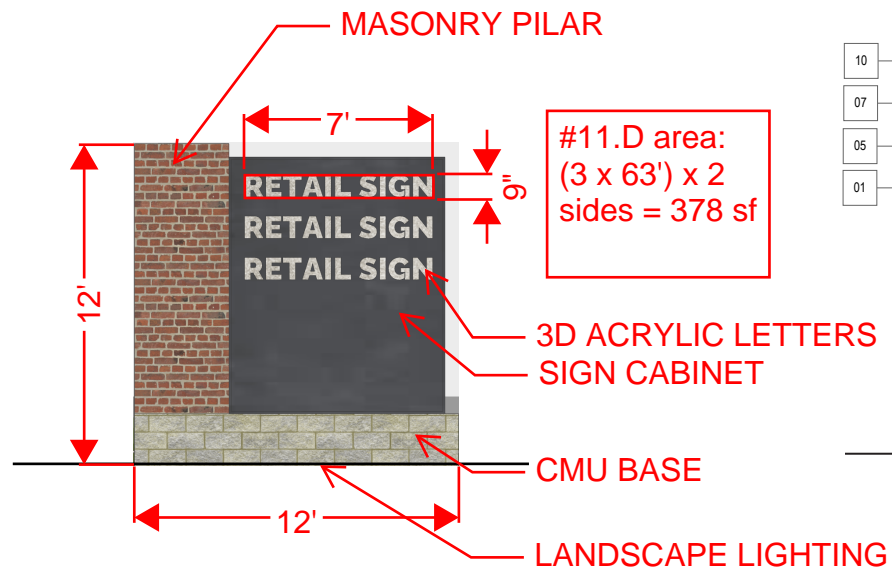
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BUTTERFIELD RD & DUPAGE RETAIL South

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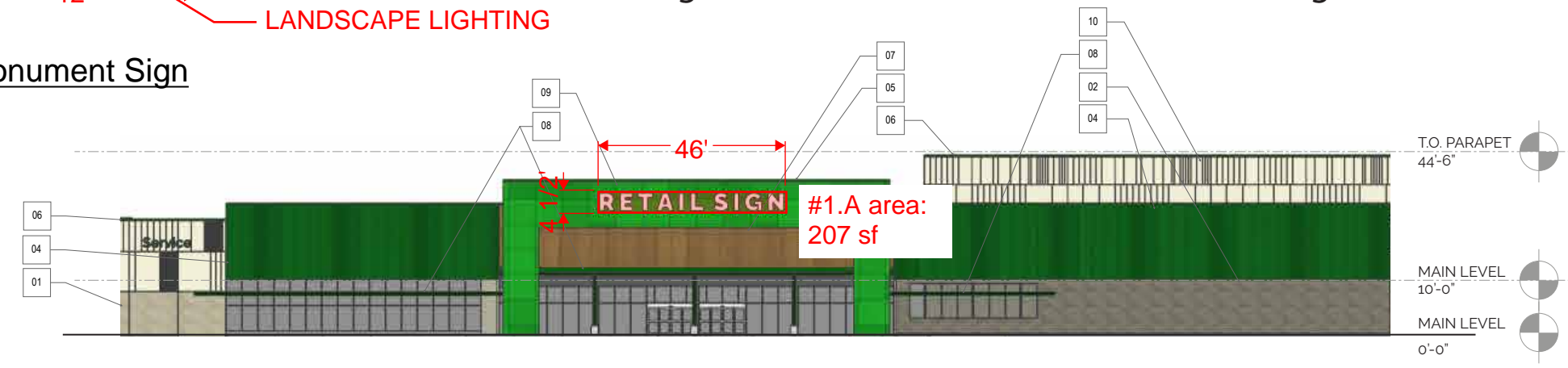


#Sign Number. Sign Type @ Area

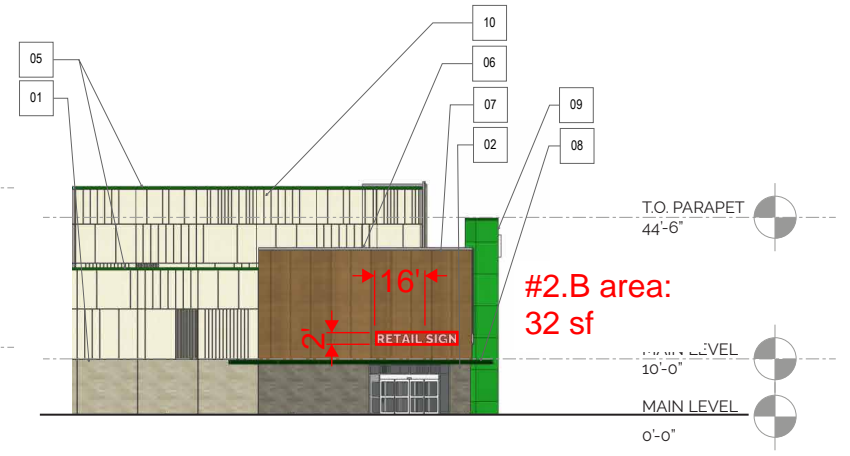
- #1.A @ 207 sf
- #2.B @ 32 sf
- #3.B @ 32 sf
- #4.C @ 31 sf
- #5.C @ 31 sf
- #6.C @ 31 sf
- #7.B @ 32 sf
- #8.A @ 207 sf
- #9.A @ 207 sf
- #10.A @ 207 sf
- #11.D @ 378 sf

TOTAL ALLOWED: 1500 sf
TOTAL PROPOSED: 1395 sf

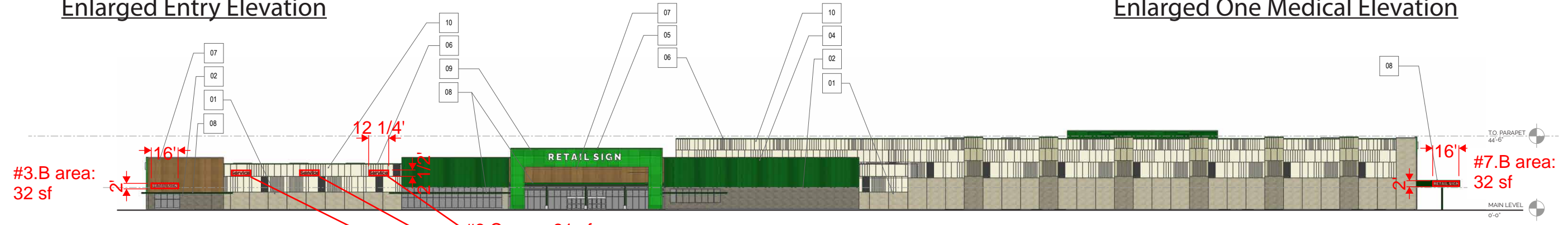
Monument Sign



Enlarged Entry Elevation



Enlarged One Medical Elevation



Front Elevation - North



BUTTERFIELD RD & DUPAGE RETAIL

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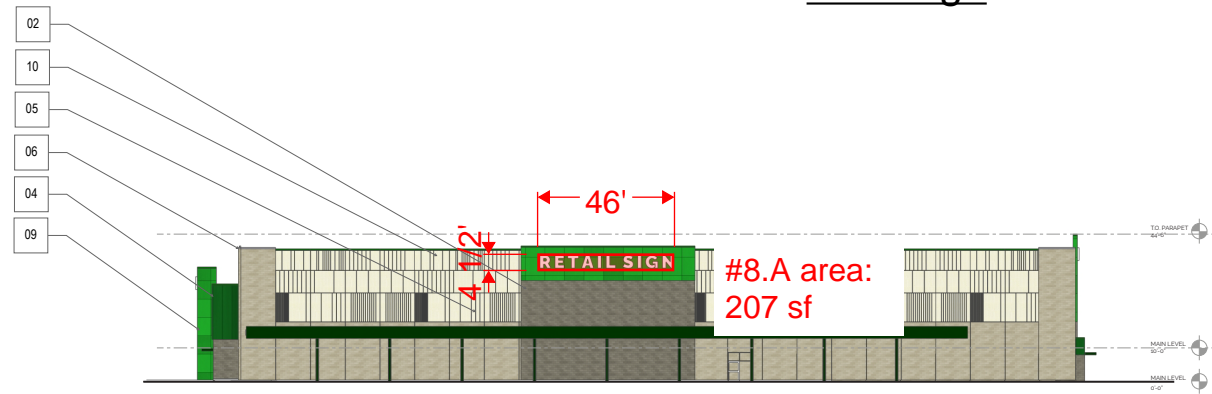
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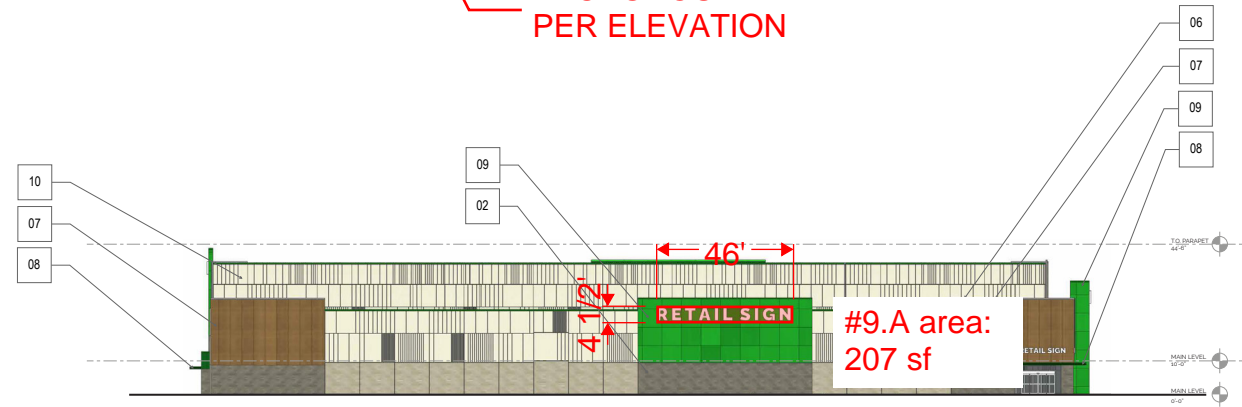
INTERNALLY ILLUMINATED
3D LETTERING

BACKGROUND MATERIAL
PER ELEVATION

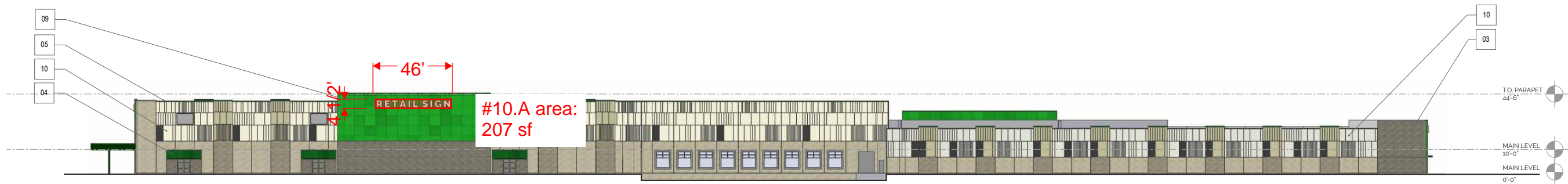
Wall Sign



Side Elevation - West



Side Elevation - East



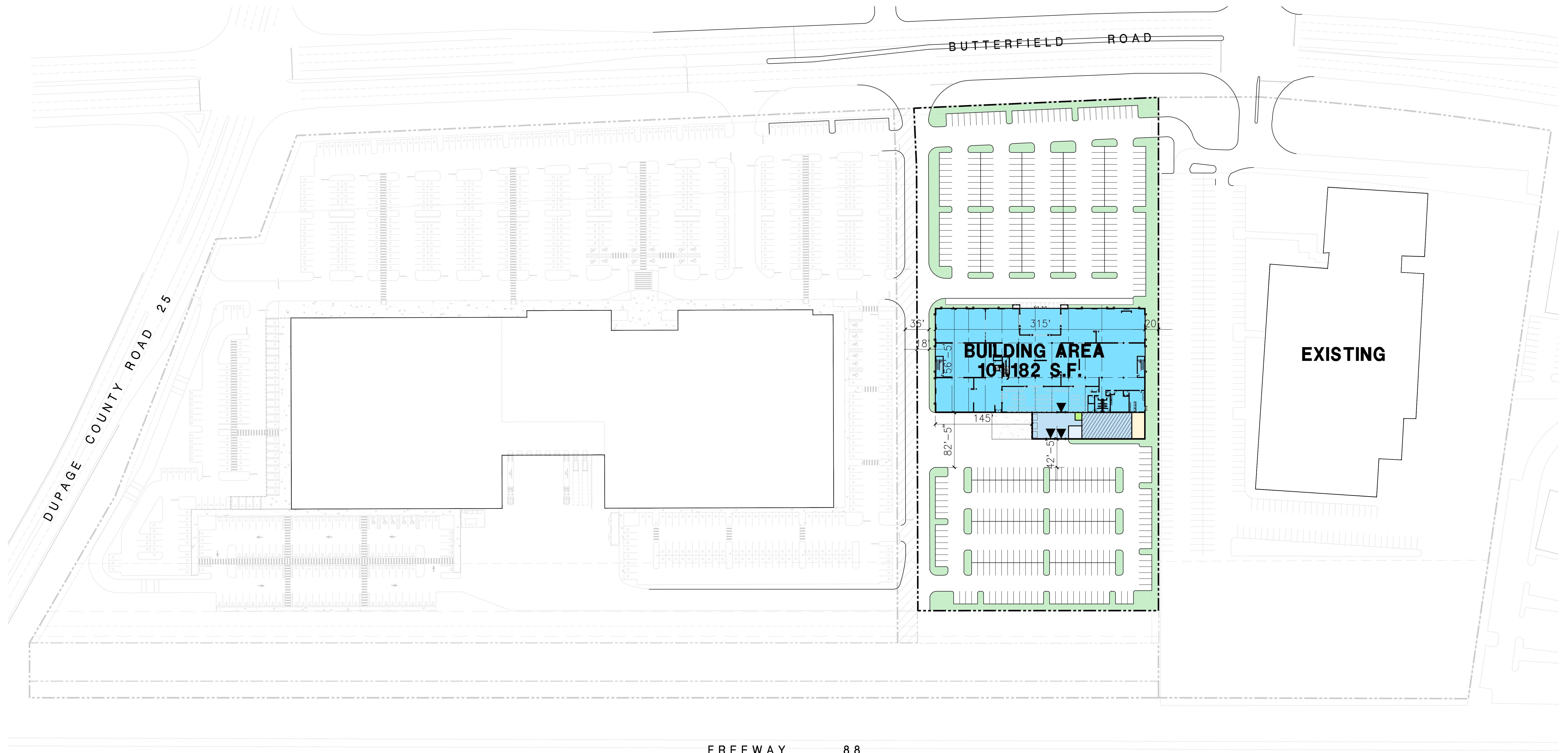
Back Elevation - South



BUTTERFIELD RD & DUPAGE RETAIL

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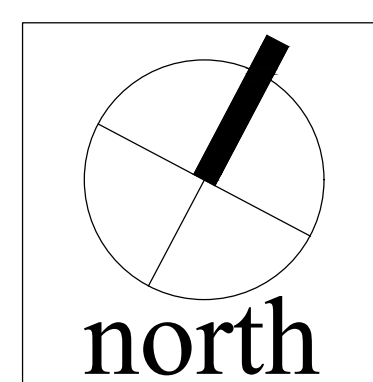


FREEWAY 88

Tabulation

SITE AREA			
In s.f.	276,464	sf	
In acres	6.3	ac	
BUILDING AREA			
Showroom - 1st floor	48,749	sf	
Showroom - 2nd floor	45,112	sf	
Warehouse	7,321	sf	
TOTAL	101,182	sf	
FLOOR AREA RATIO			
Maximum Allowed	0.48		
Actual	0.366		
SITE COVERAGE			
Maximum Allowed	to be verified		
Actual	20.3%		
AUTO PARKING REQUIRED			
Office: 1/300 s.f.	n/a	stalls	
Showroom: 1/400 s.f.	235	stalls	
Whse: 4 plus 1/1,500 sf of floor area over 4,500 s.f.	6	stalls	
TOTAL	241	stalls	
AUTO PARKING PROVIDED			
Standard (9' x 19')		427	stalls
ZONING ORDINANCE			
Zoning - Office Research Assembly District (ORA-1) - Planned Development Overlay District			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 76'			
LANDSCAPE REQUIREMENT			
Percentage - to be verified			
LANDSCAPE PROVIDED			
In s.f.		39,993	sf
Percentage		14.5%	
SETBACKS			
Building			
Front - not less than 100', adj to R zone-105'			
Side - not less than 30', abutting R zone-150'			
Rear - 0not less than 40', abutting R zone-150'			

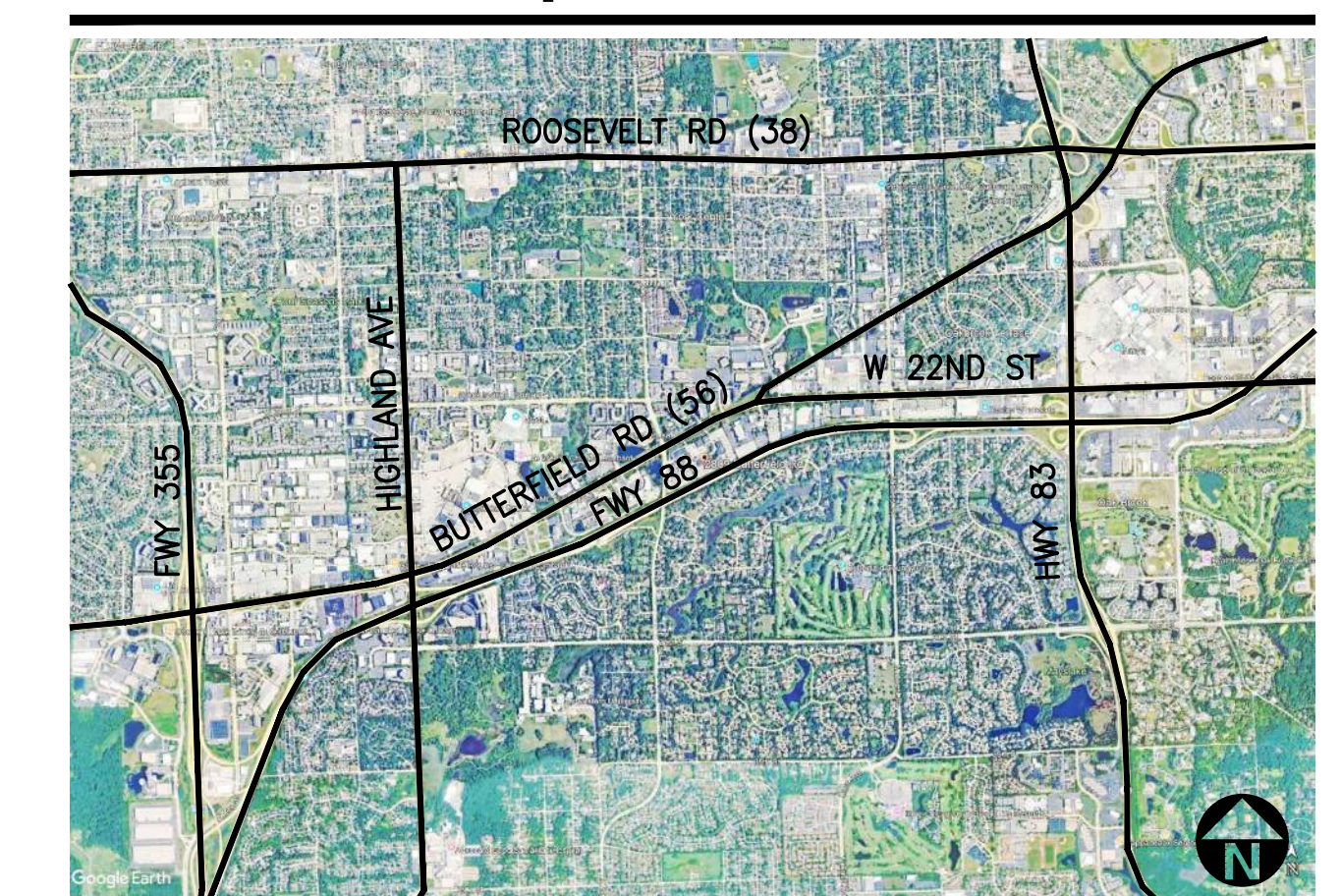
Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Legend

- RETAIL (2 STORY)
- WAREHOUSE
- SHIPPING/RECEIVING OFFICE
- ELECTRICAL ROOM
- SPEEDWAY AREA
- DRIVE THRU DOOR

Aerial Map



Conceptual Site Plan

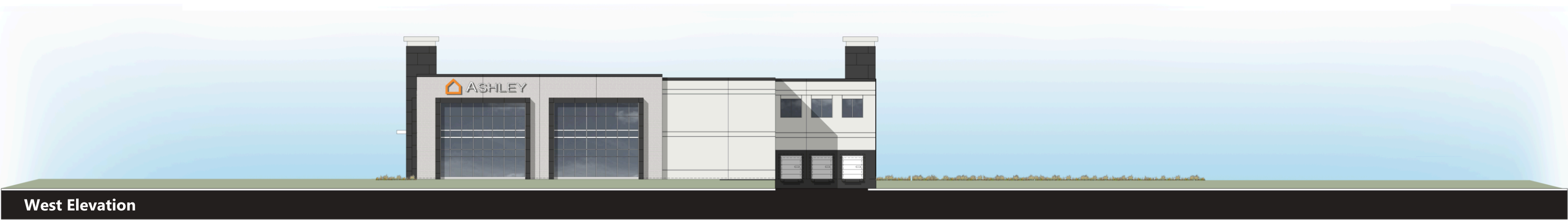
2707-2809 Butterfield Rd

Oak Brook, IL



February 19, 2026 / Job #25250

Scheme 4

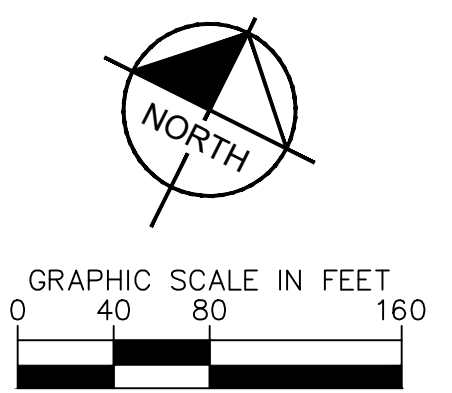
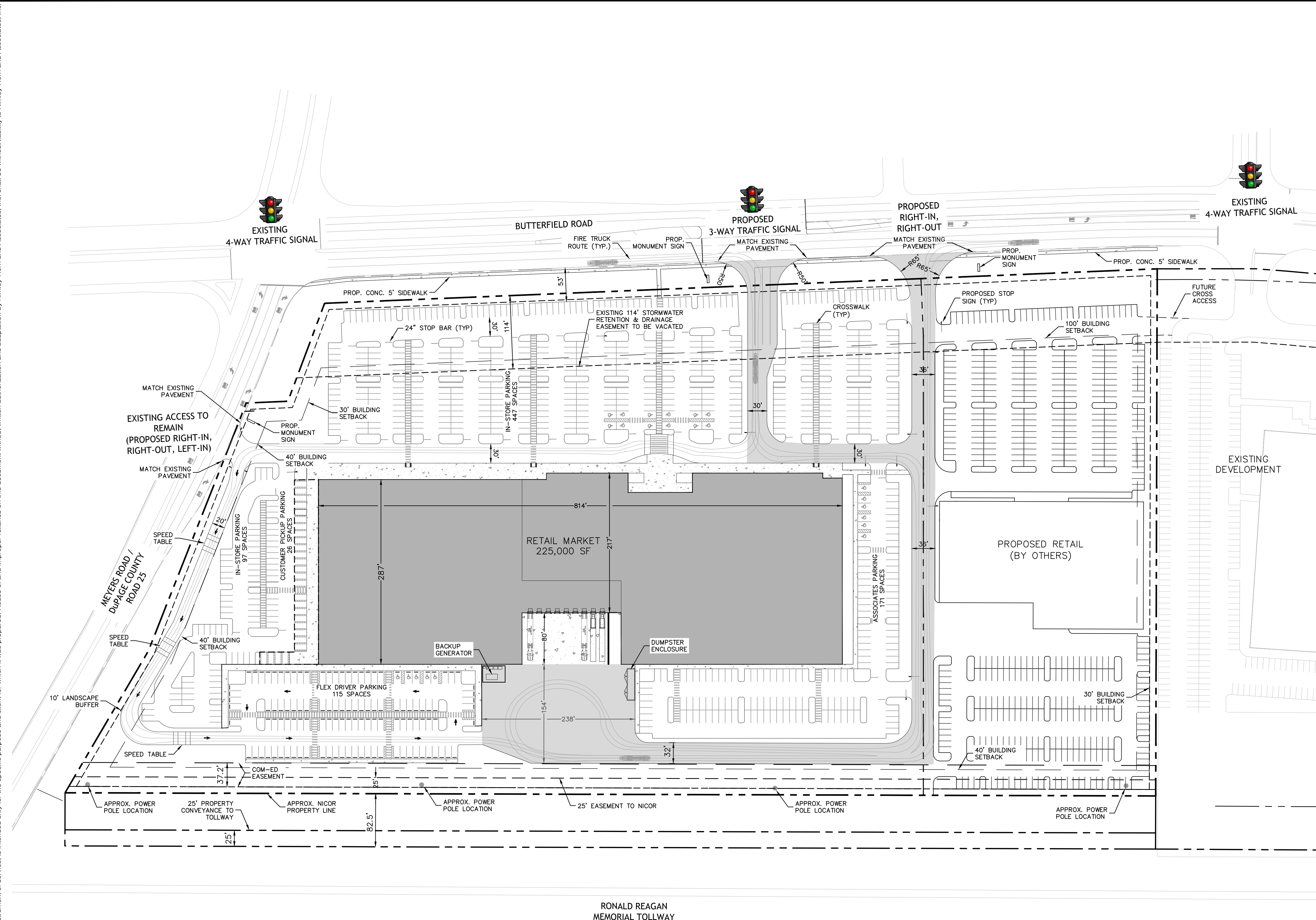


Conceptual Building Elevations
2707-2809 BUTTERFIELD RD
 Oak Brook, IL

#25250 | 02.25.2026



Plotted By: Testers, Scott Sheet: OAK BROOK COMMERCIAL Layout: Layout1 March 02, 2026 04:48:19pm K:\LNK_Civil\48621091-Oak Brook L-Project\Kobas\CADD\PlanSheets\C4-0-SITE.dwg
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SITE DATA

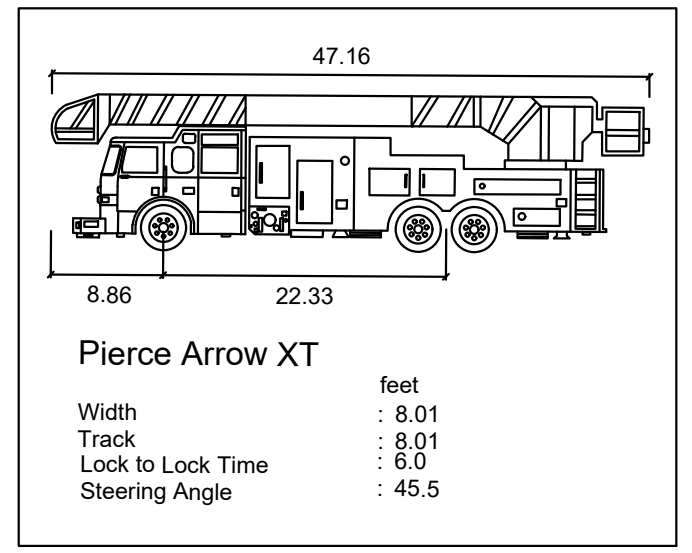
RETAIL MARKET:	±20.27 ACRES
PROPOSED RETAIL:	±6.75 ACRES
TOTAL AREA:	±27.02 ACRES
RETAIL MARKET BUILDING AREA:	225,000 SF
LOT AREA:	882,960 SF
PROPOSED FAR:	0.25

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT

GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



NO.	REVISIONS	DATE	BY

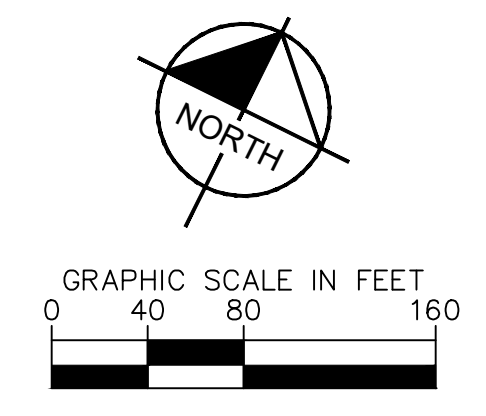
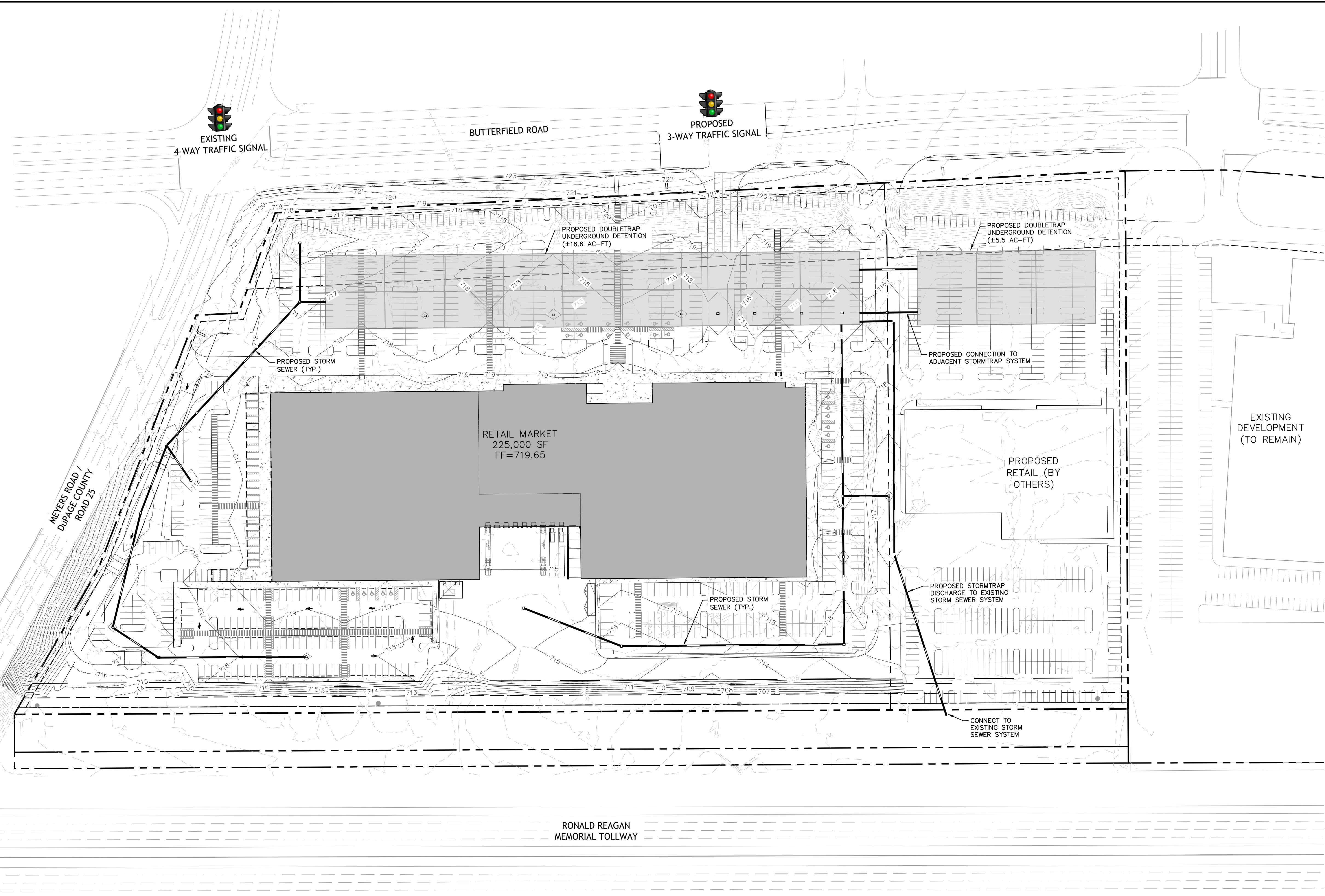
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 PHONE: (407) 602-0423
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL	LIC PROF 1
KHA PROJECT	149621091
DATE	FEB 2026
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE:	

SITE PLAN

OAK BROOK COMMERCIAL
 VILLAGE OF OAK BROOK

Plotted By: Testers, Scott Sheet Oak Brook Commercial Layout.PGD, March 02, 2026 04:23:43pm. K:\lin_civil\149621091-oak-brook\project\kober\CADD\PLD\plansheets\C5.0-PG.dwg
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GRADING NOTES

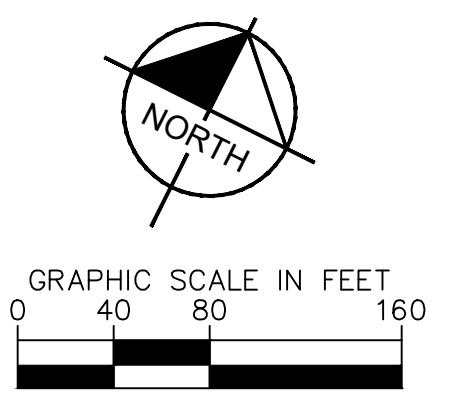
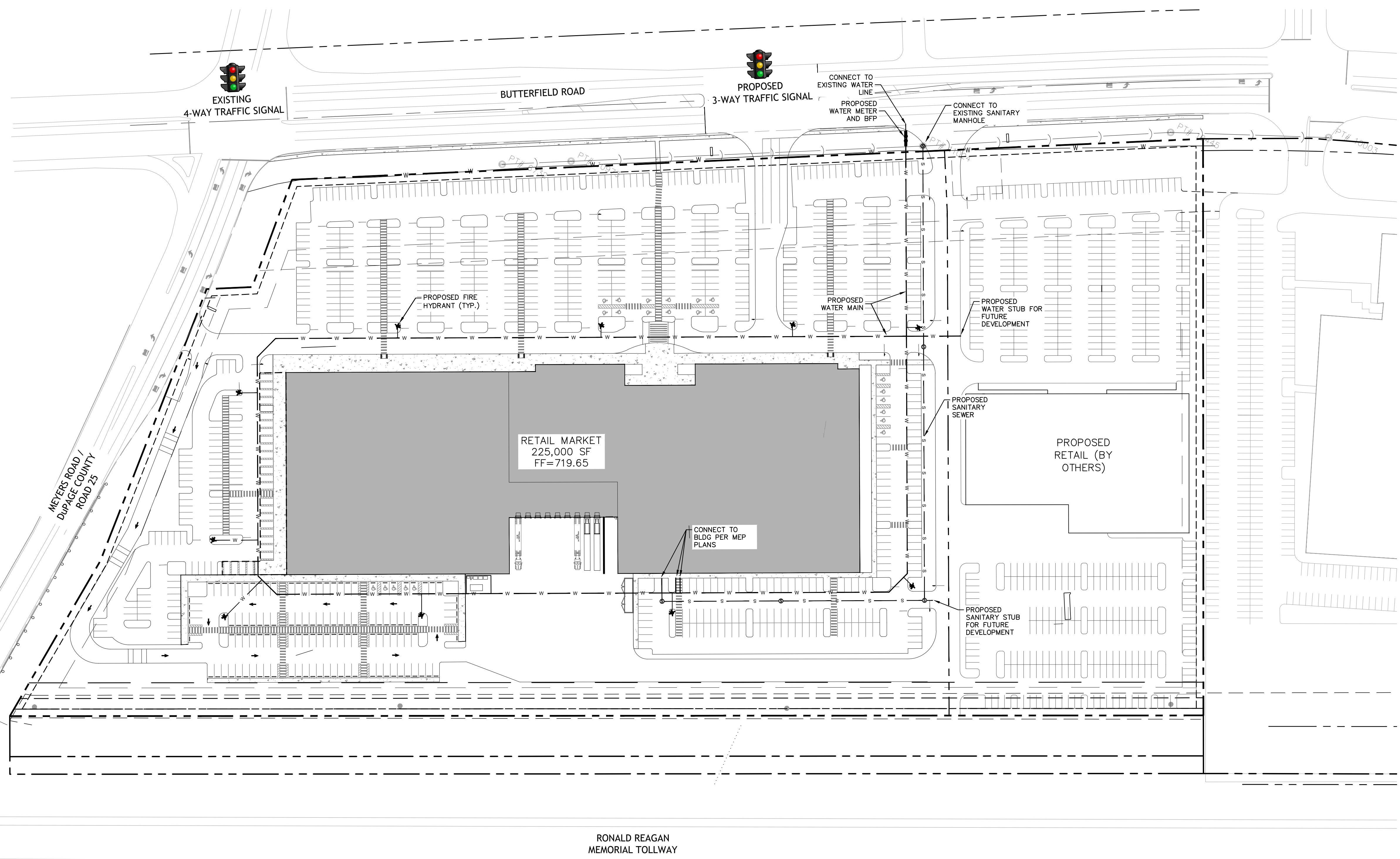
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1 UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS.

PRELIMINARY STORMWATER CALCULATIONS

REQUIRED COMPENSATING VOLUME BELOW 10-YR BFE OF 706.90 = ±11.4 AC-FT
 REQUIRED COMPENSATING VOLUME BETWEEN 10-YR BFE OF 706.90 AND 100-YR BFE OF 707.50 = ±3.3 AC-FT
 TOTAL REQUIRED COMPENSATION TO MEET 1.5:1 RATIO = ±22.1 AC-FT

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KHA PROJECT 149621091	LICENSED PROFESSIONAL LIC PROF 1 _____ ILLINOIS LICENSE NUMBER LIC PROF 1 # _____ DATE: ____/____/____	DATE FEB 2026	SCALE AS SHOWN	DESIGNED BY _____	DRAWN BY _____	CHECKED BY _____
PAVING, GRADING, AND DRAINAGE PLAN		ILLINOIS				
OAK BROOK COMMERCIAL		VILLAGE OF OAK BROOK				
SHEET NUMBER		C5.0				
		REVISIONS				
		BY				
		DATE				

Plotted By: Testers, Scott Sheet: OAK BROOK COMMERCIAL Layout: UTIL March 02, 2026 04:23:17pm K:\lga_civil\149621091-oak-brook\project\kobel\CADD\PD\Drawings\Sheet\C6-0-UTIL.dwg
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UTILITY NOTES

- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE VILLAGE OF OAK BROOK SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.

NO.	REVISIONS	DATE	BY

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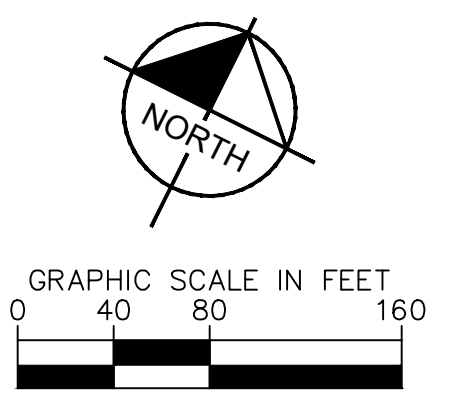
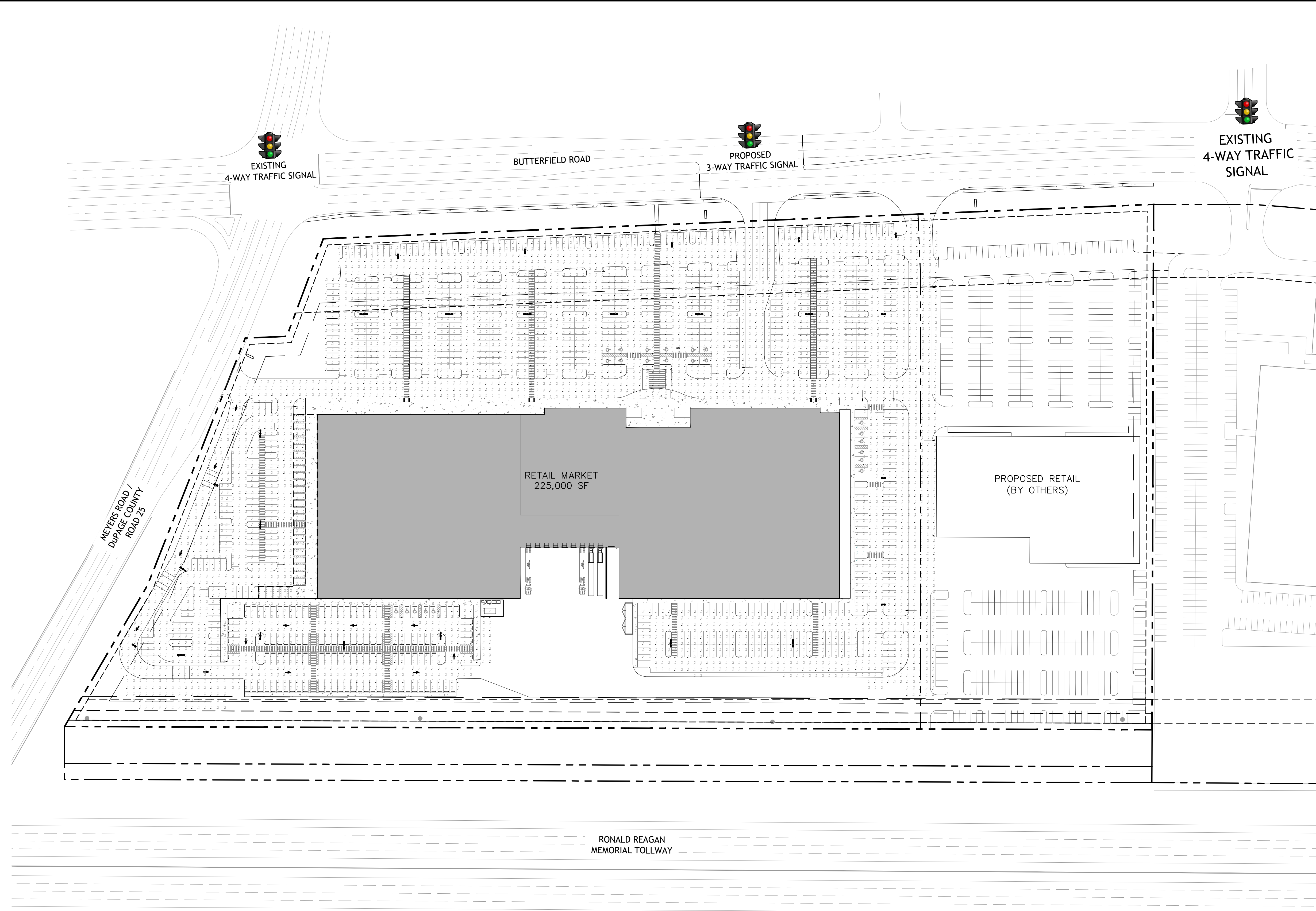
LICENSED PROFESSIONAL	LIC. PROF. 1
KHA PROJECT	149621091
DATE	FEB 2026
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---
ILLINOIS LICENSE NUMBER	LIC PROF 1 #
DATE:	---

UTILITY PLAN

OAK BROOK COMMERCIAL
 VILLAGE OF OAK BROOK

SHEET NUMBER
C6.0

Plotted By: Testers, Scott Set Oak Brook Commercial Layout Layout March 02, 2026 04:29:12m K:\kln_civil\14962\091-cak-brook-1-project\koba\CADD\PLD\plan\sheet\CR01-PHOTOMETRICS.dwg
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GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATION AND CODES.
2. ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN TABLES ARE IN FOOTCANDLES (FC). 1 FC = 10.76 LUX.
3. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURER THROUGH IES FILES.
4. ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THESE CALCULATIONS.
5. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
6. ALL LUMINAIRE SYMBOLS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD COORDINATE EXACT LOCATIONS AND SETBACKS AGAINST UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
7. ALL SITE LIGHTING POLES TO BE 22' AND MOUNTED ATOP A 3' CONCRETE BASE FOR A TOTAL MOUNTING HEIGHT OF 25'. MAXIMUM MOUNTING HEIGHT LIMITED BY AHJ REQUIREMENTS.

No.	REVISIONS	DATE	BY

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CHECKED BY	
ILLINOIS LICENSE NUMBER	LIC PROF 1 #
DATE	

PHOTOMETRIC PLAN

OAK BROOK COMMERCIAL
 VILLAGE OF OAK BROOK
 ILLINOIS
 SHEET NUMBER
C8.0

February 25, 2026

Village of Oak Brook
1200 Oak Brook
Oak Brook, IL 60523

**RE: Oak Brook Commercial
Planned Development Oak Brook - Butterfield Road
Preliminary Drainage Report**

Dear Ms. Von Drasek,

The following is a summary of the preliminary stormwater findings to date.

Detention

- Preliminary calculations (based on current rainfall data) to meet the County 0.1 cfs/acre release rate show an approximate required storage volume of 0.6 ac-ft/acre of development. The Retail Market parcel (+/-20.27 acres) requires approximately 12 ac-ft of storage. The Proposed Retail parcel (+/-6.75 acres) requires about 4.2 ac-ft of storage.
- A StormTrap underground detention system is proposed under the front parking lots for the Retail Market and Proposed Retail developments. The StormTrap system will be designed to capture, detain, and release an allowable release rate back into the existing system located at the rear of the site.

FEMA

- After detailed review of the survey, FIRM panel, and surrounding area, we believe that the FEMA mapping is incorrect in terms of where the waterway is being conveyed. We believe that flow from west of County Rd 25 is conveyed east and north to the roadside ditch along the eastbound Butterfield Road lanes. The flow is conveyed within the ditch to the east end of the Proposed Retail parcel where it enters a headwall and moves southwest into the existing ponds within the site. This pipe runs through the Proposed Retail parcel. Coordination with the Village of Oak Brook is required to verify this information and determine what is needed/required to address the error/discrepancy in the regulatory information.
- The amount of fill within the floodplain on site is approximately 14.7 ac-ft. County code requires compensatory storage below the 10yr BFE as well as between the 10yr and 100yr BFE. The total compensatory storage must be 1.5x the amount of fill proposed.
- Required Comp below 10yr BFE of 706.9 = 11.4 ac-ft
- Required Comp between 10yr BFE of 706.9 and 100yr BFE of 707.5 = 3.3 ac-ft
- Total required comp to meet 1.5:1 ratio = 22.1 ac-ft
- Ongoing coordination with the Village and the County is required to ensure the design meets the regulatory requirements.

Kimley»Horn

Should you require further clarification or have additional questions, please do not hesitate to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brooks Stickler, PE

Sr. Vice President

Email: Brooks.Stickler@kimley-horn.com

Phone: 407-427-1677

February 25, 2026

Village of Oak Brook
1200 Oak Brook
Oak Brook, IL 60523

**RE: Oak Brook Commercial
Planned Development Oak Brook - Butterfield Road
Demand for Village Services**

Dear Ms. Von Drasek,

The proposed project is anticipated to have the following impacts on village services:

1. **Water Service** – The proposed project is anticipated to require a 10-inch water service for domestic water and fire protection needs. A water main is proposed to be extended from Butterfield Road and loop the proposed building.
2. **Sanitary Sewer Service** – The proposed project is anticipated to require an 8-inch service for sanitary sewer discharge. A sanitary sewer main is proposed to be extended from an existing sanitary manhole in Butterfield Road to the rear of the building. A proposed stub will also be provided for the adjacent proposed development.
3. **Police Department Service** – The proposed retail use is not anticipated to cause an undue burden on the Oak Brook Police Department.
4. **Fire Department Service** – The proposed retail use is not anticipated to cause an undue burden on the Oak Brook Fire Department.
5. **School District** – The proposed project will have no impact on the school district. The increased assessment created by the project will generate additional property tax revenue for the school district.
6. **Library District** – The proposed project will have no impact on the library district. The increased assessment created by the project will generate additional property tax revenue for the library district.

Kimley»»Horn

We hope our responses address your concerns satisfactorily. Should you require further clarification or have additional questions, please do not hesitate to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brooks Stickler, PE

Sr. Vice President

Email: Brooks.Stickler@kimley-horn.com

Phone: 407-427-1677

**Application for Planned Development
Oakbrook TH LLC
Village of Oak Brook, Illinois**

Anticipated Effect on Village Services

It is not anticipated that the proposed development will create a significant marginal burden on Village services over and above the current draw on services required by established comparable uses in the vicinity of the Property. The site plan includes adequate stormwater management facilities. The proposal also includes traffic management and mitigation strategies developed in light of a traffic study of the proposed development. The Applicant and retail operators will work closely with the Village before and during development and throughout the life of the retail locations to mitigate the project's burden on Village resources and facilitate Village services as needed.

Statement of Viability and Economic Benefits

The Applicant is submitting this application in cooperation with the eventual operators of the Amazon Retail Building and the Furniture Outlet, which occupants will underwrite development costs. The proposed Amazon Retail Building is a key and highly publicized initiative of the retail division of Amazon.com, Inc. As one of the largest and best capitalized corporations in the world and the owner of several national retail chains, including Whole Foods Markets, Amazon clearly has the financial wherewithal and operational experience to reasonably project the viability of the proposed development. Likewise, the Furniture Outlet has been planned in cooperation with an established national furniture retailer with an extensive record of successfully funding and operating stores similar to the Furniture Outlet throughout the United States.

The Amazon Retail Building is expected to generate approximately 500 permanent jobs. The proposed development will also generate considerable new municipal sales tax revenue.



ITEM 8.A.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
March 10, 2026

SUBJECT: Resolution Approving the 2026 Taste of Oak Brook Drone Show Contract

FROM: Connie Reid, Executive Secretary
Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: Account 171-79400, \$45,000

RECOMMENDED MOTION: I move to approve Resolution R-2351, A Resolution Approving and Authorizing the Execution of an Agreement By and Between the Village of Oak Brook and CDLS for the 2026 Taste of Oak Brook Drone Show, Pending Final Attorney Review and Approval.

Background/History:

In 2024, in an effort to introduce something new to the Taste of Oak Brook and enhance both sponsorship satisfaction and the overall event experience, the Village contracted with Northern Lights Drone Shows. The drone show incorporated sponsor logos and custom graphics, creating a cutting-edge presentation that impressed both sponsors and attendees.

Based on the positive response, the Village again contracted with Northern Lights in 2025 for an even more spectacular show, which was once again met with excellent reviews.

Due to the growing popularity of drone shows and in anticipation of the 250th Anniversary of the Signing of the Declaration of Independence, the Village proactively held the July 3, 2026 date with Northern Lights. However, when contacted to confirm the date and pricing, the Village was informed that Northern Lights had booked another event that same day at a significantly higher rate, leaving Oak Brook without a drone show vendor.

With the assistance of Duff Entertainment, the Village obtained proposals from the following vendors:

- **Chicago Drone** – 200 drones – \$45,000
- **Open Sky Pro** – 200 drones – \$50,000

- **Skyworkx** – 200 drones – \$60,000
- **Sky Elements** – 200 drones – \$60,000

Chicago Drone submitted the lowest proposal. They are also a division of The Mad Bomber, the Village's long-standing fireworks provider. They come highly recommended, and their affiliation with The Mad Bomber will allow for coordinated setup, launch timing, and location planning to ensure a seamless and well-executed event.

Recommendation:

The Taste of Oak Brook Committee recommends that the Village Board approve Resolution R-2351, A Resolution Approving and Authorizing the Execution of an Agreement By and Between the Village of Oak Brook and CDLS for the 2026 Taste of Oak Brook Drone Show, Pending Final Attorney Review and Approval.

Attachments:

1. CDLS Drone Light Show Contract 26-0305
2. Resolution R-2351 TOB Drone

Drone Show Production Agreement

Detail Sheet

Contract Effective Date: 3/10/2026

“CDLS”

Chicago Drone Light Shows Inc
3999 E. Hupp Rd, Bldg R-3-1
La Porte, IN 46350

Point of Contact:

Zack James

219-776-9545

Zack@dronelightshowschicago.com

“Client”

“Event”

Name: Taste of Oak Brook
Venue: Oak Brook Sports Core
Show Date: July 3, 2026

“Services”

- 200-drone light show;
- 11-13-minute flight time;
- 15-20+ designs approved by Client; including 15-20 custom designs chosen by Client
- Custom soundtrack included (sound system provided by Client)

“Price”

Design Services	Included
Insurance	Included
Production (labor, travel, freight, etc)	Included
Price	\$45,000

1/2 of Price due within thirty (30) days of contract execution; remainder due immediately prior to Show

Additional Terms

- Client responsible for all Venue permissions necessary
- Additional Insureds: As requested by client
- CDLS obligations hereunder are conditioned upon the purchase of a firework show by Client from Mad Bomber Fireworks on 7/3/26.

This Drone Show Production Agreement (this “Agreement”), including the Detail Sheet attached, is entered into effective as of the Contract Effective Date (the “Effective Date”) by and between CDLS and Client. Each a “Party” and both, the “Parties.”

Background

Whereas, the Parties desire for Client to engage CDLS under the legal relationship of an independent contractor according to the terms and conditions of this Agreement, for the provision of the services described herein at the Event.

Now, Therefore, in consideration of the mutual premises and covenants contained in this Agreement, the receipt and sufficiency of which are hereby acknowledged by both Parties hereto, the Parties agree as follows:

Terms

Services.

- 1.1. CDLS shall provide the Services to Client as, and at the times set forth in the Detail Sheet.
- 1.2. All Services shall be performed in a professional and workmanlike manner by properly trained and licensed professionals. CDLS shall secure all necessary approvals, licenses and waivers. The costs of all fees, permits and other governmental costs, except for those applied by the Federal Aviation Administration, shall be borne by Client.

2. Client Responsibilities. In addition to any obligations set forth herein, Client shall:

- 2.1. Ensure the drone flight area, including an additional safety perimeter is secure during the show performance;
- 2.2. Provide CDLS with full access to the flight area a minimum of six (6) hours prior to the intended show start time;
- 2.3. Ensure that all proper permissions and licenses are obtained for all Client-suggested designs and imagery included in the show;
- 2.4. Ensure that all location-specific permits, licenses and approvals are obtained.

3. Compensation; Payment.

- 3.1. Client shall pay to CDLS the Price as set forth in the Detail Sheet.
- 3.2. Payment is to be made to ‘Chicago Drone Light Shows Inc’.
- 3.3. Price quoted excludes taxes. Client is responsible for paying all government fees, taxes, withholding taxes, duties, VAT, etc that arise from the Drone Show, importation and use of the equipment at the show location, or any other aspect of the Drone Show.

4. Cancellation; Rescheduling.

- 4.1. Cancellation by Client
 - 4.1.1. Client may cancel the Services, more than thirty (30) days prior to the Event’s scheduled date and only forfeit any prepaid amounts to CDLS.
 - 4.1.2. Client may cancel the Services, less than thirty (30) days prior to the Event Date only upon full payment for the Services.

4.2. Cancellation by CDLS

4.2.1. CDLS shall only cancel the Services, to be rescheduled for a later date, in the event of technical, weather, legal or safety concerns. Services halted during the performance for safety concerns shall be deemed completed Services.

4.3. Rescheduling

4.3.1. In the event the Services need to be rescheduled for weather, legal or safety concerns, a 20% rescheduling fee shall apply if either: (i) CDLS has departed for the Event location prior to cancellation or (ii) the show needs to be redesigned in whole or part to fit the rescheduled show theme. Cancelled shows must be rescheduled within six (6) months of the original Event Date.

5. Insurance. CDLS will provide liability insurance coverage naming Additional Insureds as additional insured \$10,000,000 combined single limit.

6. Disclaimer; Limitation of Liability.

6.1. CDLS is the ultimate authority regarding whether a show will fly or not. CDLS will only operate a show under safe conditions. Shows cannot be operated in precipitation or winds in excess of 25 miles per hour. Occasionally, drone sensors detect abnormalities and for safety reasons the flight controller may instruct affected drones to land or not takeoff. It is possible that all drones may not participate in a show. CDLS supplies spare drones in order to maximize the number of drones available for flight.

6.2. Show operations require a strong and clear GPS signal, a clear radio communication frequency (902-928MHz in North America), and no magnetic field anomalies. Without them, the Drone Show will be cancelled.

6.3. CDLS shall not be liable for any loss or damage of any kind whatsoever due to delay or failure of performance caused directly or indirectly by an act of God, strike, lockouts and labor disputes of any kind or description, fire, failure of transportation, inability to obtain the services of others, the failure of others to deliver services or facilities. Under no circumstances shall CDLS be liable for lost profits or any incidental, special, exemplary, or consequential damages. THE PROVISIONS HEREIN ARE ACCEPTED IN LIEU OF ALL OTHER LIABILITY, WARRANTY OR GUARANTY, EXPRESS OR IMPLIED, IN LAW OR IN FACT. THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE EXPRESS WRITTEN PROVISIONS HEREOF.

7. Publicity. Client grants to CDLS a revocable, paid-in-full, royalty free license to list the Client as a client of CDLS, including using any publicly available logos. CDLS shall take no action could reasonably be seen as negatively affecting the marks used.

8. Miscellaneous.

8.1. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the Illinois, without regard to the principles of conflicts of law thereof. In the event of breach of this Agreement, the prevailing Party shall be entitled to reimbursement of all of its costs and expenses, including reasonable attorneys' fees, incurred in connection with such dispute, claim or litigation, including any appeal thereof as determined in a final, non-appealable order by a court of competent jurisdiction.

8.2. Independent Contractor Relationship. It is specifically agreed that the relationship of the Parties shall be that of a client and an independent contractor, and not that of an employer-employee. Therefore, the Parties specifically agree that Client shall have the

right of control only to the extent of determining the results to be accomplished by CDLS, but not as to the details and means by which those results shall be accomplished.

- 8.3. No Assignment. Neither party shall assign any right or delegate any obligation hereunder without the other party's written consent, and any purported assignment or delegation by a party hereto without the other party's written consent shall be void.
- 8.4. Interpretation. The Parties agree that this Agreement has been prepared as a result of their mutual arms-length negotiation and the Agreement shall, not, in any respect, be interpreted against either party as the purported drafter thereof. If any provision of this Agreement or the application of any provision hereof to any person or circumstance is held invalid, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected unless the invalid provision substantially impairs the benefits of the remaining portions of this Agreement.
- 8.5. Counterparts; Facsimile. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile copy of an executed signature page shall be deemed an original.
- 8.6. Entire Agreement. This Agreement contains the entire understanding between the parties and other than as expressly set forth herein there are no other terms, conditions, representations, or warranties of any kind. This Agreement may not be modified except by another agreement, in writing, signed by both parties to this agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Client

By: _____
Name:
Title:
Date:

CDLS

By: _____
Name:
Title:
Date:

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER R-2026-TASTE-DRONE CNTRCT-R-2351

A RESOLUTION
AUTHORIZING AND APPROVING THE EXECUTION OF AN
AGREEMENT BY AND BETWEEN THE VILLAGE OF OAK
BROOK AND CHICAGO DRONE LIGHT SHOW, INC., FOR THE
2026 TASTE OF OAK BROOK DRONE SHOW

LAURENCE E. HERMAN, Village President
NETASHA SCARPINITI, Village Clerk

NAVEEN JAIN
MICHAEL MANZO
MELISSA MARTIN
JAMES NAGLE
A. SURESH REDDY
EDWARD TIESENGA

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this 10th day of March 2026

RESOLUTION NO. R-2026-TASTE-DRONE-CNTRCT-R2351

A RESOLUTION
AUTHORIZING AND APPROVING THE EXECUTION OF AN AGREEMENT BY AND
BETWEEN THE VILLAGE OF OAK BROOK AND CHICAGO DRONE LIGHT SHOW, INC.,
FOR THE 2026 TASTE OF OAK BROOK DRONE SHOW

WHEREAS, the Village of Oak Brook is a municipal corporation with authority provided for and granted pursuant to the Illinois Municipal Code to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village of Oak Brook (hereinafter referred to as "Village") upon approval of the Village President and Board of Trustees (collectively, the "Corporate Authorities") may enter into an Agreement with another party pursuant to Illinois Statute;

WHEREAS, for the past few years, the Village of Oak Brook has contracted with vendors for drone light shows related to the annual Taste of Oak Brook;

WHEREAS, Staff recommends the Corporate Authorities waive the competitive bid process and approve the Drone Show Production Agreement (the "Agreement") with Chicago Drone Light Show, Inc., ("Company"), attached hereto and incorporated herein as Exhibit A, for the 2026 Taste of Oak Brook event, in the total amount of \$45,000.00; and

WHEREAS, the Village of Oak Brook Corporate Authorities are of the opinion that it is in the best interests of the Village of Oak Brook to enter into the attached Agreement with the Company for the purposes referenced herein.

NOW, THEREFORE, BE IT RESOLVED, in open meeting assembled, by the Village President and Board of Trustees of the Village of Oak Brook, DuPage and Cook Counties, Illinois as follows:

Section One – Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this Resolution are full, true, and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

Section Two – Approval

The Corporate Authorities hereby approve the Agreement, substantially in the form attached hereto and made a part hereof as Exhibit A.

Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute, and the Village Clerk is hereby authorized to attest the Agreement, substantially in the form attached hereto as Exhibit A, with such changes therein as shall be approved by the Village attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of the same.

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section Five - Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Agreement, additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the attached Agreement.

Section Six – Waiver of Bidding Process

To the extent that any requirement of bidding would be applicable to the transactions contemplated hereunder, the same is hereby waived.

Section Seven - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

Section Eight – Effective Date

This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

Section Nine - Publication

This resolution shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Ten – Conflict Clause

All resolutions, parts of resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Eleven – Saving Clause

If any section, paragraph, clause or provision of this resolution is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this resolution, which are hereby declared to be separable.

Section Twelve – Recording

This resolution shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

PASSED THIS 10th day of March 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of March 2026.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A
[Agreement]



ITEM 8.A.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
March 10, 2026

SUBJECT: 2026 Taste of Oak Brook Parking Vendor

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: Account 171-79400, \$25,969.00

RECOMMENDED MOTION: I move to approve Resolution R-2352, A Resolution Approving and Authorizing an Agreement with V.I.P. Valet Services for Labor and Materials for Taste of Oak Brook Parking

Background/History:

In previous years, all expenses associated with the Taste of Oak Brook Festival were paid directly by the event management company, Duff Entertainment, and subsequently reimbursed by the Village. However, due to recent changes in tax law, it is now more fiscally advantageous for the Village to pay event-related expenses directly. By doing so, the Village can fully utilize its tax-exempt status, resulting in cost savings and improved financial efficiency for the event.

The Village has partnered with V.I.P. Valet Services for several years and has consistently experienced reliable, professional service. The company is well-regarded within the industry, offers competitive and reasonable pricing, and has demonstrated a strong understanding of the specific logistical needs of the Taste of Oak Brook Festival. Their familiarity with the event layout, traffic flow, and operational expectations has contributed to smooth and successful festival operations year after year.

The proposed cost reflects an increase of \$779.00 over last year, primarily due to rising labor expenses. Given V.I.P. Valet Services' proven track record, institutional knowledge of the festival, and consistently high-quality performance, the formal bidding process has been waived in this instance in the best interest of efficiency and continuity of services.

Recommendation:

The Taste of Oak Brook Committee recommends that the Village Board approve Resolution R-2352, A

Resolution Approving and Authorizing an Agreement with V.I.P. Valet Services for Labor and Materials for Taste of Oak Brook Parking.

Attachments:

1. R-2026-TASTE-VALET-R-2352
2. VIP Valet Contract

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER R-2026-TASTE-R-2352

A RESOLUTION
AUTHORIZING AND APPROVING THE AGREEMENT WITH
V.I.P. VALET SERVICES FOR THE TASTE OF OAK BROOK
PARKING SERVICES

LAURENCE E. HERMAN, Village President
NETASHA SCARPINITI, Village Clerk

NAVEEN JAIN
MICHAEL MANZO
MELISSA MARTIN
JAMES NAGLE
A. SURESH REDDY
EDWARD TIESENGA

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this 10th day of March 2026

RESOLUTION NO. R-2026-TASTE-R-2352

A RESOLUTION
AUTHORIZING AND APPROVING THE AGREEMENT WITH V.I.P. VALET SERVICES FOR
THE TASTE OF OAK BROOK PARKING SERVICES

WHEREAS, the Village of Oak Brook is a municipal corporation with authority provided for and granted pursuant to the Illinois Municipal Code to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village of Oak Brook (hereinafter referred to as "Village") upon approval of the Village President and Board of Trustees (collectively, the "Corporate Authorities") may enter into an Agreement with another party pursuant to Illinois Statute;

WHEREAS, for the past few years, the Village of Oak Brook has contracted with Duff Entertainment (the "Duff") for management services related to the annual Taste of Oak Brook whereby Duff was responsible for coordinating certain event services that the Village would reimburse for, namely parking services with V.I.P. Valet Services ("Company");

WHEREAS, due to recent changes in tax laws Staff has determined it is more economic to contract directly with Company for these services since the Village is a tax exempt municipal corporation;

WHEREAS, Staff recommends the Corporate Authorities waive the competitive bid process and approve the Agreement for labor and materials relating to parking service with Company, as further detailed in the Agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A, for the 2026 Taste of Oak Brook event, in the total amount of \$25,969.00; and

WHEREAS, the Village of Oak Brook Corporate Authorities are of the opinion that it is in the best interests of the Village of Oak Brook to enter into the attached Agreement with the Company for the purposes referenced herein.

NOW, THEREFORE, BE IT RESOLVED, in open meeting assembled, by the Village President and Board of Trustees of the Village of Oak Brook, DuPage and Cook Counties, Illinois as follows:

Section One – Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this Resolution are full, true, and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

Section Two – Approval

The Corporate Authorities hereby approve the Agreement, substantially in the form attached hereto and made a part hereof as Exhibit A.

Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute, and the Village Clerk is hereby authorized to attest the Agreement, substantially in the form attached hereto as Exhibit A, with such changes therein as shall be approved by the Village attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of the same.

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section Five - Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Agreement, additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the attached Agreement.

Section Six – Waiver of Bidding Process

To the extent that any requirement of bidding would be applicable to the transactions contemplated hereunder, the same is hereby waived.

Section Seven - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

Section Eight – Effective Date

This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

Section Nine - Publication

This resolution shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Ten – Conflict Clause

All resolutions, parts of resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Eleven – Saving Clause

If any section, paragraph, clause or provision of this resolution is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this resolution, which are hereby declared to be separable.

Section Twelve – Recording

This resolution shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

PASSED THIS 10th day of March 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of March 2026.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A
[Agreement]

V.I.P. VALET SERVICES INC.
 PO Box 6014
 Elgin, IL 60121-6014

CONTRACT

DATE	CONTRACT ...
2/23/2026	29389

NAME / ADDRESS
Villago of Oak Brook 1200 Oak Brook Rd Oak Brook, IL 60523

DEPOSIT	EVENT	EVENT TIMES	VALET TIMES
50% Due Upon Sig...	7/3/2026		130-1130pm

DESCRIPTION	QTY	COST	TOTAL
July 2nd - Delivery and set up - all day Delivery and set up 100 cones at the designated locations Set up of main field with stakes and tape to maximize the space in the lot July 3rd - Day of event 1. Delivery and set up of 400 barricades at the allocated locations around the Polo Grounds Employee start times: 5 attendants to start at 1:30pm 37 attendants to start at 2:30pm 42 total attendants all equipped with vests and traffic wands Equipment provided: 400 barricades 100 cones Vests and traffic wands Company fee covering insurance and management of 4 six passenger golf carts along with fee to be delivered and picked up. 4 drivers for 9 hours each (2:30-11:30pm) Any service performed after 11:30 p.m. will be billed at \$31.50 per attendant per hour.			
	4	640.00	2,560.00
	36	31.50	1,134.00

TOTAL

CUSTOMER SIGNATURE

DATE _____

V.I.P. VALET SERVICES INC.
 PO Box 6014
 Elgin, IL 60121-6014

CONTRACT

DATE	CONTRACT ...
2/23/2026	29389

NAME / ADDRESS
Villago of Oak Brook 1200 Oak Brook Rd Oak Brook, IL 60523

DEPOSIT	EVENT	EVENT TIMES	VALET TIMES
50% Due Upon Sig...	7/3/2026		130-1130pm

DESCRIPTION	QTY	COST	TOTAL
V.I.P. Valet Services, Inc. will provide all the equipment, management and insurance for this event		22,275.00	22,275.00

TOTAL	\$25,969.00
--------------	-------------

CUSTOMER SIGNATURE _____

DATE _____



ITEM 8.A.3.
 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
 March 10, 2026

SUBJECT: Driving Range Garage Doors
FROM: Art Segura, Sports Core Director

BUDGET SOURCE/BUDGET IMPACT: \$200,000 is budgeted in Account 831-90200

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2353, a Resolution authorizing the award of contract to the lowest responsible bidder, House of Doors, Inc., 9038 Ogden Avenue, Brookfield, Illinois, for the Golf Driving Range Garage Door Installation Project in the amount of \$69,394.00, pending final attorney review and approval.

Background/History:

Staff posted the Golf Driving Range Garage Door Installation Project bid package on the Village’s eProcurement site on Wednesday, February 3, 2026. Thirty-one (31) vendors downloaded the bid package, and nine (9) vendors registered to bid on the project. Of those nine (9) vendors, six (6) submitted sealed bids, which were publicly opened on Wednesday, February 18, 2026 (see attached bid tabulation).

House Of Doors, Inc	OHD Chicago, Inc	LRC Group, LLC	Talon Acquisitions LLC	Allied Door Inc	Builders Chicago Corp
\$69,394.00	\$71,208.00	\$124,000.00	\$125,980.84	\$144,424.44	\$156,490.00

The Oak Brook Golf Club constructed a new driving range structure this past year consisting of 23 hitting bays, allowing customers to hit off mats throughout the entire season. The driving range has been a significant success. Due to exceptionally high demand, the grass tee areas were nearly depleted by mid-season, and operations were able to continue uninterrupted by transitioning all customers to the mat-only driving range structure for a temporary period.

To further enhance and extend the usability of this facility, staff initially planned to add lighting, garage doors on each bay, and heat at a future date as; cash flow permitted. Lightning was added in the fall of

2025, TrackMan Golf Technology will be added in the spring, and staff is now requesting to move forward with the enclosure of the driving range structure to prolong the driving range season. Enclosing the structure would protect the bays from rain, snow, and wind, allowing for increased year-round usage and ultimately generate additional revenue.

The proposed project includes enclosing the existing driving range structure and would consist of the following improvements:

1. Installation of twenty-two (22) manually operated garage doors with polycarbonate windows to enclose the individual bays.
2. Installation of double entry doors in the center of the structure to provide access when the garage doors are closed.
3. Construction of a wall and door on the west side of the structure.
4. The enclosure is designed to allow for the future addition of heating, when revenues and weather support such an expense.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2353, a Resolution authorizing the award of contract to the lowest responsible bidder, House of Doors, Inc., 9038 Ogden Avenue, Brookfield, Illinois, for the Golf Driving Range Garage Door Installation Project in the amount of \$69,394.00, pending final attorney review and approval.

Attachments:

1. 2026-R-2353 Range Garage Door
2. [House Of Doors, Inc] Response Document Report (1) (1)

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2026-SC-PO-DRIVE-RANGE-DOORS-R-2353

A RESOLUTION
APPROVING THE AWARD CONTRACT TO THE LOWEST
RESPONSIBLE BIDDER, HOUSE OF DOORS, INC. FOR THE
GOLF CLUB DRIVING RANGE GARAGE DOOR INSTALLATION
PROJECT

LAURENCE E. HERMAN, Village President
NETASHA SCARPINITI, Village Clerk

NAVEEN JAIN
MICHAEL MANZO
MELISSA MARTIN
JAMES NAGLE
A. SURESH REDDY
EDWARD TIESENGA

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on the 10th day of March 2026

RESOLUTION NO. 2026-SC-PO-DRIVE-RANGE-DOORS-R-2353

A RESOLUTION
APPROVING THE AWARD CONTRACT TO THE LOWEST RESPONSIBLE BIDDER, HOUSE
OF DOORS, INC. FOR THE GOLF CLUB DRIVING RANGE GARAGE DOOR INSTALLATION
PROJECT

WHEREAS, the Village of Oak Brook is a municipal corporation with authority provided for and granted pursuant to the Illinois Municipal Code to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village of Oak Brook (hereinafter referred to as "Village") upon approval of the Village President and Board of Trustees (collectively, the "Corporate Authorities") may enter into an agreement with another party pursuant to Illinois Statute;

WHEREAS, a solicitation for bids for the Golf Club Driving Range Garage Door Installation Project ("Project") was posted on the Village website on February 3, 2026, whereby thirty-one vendors elected to download the bid documents;

WHEREAS, Staff opened and reviewed the six sealed bids that were submitted and received on February 18, 2026, and recommends the Corporate Authorities award the contract to the lowest responsible bidder, House of Doors, Inc. of Brookfield, IL (the "Company") who submitted the lowest responsive bid in the amount of \$69,394.00;

WHEREAS, Staff recommends the Corporate Authorities to approve the award of Contract for the Project to Company, as further detailed in and subject to the terms and conditions of the Agreement ("Agreement"), attached hereto and incorporated herein as Exhibit A;

WHEREAS, the Village of Oak Brook Corporate Authorities are of the opinion that it is in the best interests of the Village of Oak Brook to authorize the foregoing actions.

NOW, THEREFORE, BE IT RESOLVED, in open meeting assembled, by the Village President and Board of Trustees of the Village of Oak Brook, DuPage and Cook Counties, Illinois as follows:

Section One – Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this Resolution are full, true, and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

Section Two – Approval and Award

The Corporate Authorities hereby does approve and award the contract for the Project to Company subject to the terms and conditions of the Agreement, attached hereto and incorporated herein as Exhibit A.

Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute, and if necessary the Village Clerk is hereby authorized to attest the Agreement, substantially in the form attached hereto as Exhibit

A, with such changes therein as shall be approved by the Village attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Agreement.

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section Five - Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Agreement, additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the attached Agreement.

Section Six - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

Section Seven – Effective Date

This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

Section Eight - Publication

This resolution shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Nine – Conflict Clause

All resolutions, parts of resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten – Saving Clause

If any section, paragraph, clause or provision of this resolution is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this resolution, which are hereby declared to be separable.

Section Eleven – Recording

This resolution shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

PASSED THIS 10th day of March.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of March 2026.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

Agreement



Village of Oak Brook

Procurement

Rania Serences, Purchasing & Budgeting Coordinator

1200 Oak Brook Road, Oak Brook, IL 60523

[HOUSE OF DOORS, INC] RESPONSE DOCUMENT REPORT

GEN No. TBD

Golf Driving Range Garage Doors Installation Project

RESPONSE DEADLINE: February 18, 2026 at 10:00 am

Report Generated: Wednesday, February 18, 2026

House Of Doors, Inc Response

CONTACT INFORMATION

Company:

House Of Doors, Inc

Email:

sales@houseofdoorsinc.com

Contact:

Philip Salb

Address:

9038 Ogden Ave
Brookfield, IL 60513

Phone:

(708) 485-5000

Website:

N/A

Submission Date:

Feb 18, 2026 8:32 AM (Central Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Feb 18, 2026 8:26 AM by Brett Hochstatter

QUESTIONNAIRE

1. Respondent Submittals *

Please Upload your COMPLETE response, including any and all required forms listed in the solicitation and the corresponding attachments. After you download the Bid Package and fill out all the required forms, be sure to upload here as part of your response to this solicitation.

217290.pdf

Skyline-2127.pdf

House_of_Doors_Inc.-_Bid_Form_for_Golf_Driving_Range_Garage_Doors_Installation_Project.pdf

2. I certify that I have read, understood and agree to the terms in this solicitation, and that I am authorized to submit this response on behalf of my company.*

Confirmed

PRICE TABLES

GOLF DRIVING RANGE GARAGE DOORS INSTALLATION PRICING

[HOUSE OF DOORS, INC] RESPONSE DOCUMENT REPORT
GEN No. TBD
Golf Driving Range Garage Doors Installation Project

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Installation of Golf Driving Range Garage Doors Per Section D: Specifications of the attached Bid Package	1	Lump Sum	\$69,394.00	\$69,394.00
TOTAL					\$69,394.00

COMMERCIAL - INDUSTRIAL
SECTIONAL DOORS - ROLLING
FIRE DOORS & SHUTTERS
GRILLES & OPERATORS
RESIDENTIAL SALES



9038 W. Ogden Ave
Brookfield, IL, 60513
Fax (708) 485-4110

QUOTE

HOUSE OF DOORS INC.

Your Garage Door and Dock Equipment Professionals

(708) 485-5000

217290

Date: February 17, 2026

Attention: Art Segura	Contact:
Invoice To: Sports Core Director	Job: Village of Oak Brook Golf Range
Address: 1200 Oak Brook Rd	Address: 2606 York Rd
Town & St.: Oak Brook, IL 60523	Town & St.: Oak Brook, IL 60523
Phone: (360) 365-6402 Email: asegura@oakbrook.org	Phone: (360) 365-6402 Fax: asegura@oakbrook.org

Customer Order No.:	H.O.D. Order No.:	MFG. Order No.:
Approximate Shipping Date:		

Quan.	Model #	Door Size				Door Identification	Lite or Solid Sections	Track Type	Lift Type	Head Room	Jamb Type	Operation	
		Width		Height									
		Ft.	In.	Ft.	In.								
44		Prep Opening w/ Steel Angle & Wood Header to Existing Frames											\$ 14,918
		Furnish & Install Insulated Sectional Doors to Each Golf Station Opening											
19	2127	9	4	8	0	Skyline Flush	1 lite	2"BM	12"R	OK	Steel	Manual	\$ 33,778
3	2127	11	4	8	0	Skyline Flush	1 lite	2"BM	12"R	OK	Steel	Manual	\$ 6,630
<p>As mfg. by C.H.I Overhead Door Premium Series: 3-Layer Construction: Steel + Insulation + Steel 27 gauge exterior steel skin - Standard FLUSH Panel Design 2" Polystyrene insulation bonded to interior of steel skin - "R" Value of 10.29 Baked on factory finish in choice of Bronze Section #3 to come with (1) lite per door Heavy duty hardware to come standard with 14 ga. hinges and 10 ball rollers 2" Bracket Mounted Track with 12" Standard Lift Radius mounting to Steel Jambs 10,000 cycle torsion springs to come standard on all doors Bottom section to come with bottom weather seal Full perimeter seal by House of Doors</p>													
Hollow Metal Doors													
1	PD	3	0	8	0	Hollow Metal Door	Solid	Single Door					\$ 2,740
1	DPD	6	0	8	0	Hollow Metal Door	Solid	Double Door					\$ 5,480
<p>Am MFG by FRAMA Building Products Solid Exterior Mounted Hollow Metal Door Doors to Come In Standard Primed Factory Finish Seals & Lock Kit Included</p>													
Wall Panel Installation													
1	INSP	3	0	8	0	Insulated Wall Panel		Double Door					
1	INSP	9	0	8	0	Insulated Wall Panel		(Single Door)					\$ 5,848

Note: Thank you for the opportunity to quote on your requirements. Above product and services provided by Quality Union Labor	CONTRACT PRICE	\$ 69,394
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Fully Insured for Workmen's Compensation and Public Liability. Agreements contingent on strikes, fires, accidents, or delays beyond our control.
No jambs or opening preparation -- No wiring of electric operators or controls included.

Acceptance of this order shall constitute a conditional sales contract. We are to retain title to and possession of all materials & equipment furnished by us under terms of this contract until final payment shall have been made. The right is specifically reserved by the seller & granted by the purchaser to remove from the premises, materials not completely paid for in 30 days after installation without recourse for damage to the building or any of its parts in progress. An express mechanic's lien is hereby acknowledged on the above property described to secure the amount of labor and material supplied.

Salesman: Adam Uriostegui Accepted Purchaser: _____

2127 SKYLINE FLUSH

GOOD / **BETTER** / BEST

COLORS¹



White Almond Sandstone Brown



Bronze Gray Black Graphite

ACCENTS WOODTONES¹



Walnut Driftwood Mahogany Cedar



Dark Oak Natural Oak Carbon Oak

SHORT WINDOW INSERTS



No Inserts Stockton Cascade



Prairie Waterton Sherwood



Cathedral Sunburst

GLASS Plain available as non-insulated Polycarbonate



Plain Frosted Tinted Obscure Glue Chip

DESIGNER GLASS



Hawthorne Somerset Newport Temple

Hawthorne and Somerset shown in platinum leading; also available in brass leading.

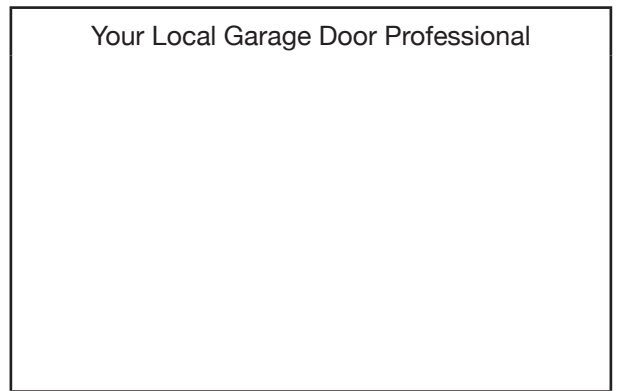


Specifications

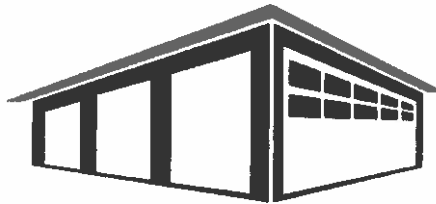
Panel Style	Flush
Section Construction	2in. Thick - 2-Sided Steel
Section Material	27 ² Ga. Steel
Insulation Type	Polystyrene
R-value / Thermal Performance	R-10.29
Powder Coating¹	188 colors
Window Style³	Short [19.25in. x 12.75in.]
Glass	Insulated and Non-Insulated
Wind Load	Non-Impact and Impact Rated
Warranty	Limited Lifetime on Sections 3 Years on Springs 6 Years on Hardware



¹ Refer to your local C.H.I. Dealer for exact color and woodtones match. ² Lower steel gauge [ga.] number indicates stronger steel. ³ Model number indicates window style.



COMMERCIAL - INDUSTRIAL
SECTIONAL DOORS - ROLLING
FIRE DOORS & SHUTTERS
GRILLES & OPERATORS
RESIDENTIAL SALES



9038 W. Ogden A
Brookfield, IL, 605
Fax (708) 485-41

QUOTE

HOUSE OF DOORS INC.
Your Garage Door and Dock Equipment Professionals

217290

(708) 485-5000

Date: February 17, 2026

Attention: Art Segura	Contact:
Invoice To: Sports Core Director	Job: Village of Oak Brook Golf Range
Address: 1200 Oak Brook Rd	Address: 2606 York Rd
Town & St.: Oak Brook, IL 60523	Town & St.: Oak Brook, IL 60523
Phone: (360) 365-6402 Email: asegura@oakbrook.org	Phone: (360) 365-6402 Fax: asegura@oakbrook.org
Customer Order No.:	H.O.D. Order No.:
Approximate Shipping Date:	MFG. Order No.:

Quan.	Model #	Door Size				Door Identification	Lite or Solid Sections	Track Type	Lift Type	Head Room	Jamb Type	Operation	
		Width		Height									
		Ft.	In.	Ft.	In.								
44		Prep Opening w/ Steel Angle & Wood Header to Existing Frames											\$ 14,910
		Furnish & Install Insulated Sectional Doors to Each Golf Station Opening											
19	2127	9	4	8	0	Skyline Flush	1 lite	2"BM	12"R	OK	Steel	Manual	\$ 33,770
3	2127	11	4	8	0	Skyline Flush	1 lite	2"BM	12"R	OK	Steel	Manual	\$ 6,630
<p>As mfg. by C.H.I Overhead Door Premium Series: 3-Layer Construction: Steel + Insulation + Steel 27 gauge exterior steel skin - Standard FLUSH Panel Design 2" Polystyrene insulation bonded to interior of steel skin - "R" Value of 10.29 Baked on factory finish in choice of Bronze Section #3 to come with (1) lite per door Heavy duty hardware to come standard with 14 ga. hinges and 10 ball rollers 2" Bracket Mounted Track with 12" Standard Lift Radius mounting to Steel Jambs 10,000 cycle torsion springs to come standard on all doors Bottom section to come with bottom weather seal Full perimeter seal by House of Doors</p>													
Hollow Metal Doors													
1	PD	3	0	8	0	Hollow Metal Door	Solid	Single Door					\$ 2,740
1	DPD	6	0	8	0	Hollow Metal Door	Solid	Double Door					\$ 5,480
<p>Am MFG by FRAMA Building Products Solid Exterior Mounted Hollow Metal Door Doors to Come In Standard Primed Factory Finish Seals & Lock Kit Included</p>													
Wall Panel Installation													
1	INSP	3	0	8	0	Insulated Wall Panel		Double Door					
1	INSP	9	0	8	0	Insulated Wall Panel		(Single Door)					\$ 5,840

Note: Thank you for the opportunity to quote on your requirements.
 Above product and services provided by **Quality Union Labor**

CONTRACT PRICE \$ 69,390

Fully Insured for Workmen's Compensation and Public Liability. Agreements contingent on strikes, fires, accidents, or delays beyond our control.
 No jambs or opening preparation - No wiring of electric operators or controls included.
 Acceptance of this order shall constitute a conditional sales contract. We are to retain title to and possession of all materials & equipment furnished by us under terms of this contract until final payment shall have been made. The right is specifically reserved by the seller & granted by the purchaser to remove from the premises, materials not completely paid for in 30 days after installation without recourse for damage to the building or any of its parts in progress. An express mechanic's lien is hereby acknowledged on the above property described to secure the amount of labor and material supplied.

Salesman: Adam Uriostegui Accepted Purchaser: _____



**Village of Oak Brook
Golf Driving Range Garage Doors
Installation Project
Bid Package
February 2026**

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Section A Notice to Bidders

Posted on OpenGov February 4, 2026:

The Village of Oak Brook will accept electronic bids for:

Golf Driving Range Garage Doors Installation Project

A Pre-Bid meeting and site visit will be held at 10:00 a.m. on Wednesday February 11, 2026 at the Oak Brook Golf Clubhouse, 2606 York Road, Oak Brook, IL, 60523. Prospective bidders must be at the building site at 10:00 a.m. to be considered an attendee. **Attendance at this meeting is strongly recommended.** The purpose of the meeting is to give all prospective bidders the opportunity to inspect the site and to ask questions concerning the specifications. Any questions or concerns can be addressed at this time.

Sealed bids are to be submitted via the Village's eProcurement Portal at <https://procurement.opengov.com/portal/oak-brook> until **10:00 A.M., Wednesday, February 18, 2026**, prevailing time.

A complete bid package, of which this notice is a part, can be downloaded from the eProcurement Portal at <https://procurement.opengov.com/portal/oak-brook/projects/166735>. There is no charge for the package.

No bid shall be withdrawn after opening of bids without the consent of the Village of Oak Brook for a period of ninety (90) days after the scheduled time of opening bids.

The Village of Oak Brook reserves the right to reject any or all bids, to waive any informalities in bidding, and to accept the bid deemed most advantageous to it.

Netasha Scarpiniti, Village Clerk

Section B Bid

1. COST OF WORK:

The undersigned, acting for and on behalf of contractor and having familiarized himself with conditions affecting the cost of the work and its performance and having carefully examined and fully understood the entire bid package, hereby affirms and agrees to enter into a contract with the Village of Oak Brook, Oak Brook, IL.

To provide all supervision, labor, material, equipment and all other expense items to completely perform the work covered by the specifications in Section D of this Bid Package, including completely assembling all items in an operable condition and delivering said items to the Village of Oak Brook.

The undersigned submits herewith his bid for the indicated items as follows:

<u>INSTALLATION OF GOLF DRIVING RANGE GARAGE DOORS PER SECTION D: SPECIFICATIONS</u>	<u>TOTAL LUMP SUM PROJECT COST</u>
Furnish & Install Insulated Sectional Doors	\$ 69,394.00

The Village of Oak Brook reserves the right to reject any or all bids and to waive any informalities in bidding and to accept the bid deemed most advantageous to it.

2. COSTS:

The undersigned contractor hereby affirms and states the prices quoted herein constitute the total cost to the Village for all work involved in the respective items and that this cost also includes all insurance, royalties, transportation charges, use of all tools and equipment, superintendence, overhead expense, all profits and all other work, services and conditions necessarily involved in the work to be done and materials to be furnished in accordance with the requirements of the contract documents considered severally and collectively. All bids shall be held valid for a period of ninety (90) days after the bid due date.

3. INSTRUCTIONS TO BIDDERS:

The undersigned vendor/contractor shall comply with all Sections of this Bid Package which are incorporated herein by reference.

4. BID GUARANTEE:

None.


5. **TIME OF COMPLETION:**

The undersigned affirms and declares that if awarded the contract for this work he will completely perform said contract in strict accordance with its terms and conditions by **May 29, 2026**, unless additional time shall be granted by the Village in accordance with the provisions of the specifications. Should the contractor fail to complete the work by said date or within such extended time as may have been allowed, the contractor shall be liable to the Village for the amount set forth in the specifications.

Firm Name: House of Doors Inc.

Address: 9038 W. Ogden Avenue

City, State, ZIP: Brookfield IL 60513

Signature: X 

Name Printed: Phil Salb

Title: President

Telephone: 708-485-5000 Date: 02/18/2026

If a Corporation:

ATTEST:

X 
Secretary Regina Salas

Section C Instructions to Bidders

1. **RECEIPT OF BID:** 10:00 am on Wednesday, February 18, 2026
2. **BASIS OF BID:** Sealed bids will be received at the above noted time and date.
3. **BID DESCRIPTION:** Golf Driving Range Garage Doors Installation Project
4. **PREPARATION AND SUBMISSION OF BIDS:**
 - A. **A Pre-Bid meeting and site visit will be held at 10:00 a.m. Wednesday, February 11, 2026** at the Oak brook Golf Clubhouse, 2606 York Road, Oak Brook, IL, 60523. Prospective bidders must be at the building site at 10:00 a.m. to be considered an attendee. **Attendance at this meeting is strongly recommended.** The purpose of the meeting is to give all prospective bidders the opportunity to inspect the site. Any questions or concerns can be addressed at this time.
 - B. The bid must be delivered via the Village's eProcurement Portal at <https://procurement.opengov.com/portal/oak-brook> on or before **10:00 am, prevailing time, Wednesday, February 18, 2026**, at which time it will be publicly opened and results published the Portal shortly thereafter. Bidders are unable to submit late responses through the eProcurement Portal.
 - C. Each bid shall be submitted on the form furnished. All blank spaces for bid prices, unit costs and alternates must be filled in.
 - D. Each bidder must complete, execute and submit with its bid a certification that contractor is not barred from public contracting due to bid-rigging or bid rotating convictions on the form included with the bidding documents.
 - E. Each bidder must submit a complete bid package, including the following items:
 1. Bid.
 2. References.
 3. Statement of Bidder's Qualifications.
 4. Bid Certification.
 5. Contract (filled out and signed).
 6. Sexual Harassment Certificate (filled out and signed).
 7. Contractor's Certifications (filled out and signed).
 8. Prevailing Wage Affidavit (filled out and signed).
 9. Certified Payroll Record (filled out and signed).
 - F. The Contract Bonds (Performance and Payment) are provided as information and will be completed only upon acceptance of the bid by the Village. The surety company issuing the Contract Bond must be listed and approved by the U.S.

Department of Treasury. Letters of Credit will not be accepted in place of the Contract Bond.

- G. Bidders may attach separate sheets to the bid for the purpose of explanation, exception, alternate bid and to cover unit prices, if needed.
- H. Bidders may unsubmit their bid and resubmit it at any point **prior** to the submission deadline. No bid may be withdrawn or modified after the bid opening except where the award of contract has been delayed for a period of more than **ninety (90) days**.
- I. In submitting this bid, the bidder further declares that the only person or party interested in the proposal as principals are those named herein; and that the bid is made without collusion with any other person, firm or corporation.
- J. The bidder further declares that he has carefully examined this entire Bid Package, and he has familiarized himself with all of the local conditions affecting the contract and the detailed requirements of this work and inspected in detail the site of the proposed work and understands that in making the bid he waives all rights to plead a misunderstanding regarding same.
- K. The bidder further understands and agrees that if his bid is accepted, he is to furnish and provide all necessary machinery, tools, apparatus, and other means to do all of the work and to furnish all of the materials specified in the contract, except such materials as are to be furnished by the owner (Village), in the manner and at the time therein prescribed, and in accordance with the requirements therein set forth.
- L. The bidder further agrees that if the Village decides to extend or shorten the work, or otherwise alter it by extras or deductions, including elimination of one or more of the items, as provided in the specifications, he will perform the work as altered, increased or decreased.
- M. The bidder further agrees that the Village representative may at any time during the progress of the work covered by this Contract, order other work or materials incidental thereto and that all such work and materials as do not appear in the bid or contract as a specific item covered by a lump sum price, and which are not included under the bid price for other items in the Contract, shall be performed as extra work.
- N. The bidder further agrees to execute all documents within this Bid Package, obtain a Certificate of Insurance for this work and present all of these documents within fifteen (15) days after the receipt of the Notice of Award and the Contract by him.

- O. The bidder further agrees to begin work not later than ten (10) days after receipt of the Notice to Proceed, unless otherwise provided, and to execute the work in such a manner and with sufficient materials, equipment and labor as will insure its completion within the time limit specified within the Bid, it being understood and agreed that the completion within the time limit is an essential part of the contract.
- P. The bidder further agrees that he and his surety will execute and present within fifteen (15) days after the receipt of the Notice of Award and the Contract, a Contract bond satisfactory to and in the form prescribed by the Village, in the penal amount of 100% of the Contract amount, guaranteeing the faithful performance of the work and payment for labor, material supplies, and subcontractors in accordance with the terms of the Contract.
- Q. By submitting a bid, the bidder understands and agrees that, if his bid is accepted, and he fails to enter into a contract forthwith, he shall be liable to the Village for any damages the Village may thereby suffer.
- R. No bid will be considered unless the party offering it shall furnish evidence satisfactory to the Village that he has necessary facilities, ability, and pecuniary resources to fulfill the conditions of the Contract.
- S. If the bidder is in doubt as to the true meaning of any part of the specifications, or other proposed contract documents, he may submit to the Purchasing & Budgeting Coordinator a written request for an interpretation thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation of the documents will be made only by addendum duly issued by the Village. The Village will not be responsible for any other explanation or interpretation of the Bid Package.

5. **SUBSTITUTIONS:**

- A. Certain materials and equipment are specified by a manufacturer or trade name to establish standards of quality and performance and not for the purpose of limiting competition. Bidders are invited to submit bids not only on named items but also on items which they propose for substitution of named items. Products of other manufacturers may be substituted, if, in the opinion of the Village, they are equal to those specified in quality, performance, design and suitability for intended use. Where two or more items are specified, the selection among those specified is the bidder's option, or he may submit his bid on all such items.
- B. Bids shall be based on materials included in the specifications. Substitutions for the purpose of evaluating bids will be considered only if proposed substitutions are set forth in the sealed bid and will only be accepted prior to the award of the

contract. The offer of substitutions shall be an integral part of the bid, appearing immediately after all requested bids and before the signature of the bidder.

- C. Substitutions of materials other than those specified will not be considered in the base bid price. However, other substitutions may be listed in the specified place in the Bid Form, with the indication of the change in the base bid price for the total cost.
- D. In addition to the requirements heretofore mentioned, in order for substitutions to qualify for consideration, the following shall accompany each bid:
 - 1. Each proposed substitution shall be itemized showing manufacturer name, catalog number, quantity, unit cost and total cost. The bidder shall prepare the necessary forms to list his substitutions in the manner outlined.
 - 2. Each bid offering substitutions shall be accompanied by descriptive literature, catalog data, complete technical specifications and reports of all pertinent tests concerning the bidder's proposed substitutions

6. **CONDITIONS:**

- A. The Village is exempt from Federal excise tax and the Illinois Retailer's Occupation Tax. This bid cannot include any amounts of money for these taxes.
- B. The Village shall reserve the right to add or to deduct from the base bid and/or alternate bid any item at the prices indicated in the itemization of the bid.
- C. All bids shall be good for **ninety (90) days** from the date of the bid opening.

7. **BASIS OF AWARD:**

The Village of Oak Brook reserves the right to reject any or all bids and to waive any informality or technical error and to accept any bid deemed most favorable to the interests of the Village of Oak Brook. In addition to price, the Village will consider:

- A. Ability, capacity, and skill to fulfill the contract as specified.
- B. Ability to supply the commodities, provide the services or complete the construction promptly, or within the time specified, without delay or interference.
- C. Character, integrity, reputation, judgment, experience and efficiency.
- D. Quality of performance on previous contracts.

- E. Previous and existing compliance with laws and ordinances relating to the contract.
- F. Sufficiency of financial resources.
- G. Quality, availability and adaptability of the commodities, services or construction, in relation to the Village's requirements.
- H. Ability to provide future maintenance and service under the contract.
- I. Number and scope of conditions attached to the bid/proposal.
- J. Record of payments for taxes, licenses or other monies due the Village.

8. **GUARANTEE:**

Contractor (successful bidder) will guarantee his own work for a period of one (1) year against faulty material and/or workmanship. If any defects(s) appear(s) within the one (1) year guarantee period, the contractor will repair any such defect(s) solely at his cost and at no cost to the Village of Oak Brook. The Contractor will also forward copies of all applicable manufacturer's warranties for all equipment/commodities supplied by the Contractor as a part of the Contract.

9. **WARRANTY:**

Contractor warrants that all work, equipment, labor, and materials furnished hereunder will conform in all respects to the terms of the Bid Package, including all specifications and standards, and will be free of defects in materials and workmanship. The Contractor also warrants that the work shall be performed in accordance with the highest standards of professional practice, care, and diligence practiced by recognized firms in performing services of a similar nature in existence at the time of performance. The warranties expressed shall be in addition to any other warranties expressed in this Bid Package, or expressed or implied by law, which are hereby reserved unto the Village.

The Contractor will also forward copies of all applicable manufacturer's warranties for all equipment/commodities supplied by the Contractor as a part of the Contract.

10. **PAYMENT:**

The Village of Oak Brook authorizes the payment of invoices on the second and fourth Tuesday of the month. For consideration on one of these dates, payment request must be received no later than fourteen (14) days prior to the second or fourth Tuesday of the month.

11. **INDEMNIFICATION:**

The Contractor shall protect, indemnify, save, defend and hold forever harmless the Village and/or its officers, officials, employees, volunteers and agents from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses, including without limitation court costs, insurance deductibles and attorney's fees and expenses, which the Village and/or its officers, officials, employees, volunteers and agents may incur, suffer or sustain, or for which the Village and/or its officers, officials, employees, volunteers and agents may become obligated by reason for any accident, injury to or death of persons or loss of or damage to property, or civil and/or constitutional infringement of rights (specifically including violations of the Federal Civil Right Statutes), arising indirectly or directly in connection with or under, or as a result of, this or any Agreement by virtue of any act or omission of any of the Contractor's officers, employees, subcontractors, and/or agents, provided that the Contractor shall not be liable for claims, obligations, damages, penalties, causes of action, costs and expenses arising solely by any act or omission of the Village's officers, officials, employees, volunteers and/or agents.

The contractor shall hold the Village harmless for any and all claims for labor, material, apparatus, equipment, fixtures, or machinery furnished to the contractor for the purpose of performing the work under the contract; and the payment of all direct and indirect damages to any person, firm, company or corporation suffered or sustained on account of the performance of such work during the time the contract is in force.

12. **INSURANCE:**

Certificates of Insurance shall be presented to the Village within fifteen (15) days after the receipt by the contractor of the Notice of Award and the unexecuted contract, it being understood and agreed that the Village will not approve and execute the contract until acceptable insurance certificates are received and approved by the Village.

Each contractor performing any work pursuant to a contract with the Village of Oak Brook and each permittee working under a permit as required pursuant to the provisions of Title 1 of Chapter 8 of the Code of Ordinances of the Village of Oak Brook (hereinafter referred to as "Insured") shall be required to carry such insurance as specified herein. Such contractor and permittee shall procure and maintain for the duration of the contract or permit insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work under the contract or permit, either by the contractor, permittee, or their agents, representatives, employees, or subcontractors.

A contractor or permittee shall maintain insurance with limits no less than:

- A. General Liability - \$2,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage, provided that when the estimated

cost of the work in question does not exceed \$5,000, the required limit shall be \$500,000;

- B. Automobile Liability (if applicable) - \$1,000,000 combined single limit per accident for bodily injury and property damage;
- C. Worker's Compensation and Employer's Liability - Worker's Compensation limits as required by the Labor Code of the State of Illinois and Employer's Liability limits of \$1,000,000 per accident.

Any deductibles or self-insured retention must be declared to and approved by the Village. At the option of the Village, either the insurer shall reduce or eliminate such deductible or self-insured retention as respects the Village, its officers, officials, employees, and volunteers; or the Insured shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses to the extent of such deductible or self-insured retention.

The policies shall contain, or be endorsed to contain, the following provisions:

D. General Liability and Automobile Liability Coverage -

- (1) The Village, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of the Insured; premises owned, occupied, or used by the Insured. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, officials, employees, volunteers, or agents.
- (2) The Insured's insurance coverage shall be primary insurance as respects the Village, its officers, officials, employees, volunteers, and agents. Any insurance or self-insurance maintained by the Village, its officers, officials, employees, volunteers, or agents shall be in excess of the Insured's insurance and shall not contribute with it.
- (3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, officials, employees, volunteers, or agents.
- (4) The Insured's insurance shall apply separately to each covered party against whom claim is made or suit is brought except with respect to the limits of the insurer's liability.

E. Worker's Compensation and Employer's Liability Coverage

The policy shall waive all rights of subrogation against the Village, its officers, officials, employees, volunteers, and agents for losses arising from work performed by the insured for the Village.

Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail has been given to the Village. Each insurance policy shall name the Village, its officers, officials and employees, volunteers, and agents as additional Insureds. Insurance is to be placed with insurers with a Best's rating of no less than A: VII.

Each Insured shall furnish the Village with certificates of insurance and with original endorsements affecting coverage required by this provision. The certificate and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms approved by the Village and shall be subject to approval by the Village Attorney before work commences. The Village reserves the right to request complete, certified copies of all required insurance policies, at any time.

Each insured shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

13. **SAFETY:**

The contractor and any subcontractors shall comply with all the provisions of the Federal Occupational Safety and Health Act of 1970 (84 Stat. 1590), as amended.

14. **NON-DISCRIMINATING:**

The Vendor, its employees, and subcontractors, agrees not to commit unlawful discrimination and agrees to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.

15. **EQUAL OPPORTUNITY:**

The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, ancestry, national origin, place of birth, age, or handicap unrelated to bona fide occupational qualifications.

16. **PREVAILING RATE OF WAGES:**

All wages paid by the Contractor and each subcontractor shall be in compliance with The Prevailing Wage Act (820 ILCS 130), as amended, except where a prevailing wage violates a federal law, order, or ruling, the rate conforming to the

federal law, order, or ruling shall govern. If the Department of Labor revises the wage rates, the revised rate, as made available on the Department's official website, shall apply to this contract and the Contractor will not be allowed additional compensation on account of said revisions. The Contractor shall be responsible to notify each subcontractor of the wage rates set forth in this contract and any revisions thereto.

Contractor will comply with the Illinois prevailing wage law, as amended from time to time and made available on the Department of Labor's official website. Not less than the prevailing rate of wages as found by the Illinois Department of Labor shall be paid to all laborers, workers and mechanics performing work under the Contract. If the Department of Labor revises the prevailing rate of wages to be paid laborers, workers or mechanics under the Contract, the revised prevailing rate of wages shall apply to the Contract and Contractor shall have the sole responsibility and duty to pay, and ensure that all Subcontractors pay, the revised prevailing rate of wages to each person to whom a revised rate is applicable. Revision of the prevailing wages shall not result in an increase in the Contract sum or other cost to Village of Oak Brook. Contractor shall indemnify, defend and hold Village of Oak Brook harmless from any loss, including but not limited to Village of Oak Brook's attorney's fees, resulting from Contractor's failure to comply with this prevailing wage clause. All bonds applicable to the Contract shall include a provision as will guarantee the faithful performance of the obligation to pay the prevailing rate of wages.

The Contractor and each subcontractor shall make and keep, for a period of not less than 3 years, records of all laborers, mechanics, and other workers employed by them on the project; the records shall include each worker's name, address, telephone number when available, last four digits of their social security number, gender, race, ethnicity, veteran status, classification or classifications, the hourly wages paid in each period, the number of hours worked each day, the starting and ending times of work each day, the worker's hourly rate, the worker's hourly overtime wage rate, the worker's hourly fringe benefit rates, the name and address of each fringe benefit fund, the plan sponsor of each fringe benefit, if applicable, and the plan administrator of each fringe benefit. The Contractor and each subcontractor shall submit monthly, in person, by mail, or electronically a certified payroll to the Department of Labor, or to the public body if the Department of Labor has yet to activate the database created by Section 5.1 of 820 ILCS 130. The certified payroll shall consist of a complete copy of the records. The certified payroll shall be accompanied by a statement signed by the contractor or subcontractor which states that: (i) such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required; and (iii) the contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor.

Upon 7 business days' notice, the contractor and each subcontractor shall make available for inspection and copying at a location within this State during reasonable hours, the records to the public body in charge of the project, its officers and agents,

and to the Director of Labor and his deputies and agents. The Contractor and each subcontractor shall permit his/her employees to be interviewed on the job, during working hours, by compliance investigators of the Department or the Department of Labor.

17. **EXECUTION OF DOCUMENTS**

The Contractor, in signing his Bid on the whole or on any portion of the work, shall conform to the following requirements:

Bids signed by an individual other than the individual represented in the Bid documents shall have attached thereto a power of attorney, evidencing authority to sign the Bid in the name of the person for whom it is signed.

Bids which are signed for a partnership shall be signed by all of the partners or by an attorney-in-fact. If signed by an attorney-in-fact, there shall be attached to the Bid a power of attorney evidencing authority to sign the bid, executed by the partners.

Bids which are signed for a corporation, shall have the correct corporate name thereof and the signature of the President or other authorized officer of the corporation manually written below the corporate name.

If such Bid is manually signed by an official other than the President of the Corporation, a certified copy of a resolution of the board of directors evidencing the authority of such official to sign the Bid should be attached to it. Such Bid shall also bear the attesting signature of the Secretary of the corporation and the impression of the corporate seal.

The Contract shall be deemed as have been awarded when formal notice of award shall have been duly served upon the intended awardee.

18. **COPIES OF DOCUMENTS**

The number of copies of Contract and Bond required to be executed is as follows:

- a) Two (2) original counterparts of the Contract documents will be required to be executed.

19. **ASSIGNMENT**

Neither the Village nor the Contractor shall assign or transfer any rights or obligations under this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld.

20. **GOVERNING LAW**

This Agreement shall be governed by the laws of the State of Illinois as to interpretation, performance and enforcement. The forum for resolving any disputes concerning the parties' respective performance or failure to perform under this Agreement shall be the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

21. **CHANGES IN LAWS:**

Unless otherwise explicitly provided in this Contract, any reference to Laws shall include such Laws as they may be amended or modified from time to time.

22. **INDEPENDENT CONTRACTOR:**

There is no employee/employer relationship between the Contractor and the Village. Contractor is an independent contractor and not the Village's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the Worker's Compensation Act (820 ILCS 305/1, et seq.). The VILLAGE will not (i) provide any form of insurance coverage, including but not limited to health, worker's compensation, professional liability insurance, or other employee benefits, or (ii) deduct any taxes or related items from the monies paid to Contractor. The performance of the services described herein shall not be construed as creating any joint employment relationship between the Contractor and the Village, and the Village is not and will not be liable for any obligations incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums, nor does there exist an agency relationship or partnership between the Village and the Contractor.

23. **INSPECTION/TESTING/REJECTION:**

The Village shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in the Village's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this bid, without limiting its other rights or remedies, may require correction or replacement at Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this bid/contract. Work so rejected may be returned or held at Bidder's expense and risk.

24. **PERFORMANCE CLAUSE:**

In the event the quality of service becomes unacceptable, the Village reserves the right to cancel the contract after giving **thirty (30) days** written notice.

25. **LIQUIDATED DAMAGES:**

It is also understood and agreed that if the Village determines the Contractor failed to perform either by observing the established schedule or failing to perform to the level of service established herein for more than two (2) consecutive working days, the Village shall reserve the right to impose liquidated damages for said failure to perform, but not as penalty. The Village will serve notice either personally or in writing stating the reasons for imposing liquidated damages on the Contractor providing twenty-four (24) hour notice to correct such items. If at the end of the twenty-four (24) hour period the Contractor has not made the necessary corrections, the Contractor shall pay liquidated damages to the Village in the amount of **\$100 per day**. This failure to perform shall include repeated incidents of any of the following: failure to perform any of the items under the scope of services, failure to respond to or resolve Village complaints, failure to adhere to any and all terms and conditions specified in the contract documents. The Village reserves the right to attempt to work through these items prior to imposing liquidated damages.

26. **FORCE MAJEURE**

A force majeure occurrence is an event or effect that cannot be reasonably anticipated or controlled and is not due to the negligence or willful misconduct of the affected party.

Unless otherwise agreed in the agreement between the parties expressly or impliedly, where a party to a agreement fails to perform one or more of its contractual duties, the consequences set out in this clause will follow if and to the extent that the party proves: (a) that its failure to perform was caused by an impediment beyond its reasonable control; (b) that it could not reasonably have been expected to have taken the occurrence of the impediment into account at the time of the signing of the contract; and (c) that it could not reasonably have avoided or overcome the effects of the impediment.

A party invoking this clause **shall** be presumed to have established the conditions described in the preceding paragraph in the case of the occurrence including, but not limited to, one or more of the following impediments or other similar causes beyond the control of the Contractor or the Village in the performance of the agreement where non-performance, by exercise of reasonable diligence, cannot be prevented:

- acts of God or natural disaster such as but not limited to violent storm, cyclone, typhoon, hurricane, tornado, blizzard, earthquake, volcanic activity,

landslide, tidal wave, tsunami, flood, damage or destruction by lightning, drought;

- acts of war (whether declared or not), armed conflict or the serious threat of the same (including but not limited to hostile attack, blockade, military embargo), hostilities, invasion, act of a foreign enemy, extensive military mobilization;
- civil war, riot, rebellion, revolution, military or usurped power, insurrection, civil commotion or disorder, mob violence, act of civil disobedience;
- acts of public enemies, acts of terrorism, sabotage or piracy;
- **plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions;**
- act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, expropriation, compulsory acquisition, seizure of works, requisition, nationalization;
- explosion, fire, destruction of machines, equipment, factories and of any kind of installation, prolonged breakdown of transport, telecommunication or electric current;
- general labor disturbance such as, but not limited to, boycott, strike and lock-out, go-slow, occupation of factories and premises;
- shortage or inability to obtain critical material or supplies to the extent not subject to the reasonable control of the subject Party.

The affected party **shall** provide the other party with written notice of any force majeure occurrence as soon as the delay is known and provide the other party with a written contingency plan to address the force majeure occurrence. Furthermore, the affected party **shall** use its commercially reasonable efforts to resume proper performance within an appropriate period of time. Notwithstanding the foregoing, if the force majeure condition continues beyond 30 days, the parties to the agreement **shall** jointly decide on an appropriate course of action that will permit fulfillment of the parties' objectives under the contract.

Contractor **shall not** be entitled to an adjustment in agreement price or other non-price related items caused by or within the control of Contractor. Delay, disruption, and interference attributable to and within the control of a subcontractor or supplier shall be deemed to be within the control of Contractor.

27. DEFAULT:

The contract may be canceled or annulled by the Village as a whole or in part by written notice of default to the Contractor upon nonperformance or violation of contract terms. An award may be made to another contractor with services similar to those terminated. Failure of the Contractor to deliver services within the time stipulated on his offer, unless extended in writing by the Village, shall constitute contract default. The Contractor also warrants that the work shall be performed in accordance with the highest standards of professional practice, care, and diligence practiced by recognized firms in performing services of a similar nature in existence at the time of performance. The warranties expressed shall be in addition to any other warranties expressed in this Bid Package, or expressed or implied by law, which are hereby reserved unto the Village.

28. EMPLOYMENT OF ILLINOIS WORKERS DURING PERIODS OF EXCESSIVE UNEMPLOYMENT:

The Contractor shall comply with all Illinois statutes pertaining to the selection of labor inclusive of but in no way limited to The Employment of Illinois Workers on Public Works Act (the "Act"). Contractor understands the Act requires use of at least 90% Illinois laborers on all public works projects that receive State funds or funds administered by the State during a period of Excessive Unemployment; as defined by the Act to mean any month immediately following 2 consecutive calendar months that the Illinois unemployment rate exceeds 5%, as determined by the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures. Contractor understands civil penalties may be imposed on employers who hire non-Illinois laborers on State public works projects in violation of the Act. "Illinois laborer" means any person who has resided in Illinois for at least 30 days and intends to become or remain an Illinois resident. In circumstances whereby Contractor is unable to comply with the Act, it is Contractor's responsibility to provide written certification that Illinois laborers are either not available or are incapable of performing the related work, irrespective of skill involved. In addition, during periods of Excessive Unemployment, Contractor shall permit no more than 3 regularly employed non-resident executive and/or technical experts, who do not qualify as Illinois laborers, to perform work encompassed by this Contract. Nothing contained in this section shall be construed to modify Contractor's statutory requirement to file Certified Payrolls as otherwise provided herein.

Section D Specifications

1. INTRODUCTION AND BACKGROUND

The Village of Oak Brook is soliciting sealed bids from qualified and experienced contractors for the Golf Driving Range Garage Doors Installation Project. The purpose of this project is to enhance the Golf Driving Range facility by installing new garage doors and related structural components, enabling extended evening use for the public.

The selected contractor will be responsible for the supply, installation, commissioning, and removal/disposal of all equipment and materials as outlined in this bid package.

2. SCOPE OF WORK:

The contractor shall furnish all labor, materials, equipment, and services necessary to complete the project in accordance with industry standards, manufacturer specifications, and applicable codes. Work includes, but is not limited to, the following:

A. Garage Door Installation

- Install twenty-two (22) manually retractable, push-up style garage doors.
- Minimum requirements:
 - Weather seals
 - Standard struts
 - Lockable mechanisms
- Door specifications:
 - Insulated construction
 - Polycarbonate windows located in the third section of each door

B. Wall and Steel Door Installation

- Install a solid steel wall and steel door on the west side of the Golf Range structure.

C. Bay-Specific Requirements

- Bay 12: Install a fully framed, solid steel double door.
- Bay opening dimensions:

- Most bays: approximately 9 ft wide
- Three bays: 11 ft 6 in wide
- Door height: approximately 106 in

D. Measurement and Framing

- Contractor must verify all existing openings prior to fabrication.
- Framing or build-out shall be performed as needed to ensure proper fit and installation.

E. Color Matching

- Garage door color must match the existing Driving Range structure.
- Final color selection must be approved by Art Segura, Sports Core Director, prior to purchase.

F. Drawings and Permitting

- The awarded contractor must provide all required drawings and plans for permitting.
- Permit fees for this project will be waived.
- All work must comply with applicable building codes and manufacturer requirements.

3. TESTING AND COMMISSIONING

Upon completion, the contractor shall:

- Perform full operational testing of all equipment installed.
- Verify safe and efficient operation of all doors and components.
- Provide operational instructions and training to designated Village personnel.

4. SITE PREPARATION AND CLEANUP

The contractor is responsible for:

- Preparing the work area to ensure safety and protection of Village property.
- Removing and disposing of all debris, packaging, and discarded materials.
- Leaving the site clean, orderly, and free of hazards upon project completion.

5. MANUFACTURER'S WARRANTY

The contractor shall provide all applicable manufacturer warranties covering defects in materials and workmanship. The contractor shall assist the Village with any warranty claims during the warranty period.

6. INSTALLATION WARRANTY

The contractor shall provide at least a one-year installation warranty, covering:

- Defects or issues resulting from installation workmanship
- Necessary repairs to ensure proper operation of installed equipment

This warranty begins upon project completion and excludes damage caused by misuse, vandalism, or external factors.

7. ELIGIBLE CRITERIA

To be considered for award, bidders must demonstrate:

- Proven experience installing garage doors and related systems
- All required certifications and licenses
- Successful completion of similar projects in scope and complexity
- Strong references demonstrating quality, safety, and timely performance

Section E General Conditions

1. Contractor shall have five (5) years of experience which is comparable in type and scope to this project.
2. The Contractor shall not work between the hours of 7:00 PM and 7:00 AM, nor on Saturdays, Sundays, or legal holidays, unless otherwise approved in writing by the Village. A minimum of 48-hour notice shall be provided to the Village if the Contractor decides to work on weekends or on legal holidays. However, such work may be performed at any time, if necessary, for the proper care and protection of work already performed, or in case of an emergency. All after-hour work is still subject to the permission of the Village. Any work, including the starting and/or idling of vehicles or machinery, or a congregation of workers prior to starting work, which may cause any noise level that can be heard by adjacent residents, performed outside of these hours of work, and not authorized by the Village shall be subject to a fine of **\$250 per day**, per violation.
3. The project will be done on consecutive workdays until completed, delays only to inclement weather or act of God.
4. Contractor is required to obtain all necessary permits from the Village of Oak Brook, and schedule required inspections through Development Services.
5. The contractor shall supply the Village phone numbers where he/she can be reached after normal working hours.
6. The contractor shall post a Village of Oak Brook supplied sign-in a prominent and readily visible location- that provides 24-hour contact information.
7. The contractor must submit with the bid proposal five (5) references, names and phone numbers of similar projects completed within the last two (2) years.
8. The contractor must submit all manufacturers' literature on all materials that will be used on this project, including M.S.D.S. (Material Safety Data Sheets) prior to any work beginning.
9. A storage location for supplies, ladders and scaffolding shall be mutually agreed upon between the Village and the contractor before any material is stored on site. Deliver material with manufacturers labels intact and legible, store material on raised platforms and cover material with protective covering.
10. Before work is started, deliver sufficient material to the job site to complete the project.
11. If a dumpster is required, the location of the dumpster placement shall be mutually agreed upon between the Village and the contractor.

12. All ladders and scaffolding shall be maintained during the course of this project and shall be secured at the end of each workday.
13. Provide barricades to ensure that falling debris will not injure anyone, and to prevent public access to the work area at all times. Yellow "CAUTION" tape will be placed below the immediate work areas of laborers and scaffolds to warn the public of men working overhead.
14. At all times the work and storage areas shall be kept in a clean, orderly, and picked-up manner, to prevent debris from blowing. Clean adjoining streets and immediate vicinity at the end of each workday. Sidewalks, windowsills, roofs, and other work areas will be broom swept to remove all debris. Daily material and debris not placed into dumpster will be removed from the site.
15. Upon completion of the project the work area shall be cleaned. All debris and remaining material and supplies shall be removed from the jobsite, including the dumpster, within 72 hours of completion.
16. Upon completion the Contractor shall supply a one-year warranty covering material and workmanship; contractor shall submit sample warranty with bid.

Section F Statement of Bidder's Qualifications

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he or she desires.

1. Name of Bidder: House of Doors Inc.
2. Permanent main office address: 9038 W. Ogden Avenue Brookfield IL 60513
3. When organized: Since 1954
4. If a corporation, where incorporated: Illinois
5. How many years have you been engaged in the contracting business under your present firm or trade name: 72 years
6. Contracts on hand: (Schedule these, showing amount of each contract and the appropriate anticipated dates of completion) Please see attached.
7. General character of work performed by your company: Provider of Residential & Commercial Overhead Door and Operators Services and New Install.
8. Have you ever defaulted on a contract: No
9. List, on an attached sheet, the more important projects recently completed by your company, stating the approximate cost for each, and the month and year completed. Include a contact person and phone # for each. Please see attached.
10. List your major equipment ***available for this contract:*** Scissor Lift.
11. Experience in work similar in importance to this project:
Please see attached.
12. Background and experience of the principal members of your organization, including the officers. Phil Salb - President 52 yrs of experience, Anthony Shadley- Project Manager 10 yrs, Collin Malkmus - Service Manager 25yrs, Adam Buda - Foreman 8yrs, Iron Worker - Journey Man 14yrs.
13. Credit available: Not Applicable

Section G References

Bidder shall supply the following information listing customers for which the bidder has supplied a similar type of commodities, service, or construction.

1. Company Name: Maywood Fire Department

Address: 1220 S.17th Avenue Maywood IL 60153

Phone #: 708-343-5595

Contact: Captain Wade

2. Company Name: Bedford Park Fire Department

Address: 5101 W.67th Street, Bedford Park, IL 60538

Phone #: 708-563-4510

Contact: Chief Maloy

3. Company Name: Palos Heights Fire Protection

Address: 12300 S. Harlem Avenue Palos Heights IL 60483

Phone #: 708-925-5134

Contact: Captain Dave Schwann

4. Company Name: M.A. Mortenson Company

Address: 300 Park Blvd Ste 100 Itasca, IL 60143

Phone #: 309-883-9904

Contact: Ryan Kazubowski

5. Company Name: Alston Construction Co. Inc.

Address: 1901 Butterfield Rd Ste.1020 Downers Grove,IL 60515

Phone #: 224-240-0155

Contact: Jim Wilkinson

Section H Bid Certification

The undersigned, being first duly sworn an oath, deposes and states that he has the authority to make this certification on behalf of the bidder for the construction, product, commodity, or service briefly described as follows:

“Golf Driving Range Garage Doors Installation Project”

- (A) The undersigned certifies that, pursuant to Chapter 720, Section 5/33E of the Illinois Compiled Statutes, 1993, the bidder is not barred from bidding on this contract as a result of a conviction for the violation of State of Illinois laws prohibiting bid-rigging or bid-rotating.
- (B) The undersigned states under oath that, pursuant to Chapter 65, Section 5/11-42.1-1 of the Illinois Compiled Statutes, 1993, the bidder is not delinquent in the payment of any tax administered by the Illinois Department of Revenue.
- (C) The undersigned certifies that, pursuant to Chapter 775, Section 5/2-105. of the Illinois Compiled Statutes, 1993, the bidder has a written sexual harassment policy in place including the following information:
 - 1. An acknowledgment of the illegality of sexual harassment.
 - 2. The definition of sexual harassment under State law.
 - 3. A description of sexual harassment, utilizing examples.
 - 4. The contractor's internal complaint process including penalties.
 - 5. The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission.
 - 6. Directions on how to contact the Department or the Commission.

This business firm is: (check one)

Corporation Partnership Individual

Firm Name: House of Doors Inc.

Address: 9038 W. Ogden Avenue

City, State, ZIP: Brookfield IL, 60513

Signature: X *Phil Salb*

Name Printed: Phil Salb

Title: President

Telephone: 708-485-5000 Date: 02/18/2026

ATTEST:

-SEAL-

SUBSCRIBED AND SWORN TO
before me this 18 day
of February, 2026.

X *Regina Salas*
Notary Public /Regina Salas



Section I Contract

(To Be Filled, Signed, and Submitted as a part of Bid Package)

Golf Driving Range Garage Doors Installation Project

1. THIS AGREEMENT, made and concluded this 18 day of February, 2026, between the Village of Oak Brook, a municipal corporation, acting by and through its President and Board of Trustees, known as VILLAGE, and House of Doors Inc. his executors, administrators, successors or assigns, known as CONTRACTOR.
2. WITNESSETH: That for and in consideration of the payments and agreements mentioned in the Bid hereto attached, to be made and performed by the VILLAGE, and according to the terms expressed in the Bond (if applicable) referring to these presents, the CONTRACTOR agrees, at their own proper cost and expense, to do all work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this Contract.
3. PERIOD OF CONTRACT: This Contract will be in full force for the current calendar year, beginning on the date of the Contract. This Contract is subject to the right of the VILLAGE to cancel and terminate the same at any time, with or without cause, by giving not less than ten (10) day notice to the CONTRACTOR. In the event of such cancellation, the CONTRACTOR shall be entitled to receive payment for services and work performed and materials and equipment furnished under the terms of the Contract prior to the effective date of such cancellation but shall not be entitled to receive any damages on account of such cancellation or any further payment whatsoever.
4. And it is also understood and agreed that the entire Bid Package hereto attached, approved by the VILLAGE this 18 day of February, 2026, are all essential documents of this contract and are a part hereof.
5. IN WITNESS WHEREOF, the said parties have executed these presents on the above-mentioned date.

ATTEST:

VILLAGE OF OAK BROOK

Village Clerk

By _____
Village Manager

ATTEST:

House of Doors Inc.
Corporate Name

X Regina Salas
Secretary

By X Phil Salb
Contractor / Phil Salb

Partners doing Business under
the firm name of

(If a Co-Partnership)

Party of the Second Part

(If an Individual)

Party of the Second Part

SEXUAL HARASSMENT CERTIFICATE
(To Be Filled, Signed, and Submitted as a part of Bid Package)

House of Doors Inc. hereinafter referred to as "Contractor" having submitted a bid/proposal for Golf Driving Range Garage Doors Installation Project to the Village of Oak Brook, DuPage/Cook Counties, Illinois, hereby certifies that said Contractor has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A)(4) including the following information:

1. An acknowledgment of the illegality of sexual harassment.
2. The definition of sexual harassment under State law.
3. A description of sexual harassment, utilizing examples.
4. The contractor's internal complaint process including penalties.
5. The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission.
6. Directions on how to contact the Department or the Commission.
7. An acknowledgment of protection of a complaint against retaliation as provided in Section 6-101 of the Human Rights Act.

Each contractor must provide a copy of such written policy to the Illinois Department of Human Rights upon request.

By: X *Phil Salb*
Authorized Agent of Contractor / Phil Salb

Subscribed and sworn to
before me this 18 day
of February, 2026.

X *Regina Salas*
Notary Public / Regina Salas



CONTRACTOR'S CERTIFICATIONS
(To Be Filled, Signed, and Submitted as a part of Bid Package)

(CONTRACT EXECUTION)

House of Doors Inc. _____, having executed a contract for Golf Driving Range Garage Doors InstaWith the VILLAGE, hereby certifies that said contractor is not barred from executing said contract as a result of a violation of either Section 5/33E-3 or 5/33E-4 of Chapter 720 of the Illinois Compiled Statutes.

(DRUG-FREE WORKPLACE)

Contractor deposes, states and certifies it will provide a drug free workplace by complying with Section 3 of the Illinois Drug Free Workplace Act, being 30 ILCS 580/3.

Attest/Witness:

By: X Regina Salas
Regina Salas

Contractor

By: X Phil Salb
Name of Contractor's Executing
Officer / Phil Salb

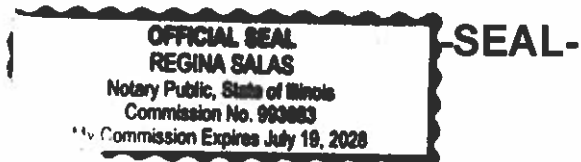
Title: Secretary

Title: President
Title of Contractor's Executing
Officer

Subscribed and Sworn to
before me this 18 day
of February, 2026.

X Regina Salas
Notary Public / Regina Salas

My Commission Expires: July 19, 2028



PREVAILING WAGE AFFIDAVIT
(To Be Filled, Signed, and Submitted as a part of Bid Package)


I, Phil Salb (name of signatory), on oath hereby state and certify that House of Doors Inc. (name of Contractor), pursuant to a Contract dated February 18, 2026, with the Village of Oak Brook for the Golf Driving Range Garage Doors Installation Project Project, has complied and will comply with all laws, including those relating to the employment of labor, the payment of the current general prevailing rate of hourly wages for each craft or type of worker or mechanic needed to execute the Contract or perform such work, and also the current general prevailing rate for legal holiday and overtime work, as ascertained by the Illinois Department of Labor for DuPage County, Illinois, and those prevailing rates are paid and shall be paid for each craft or type of worker or mechanic needed to execute the aforesaid Contract or to perform such work.

House of Doors Inc. (name of Contractor) has also complied and will comply with all record keeping requirements established in the Prevailing Wage Act (820 ILCS 130/0.01, *et seq.*

CONTRACTOR: House of Doors Inc.

By: X 
Phil Salb

Title: President

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 18 DAY OF February, 2026
X 
NOTARY PUBLIC / Regina Salas



CERTIFICATION OF PAYROLL RECORDS
(To Be Filled, Signed, and Submitted as a part of Bid Package)

I, Phil Salb (name of person executing this certificate), do hereby certify that I am the duly qualified and acting President (title) for House of Doors Inc. (name of contractor) and, as such, am authorized to certify payroll records as true and accurate for such company in accordance with the requirements of Section 5 of the Prevailing Wage Act (820 ILCS 130/5) (the "Act").

I do hereby further certify that the following document is a true and accurate copy of the records of all laborers, mechanics, and other workers employed by House of Doors Inc. (name of contractor) on the Golf Driving Range Garage Doors Installation Project (the "Project") for the Village of Oak Brook (the "Village"), including each such worker's name, address, telephone number, social security number, classification or classifications; and the hourly wages paid in each pay period, hours worked each day, and the starting and ending times of work each day for each such worker on such Project.

I do hereby further certify that the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by the Act, and that House of Doors Inc. (name of contractor), and I on behalf of such contractor, are fully aware that filing a certified payroll that we know to be false is a Class B misdemeanor. I further certify that upon two (2) business days' notice, if requested, we and any subcontractor hired by us shall make available for inspection the records required in the Act to the District, its officers, and agents, and to the Director of Labor, his deputies, and agents, at reasonable hours at a location within the State of Illinois.

Date: February 18, 2026

House of Doors Inc.
(Name of Contractor)

X Phil Salb
(Signature)

Phil Salb
(Printed Name)

President
(Title)

Subscribed and sworn to before me.

this 18 day of February, 2026.

Notary Public

X Regina Salas
Regina Salas



Section J Performance and Payment Bonds

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that **[House of Doors Inc]**, as Principal, hereinafter called Contractor, and **[FULL NAME AND ADDRESS OF SURETY]**, as Surety, a corporation organized and existing under the laws of the State of **[INCORPORATION]**, hereinafter called Surety, are held and firmly bound unto the Village of Oak Brook, as Obligee, hereinafter called Owner, in the full and just sum of **[CONTRACT PRICE]** Dollars, for the payment of which sum of money well and truly to be made, Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, said amount to include payment of actual costs and damages and for attorneys' fees, architectural fees, design fees, engineering fees, accounting fees, testing fees, consulting fees, administrative costs, court costs, interest and any other fees and expenses resulting from or incurred by reason of Contractor's failure to promptly and faithfully perform its contract with Owner, said contract being more fully described below, and to include attorneys' fees, court costs and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated **[DATE OF CONTRACT AGREEMENT]**, with Owner entitled "Contract Agreement Between Village of Oak Brook and **[CONTRACTOR'S NAME]** for the Construction of Bath & Tennis Pool Deck Repair & Resurfacing Project" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall well, truly, and promptly perform all the undertakings, covenants, terms, conditions, and agreements of said otherwise, under the Contract, including, but not limited to, Contractor's obligations under the Contract: (1) to provide, perform and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary for the design, if any, construction, and installation of the Bath & Tennis Pool Deck Repair & Resurfacing Project, together with related attachments, equipment, and appurtenances thereto; (2) to procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in the Special Conditions of Contract; (3) to procure and furnish all bonds and certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state, and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform, and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement

contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances on the part of either Owner or Contractor to the other in or to the terms of said Contract; in or to the schedules, plans, drawings, or specifications; in or to the method or manner of performance of the Work; in or to Owner-furnished facilities, equipment, materials, services, or sites; or in or to the mode or manner of payment therefor, shall in any way release Contractor and Surety or either or any of them, or any of their heirs, executors, administrators, successors, or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances, and notice of any and all defaults by Contractor or of Owner's termination of Contractor being hereby waived by Surety.

Notwithstanding anything to the contrary in the foregoing paragraph, in no event shall the obligations of Surety under this bond in the event of Contractor's default be greater than the obligations of Contractor under the Contract in the absence of such Contractor default.

In the event of a default or defaults by Contractor, Owner shall have the right to take over and complete the Contract upon 30 calendar days' written notice to Surety, in which event Surety shall pay Owner all costs incurred by Owner in taking over and completing the Contract.

At its option, Owner may instead request that Surety take over and complete the Contract, in which event Surety shall take reasonable steps to proceed promptly with completion no later than 30 calendar days from the date on which Owner notifies Surety that Owner wants Surety to take over and complete the Contract.

Owner shall have no obligation to actually incur any expense or correct any deficient performance of Contractor in order to be entitled to receive the proceeds of this bond.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Owner or the heirs, executors, administrators, or successors of Owner.

Signed and sealed this 18 day of February, 2026.

Attest/Witness:

PRINCIPAL: **[HOUSE OF DOORS INC.]**

By: x *Regina Salas*
Regina Salas

By: x *Phil Salb*
Phil Salb

Title: Secretary

Title: **President**

Attest/Witness:

SURETY: **[NAME OF SURETY]**

By: _____

By: _____

Title: _____

Title: _____

Telephone: _____

LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that *House of Doors Inc.*, as Principal, hereinafter called Contractor, and **[FULL NAME AND ADDRESS OF SURETY]**, as Surety, a corporation organized and existing under the laws of the State of *Illinois*, hereinafter called Surety, are held and firmly bound unto the Village of Oak Brook, as Obligee, hereinafter called Owner, for the use and benefit of itself and of claimants as hereinafter defined, in the full and just sum of **[CONTRACT PRICE]** Dollars **[CONTRACT PRICE]**, to be paid to it or the said claimants or its or their assigns, to which payment well and truly to be made Contractor and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents, said amount to include attorney's fees, court costs, and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated **[DATE OF CONTRACT AGREEMENT]**, with Owner entitled "Contract Agreement Between Village of Oak Brook and **[CONTRACTOR'S NAME]** for the Construction of Bath & Tennis Pool Deck Repair & Resurfacing Project" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall promptly pay or cause to be paid all sums of money that may be due to any claimant with respect to Contractor's obligations under the Contract: (1) to provide, perform, and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary for design, if any, construction, and installation of the Bath & Tennis Pool Deck Repair & Resurfacing Project, together with related attachments, equipment, and appurtenances thereto; (2) to procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in the Special Conditions of Contract; (3) to procure and furnish all bonds and certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state, and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform, and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

For purpose of this bond, a claimant is defined as one having a direct contract with Contractor or with a subcontractor of Contractor to provide, perform or complete any part of the Work.

Contractor and Surety hereby jointly and severally agree that every claimant who has not had all just claims for the furnishing of any part of the Work paid in full, including, without limitation, all claims for amounts due for materials, lubricants, oil, gasoline, rentals of, or service or repairs on, machinery, equipment, and tools consumed or used in connection with the furnishing of any part of the Work, may sue on this bond for the use of such claimant, may prosecute the suit to final judgment for such sum or sums as may be justly due such claimant, and may have execution therein; provided, however, that Owner shall not be liable for the payment of any costs or expenses of any such suit. The provisions of 30 ILCS 550/1 and 30 ILCS 550/2 shall be deemed inserted herein, including the time limits within which notices of claim must be filed and actions brought under this bond.

Contractor and Surety hereby jointly agree that Owner may sue on this bond if Owner is held liable to, or voluntarily agrees to pay, any claimant directly, but nothing in this bond shall create any duty on the part of Owner to pay any claimant.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances on the part of Owner or Contractor to the other in or to the terms of said Contract; in or to the schedules, plans, drawings, or specifications; in or to the method or manner of performance of the Work; in or to Owner-furnished facilities, equipment, materials, services, or sites; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either or any of them, or any of their heirs, executors, administrators, successors, or assigns, or affect the obligations of said Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearances and notice of any and all defaults by Contractor or of Owner's termination of Contractor being hereby waived by Surety.

Signed and sealed this 18 day of February, 2026.

Attest/Witness:

PRINCIPAL: **[HOUSE OF DOORS INC.]**

By: X *Regina Salas*
Regina Salas

By: X *Phil Salb*
Phil Salb

Title: Secretary

Title: **PRESIDENT**

Attest/Witness:

SURETY: **[NAME OF SURETY]**

By: _____

By: _____

Title: _____

Title: _____

Telephone: _____

State of Illinois)
) SS.
County of Cook)

I, _____, a Notary Public in and for said county, do hereby certify that _____ (names of individuals signing on behalf of Principal and Surety) who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2026.

Notary Public

My commission expires:

2.0 SUMMARY OF WORK EXPERIENCE

2.1 List largest contracts completed within the last five years:

Project & Location	Contract Scope & Final Amount	Start & Completion Dates*	Name & Phone # of Project G.C. and Architect/Engineer
DKL 3/5/6 Dekalb Data Center 2050 E. Gurler Rd Dekalb	\$700,000.00	2023-2024	M.A Mortenson Ryan Kazubowski 847-981-8600
Weber 55 Logistics 1150 Spring Lake Dr. Romeoville IL	\$ 302,204.00	2023-2024	FCL Construction Gwenn Fontanez 630-773-0050
AMZ (RFD4) Freeman Rd Huntley IL 60142	\$328,285.00	2022-2023	Ryan Companies Ann Giesert 630-328-1100
Kenosha Fire Station #4 4810 60th Street Kenosha WI 53142	\$426,840.00	2022-2023	Stuckey Construction Co. Ed Stuckey 847-336-8575
JB Hunt 100 Airport Rd Romeoville	\$235,000.00	2021-2022	JB Hunt Gary Ahern 475-231-8605

2.2 Contracts under construction:

Project & Location	Contract Scope & Amount	Start & Est Completion Dates*	Name & Phone # of Project G.C. and Architect/Engineer
The Logistics Campus 3075 Sanders Road Glenview, IL 60062	\$327,140.00	2023-2024	Premier Design Build Group Dale Carter 630-417-8501
North Aurora Fire Protecti District Station 1 2 Monroe Street North Aurora	\$181,181.00	2023-2024	Featherstone, Inc 4610 Roslyn Rd Downers Grove Annica Simp son 505-252-3739
Wheaton Academy 900 Prince Crossing Rd West Chicago, IL 60185	\$77,388.00	2023-2024	International Contractors 1 Mid America Plaza 7th Fl Oak Brook Terrace, IL 6018 312-965-2999 Kevin Sullivan
Gregory Genesis 2860 Skokie Valley Rd. Highland Park, IL 60035	\$ 166,806.00	2023-2024	Remsing Construction Co.Inc Robert Remsing 847-309-8524
Gerald Nissan of Naperville 1575 W. Ogden Ave Naperville IL 60540	\$ 176,491.00	2023-2024	Heritage Development & Construction Don Pepin 815-932-0151



ITEM 8.A.4.
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
March 10, 2026

SUBJECT: Ambulance Transport and Lift Assist Billing Rates

FROM: Kevin Fleege, Fire Chief

BUDGET SOURCE/BUDGET IMPACT: General Fund - Ambulance Billing Revenues

RECOMMENDED MOTION: I move that the Village Board approve Ordinance G-1284, an ordinance amending Section 3-2-5 of Title 3 of the Village Code of the Village of Oak Brook relative to fees for use of Emergency Medical Services provided by the Oak Brook Fire Department; Ambulance Billing and Lift Assist Rates.

Background/History:

In May 2023, the Village of Oak Brook Board of Trustees adopted the fire department's current ambulance billing structure. With this ordinance, the ambulance billing rate was increased to a \$3,000 flat rate, for both advanced life support transports as well as basic life support transports. In addition, the new ordinance also increased the Village's per mile transport rate to \$25.00 per mile. In 2023, the Village also established a billing policy of no balance billing for Village of Oak Brook residents after insurance payments are collected. Oak Brook residents are not billed or sent to collections for any unpaid balances.

In November 2019 and by resolution, the Oak Brook Fire Department began participating in the Federal Government's Ground Emergency Medical Transportation (GEMT) program. This program provides supplemental payment to the Village to cover the funding gap between a provider's actual cost per ambulance transport of a Medicaid patient and the allowable amount received from Medicaid and any other sources of reimbursement. The GEMT program is moving in the direction that all patients must be billed the same rate in order to receive this reimbursement or the GEMT would be reduced. In 2025, the fire department's approved GEMT rates are as follows:

BLS	ALS
\$6,357.73	\$6,267.34

In order to bring uniformity to the Village of Oak Brook's billing structure, regardless of payer type, staff is recommending adopting the GEMT billing rate as filed for, assigned, and approved annually by Illinois's Department of Healthcare and Family Services (HFS). This accepted cost report billing method, prepared by the Village of Oak Brook Finance Department annually, is similar to the billing structure of several area municipalities and fire protection districts, including Clarendon Hills, Hinsdale, Westmont, and York Center.

In addition, in January 2026, PA 104-0057 went into effect, allowing communities to charge and collect reasonable fees from nursing homes and assisted living facilities for lift assist services after the sixth lift assist call in the calendar year. In consultation with Village counsel and surveying area municipalities and fire protection districts, reasonable fees have been interpreted to be 50% of the GEMT (Ground Emergency Medical Transport) billing rate. When looking at data from the fire department's computer dispatch system in 2025, we had 4 responses to the Sheridan for what is coded as an IAM or invalid assist. In 2024, we responded to the Sheridan 13 times for IAM, and 2023, 5 times. However, we also responded to the Sheridan 46 times for fall victims, of which 11 signed refusals and did not get transported, some of which could be classified as potential lift assists. By contrast, we responded zero times in the past three years to 2013 Midwest Rd, Oak Brook Healthcare, for IAM or invalid assists. In 2025, we responded to this location 17 times for fall victims and all but 2 were transported to the hospital. As opposed to ambulance billing for transport, lift assist billing is assigned to the facility operator, not the patient being assisted.

Recommendation:

Staff recommends the approval of the motion to amend the Fire Departmental Fee structures regarding Emergency Medical Services for those who receive treatment and transport to the annually approved GEMT billing rate while maintaining a per mile fee of \$25.00. Additionally, staff recommends assigning 50% of the annually approved GEMT billing rate for lift assist calls to nursing homes and assisted living facilities for each lift assist after six in a calendar year in accordance with Illinois law PA 104-0057.

Staff recommends continuing the policy of no balance billing for Village of Oak Brook residents.

Attachments:

1. OrdAmendTitle3_LiftAssist - Oak Brook

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

NUMBER 2026-FD-EMS-AMB-G-1284

AN ORDINANCE
AMENDING SECTION 3-2-5 OF TITLE 3 OF THE VILLAGE
CODE OF THE VILLAGE OF OAK BROOK RELATIVE TO FEES
FOR USE OF EMERGENCY MEDICAL SERVICES PROVIDED
BY THE OAK BROOK FIRE DEPARTMENT AMBULANCE
BILLING RATES

LAURENCE E. HERMAN, Village President
NETASHA SCARPINITI, Village Clerk

NAVEEN JAIN
MICHAEL MANZO
MELISSA MARTIN
JAMES NAGLE
A. SURESH REDDY
EDWARD TIESENGA

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 10th day of March 2026

ORDINANCE NO. 2026-FD-EMS-AMB-G-1284

AN ORDINANCE

AMENDING SECTION 3-2-5 OF TITLE 3 OF THE VILLAGE CODE OF THE VILLAGE OF OAK BROOK RELATIVE TO FEES FOR USE OF EMERGENCY MEDICAL SERVICES PROVIDED BY THE OAK BROOK FIRE DEPARTMENT AMBULANCE BILLING RATES

WHEREAS, the Village of Oak Brook is a municipal corporation with authority provided for and granted pursuant to the Illinois Municipal Code to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village has in full force and effect a codified set of ordinances which are of a general and permanent nature, which said codified set is known and designated as the Village Code of Ordinances of the Village of Oak Brook, as amended;

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the health, safety, and welfare of its residents including the adoption and imposition of certain taxes;

WHEREAS, the Village renders emergency medical services and other emergency response services on public and private property within the Village to residents and non-residents alike;

WHEREAS, such emergency medical services incur costs to the Village and its residents, such cost steadily increasing over the past several years;

WHEREAS, Title 3 (Public Safety) Chapter 2 (Fire Department) Section 3-2-5 (Department Fees) of the Village Code provides the fee schedules for provision of emergency medical services in the Village of Oak Brook;

WHEREAS, the Village President and Board of Trustees (collectively the "Corporate Authorities") finds it necessary and proper pursuant to its authority provided by the Illinois Municipal Code to amend the Village Code to amend the fee schedules as provided herein; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook are of the opinion that the foregoing actions are in the best interests of the public safety, health, and welfare of the residents of the Village of Oak Brook.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled, by the Village President and Board of Trustees of the Village of Oak Brook, DuPage and Cook Counties, Illinois as follows:

Section One – Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this Ordinance are full, true, and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section Two – Amendment to Title 3

The Corporate Authorities hereby amends Title 3 (Public Safety) Chapter 2 (Fire Department) Section 3-2-5 (Department Fees) as follows:

A. Emergency Medical Services: As the Village, through its Fire Department, currently provides emergency medical service to the Village, and the Corporate Authorities of the Village deem it appropriate to impose a user charge for such service in order to defray partially the cost to the Village of providing such service, the following fees shall be charged for the identified emergency medical services listed below:

1. Response To Call, Treatment And Transport: ~~A fee of three thousand dollars (\$3,000.00)~~ There is hereby imposed a fee equal to the current Ground Emergency Medical Transport (GEMT) billing rate at the time of call, as filed for, assigned, and approved annually by Illinois's Department of Healthcare and Family Services (HFS) upon any person receiving emergency medical service and an additional fee of twenty-five dollars (\$25.00) per mile is hereby imposed upon any person for transportation from the point of pick up to the hospital.

...

5. Response to Call; Treatment without Transport for Assisted Living Facilities and Nursing Homes.

a. Definitions. For purposes of this Section the terms listed below shall have the following meanings:

“Assisted Living Facility” means any facility licensed under the Assisted Living and Shared Housing Act, 210 ILCS 9/1, et seq., as well as any other residential setting that provides assisted-living services for remuneration to three or more persons who reside in such residential setting and are not related to the owner of the residential setting, including but not limited to (i) a Supportive Living Program participant that is regulated by the Illinois Department of Healthcare and Family Services and, (ii) unless expressly exempted in this section, includes a home, an apartment or other facility. Notwithstanding any other provision of this Ordinance to the contrary, “assisted living facility” shall not include an apartment or facility where casual care is provided at irregular intervals, nor where a competent person residing in such home, apartment or facility providing for or contracting for his or her own personal or professional services if no more than 50 percent of the persons residing in such home, apartment or facility receive such services.

“Lift Assist” means a response to an assisted living facility or nursing home facility by personnel of a fire department, an emergency response unit or a unit of another public safety department providing automatic or mutual aid to a municipality in order to lift a patient or other individual from the individual’s current position to a desired position. Notwithstanding anything in this Ordinance to the contrary, the act of lifting a patient or other individual during a response to a request for transportation to a health care facility (specifically such as a hospital or emergency room) shall not be considered a lift assist service.

“Nursing Home” means a facility licensed under the Nursing Home Care Act, 210 ILCS 45/1, et seq., or a facility or long-term care facility where medical care, nursing care, rehabilitation or related services and associated treatment are provided for a period of more than 24 consecutive hours to persons residing at such facility who are ill, injured or disabled.

b. Imposition of Lift Assist Fee. Beginning on the seventh response to a call to any Assisted Living Facility or Nursing Home within the Village each year the Fire Department shall assess a fee for providing a Lift Assist in the amount equal to 50% of the Department’s current Ground Emergency Medical Transport (GEMT) billing rate at the time of call, as filed for, assigned, and approved annually by Illinois’s Department of Healthcare and Family Services (HFS).

Section Three – Codification

The title, chapter(s) and section(s) adopted by this Ordinance shall be numbered and placed in an appropriate title, chapter(s), and sections(s) sections when and during the codification of the Oak Brook Municipal Code.

Section Four -- Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Section Five - Publication

This Ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Six – Saving Clause

If any section, paragraph, clause or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village’s Municipal Code, which are hereby declared to be separable.

Section Seven – Recording

This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

Remainder of page intentionally left blank; roll call to follow

PASSED THIS 10th day of March 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of March 2026.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk



ITEM 8.B.

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
March 10, 2026

SUBJECT: Liquor Code Amendments - Discussion Only

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: This item is for discussion and direction only at this time.

Background/History:

In 2022, the Village received requests from department stores at Oakbrook Center seeking permission to sell alcoholic beverages for consumption while patrons walked through the stores. This concept was discussed at the September 27, 2022 Village Board meeting. While the Board did not support allowing this activity, the discussion prompted staff to review the Village's Liquor Ordinance.

The topic was discussed again at Board meetings in February and April 2023. At those meetings, the Board indicated that it did not support expanding liquor license classes, including any form of open-carry alcohol consumption within the mall, department stores, or through new entertainment-related liquor license categories.

However, the discussions highlighted an opportunity to consolidate and simplify the existing liquor license classifications, which are a combination of varying changes over time without a consistent approach. At the April 11, 2023 Board meeting, the Board directed staff to prepare an ordinance reclassifying liquor licenses. Reclassification would create a clearer and more streamlined license schedule that is easier to interpret and administer.

- Class A Licenses - On-Premises Consumption
- Class B Licenses - Off-Premises Consumption
- Class C Licenses - Specialty Licenses
- Class D Licenses - Supplemental Licenses

The proposed ordinance reduces the number of classifications, improves consistency, and better aligns

the Village's licensing structure with State of Illinois classifications.

Note: Section 4-1-15: Changes to Licensee's Business - remains under attorney review. Updated language will be provided to the Board when it becomes available.

Recommendation:

Review the attached draft ordinance and provide input and direction to staff prior to finalizing the ordinance for a approval at a future Board of Trustees meeting.

Attachments:

None