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 24, 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. Presentation by John Baar – Relocation of Fuller House to the Graue Mill Campus

4. PUBLIC COMMENTS

5. APPROVAL OF MINUTES

   A. Regular Board of Trustees Meeting Minutes of March 10, 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 18, 2026 - $804,583.78

      1. LEGAL SERVICES:

         a) Croke Fairchild Duarte & Beres - Legal Services - February 2026 - $22,661.25 (FY26 YTD - $99,358.75)

         b) Clark Baird Smith LLP - Legal Services - February 2026 - $305.00 (FY26 YTD - $1,088.00)

         c) Lamp Law LLC - Legal Services - February 2026 - $3,333.33 (FY26 YTD - $6,666.66)

TOTAL LEGAL BUDGET FOR 2026 - $838,399.96
TOTAL LEGAL BILLS PAID FOR 2026 - YTD - $178,819.41

      2. DuPage Water Commission - Water Consumption - February 2026 - $337,844.20

      3. Earth Werks Land Improvement & Development Company - Sports Core Storm Water Improvements Project - Payout #2 - $53,205.11

      4. Schroeder Asphalt Services, Inc. - Sports Core Improvements Contract #1 - Payout #3 and Final

- $34,625.80

5. Intergovernmental Risk Management Agency - February 2026 Deductible - $24,112.12

6. OpenGov, Inc. - Asset Management Software Module - $38,307.15

B. Approval of Payroll Paydate: March 19, 2026 - $955,112.59

C. Village of Oak Brook – Monthly Financial Reports - February 2026

D. Authorization to Seek Bids or Proposals or Negotiate Contracts:

1. Authorization to Seek Bids — Route 83 and I-88 Water Main Replacement Project

2. Authorization to Seek Bids — Asphalt Material Purchase

E. Ordinances & Resolutions

1. Ordinance S-1739, An Ordinance Authorizing Amendments and Transfers Among Budget Line Items the Village of Oak Brook for the FY2025 Budget

7. ITEMS REMOVED FROM CONSENT AGENDA

8. ACTIVE BUSINESS

A. Ordinances & Resolutions

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

2. Resolution R-2354, A Resolution Approving the Final Plat of Consolidation for the Property Commonly Known as 50 Timber Trail Drive, Oak Brook, Illinois

3. Resolution R-2355, A Resolution Approving the 2026 Village of Oak Brook Official Zoning Map

4. Ordinance S-1738, An Ordinance Granting Variations from Provisions of Section 13-7C-3.C of Title 13 ("Zoning Regulations") of the Village Code of the Village of Oak Brook Relative to the Lot Area Requirements for the Property Located at 1901 22nd Street in the Village of Oak Brook, Illinois

9. BOARD UPDATES

10. ADJOURN TO CLOSED SESSION
For the Purpose of Discussing (1) Minutes of Meetings Lawfully Closed Under This Act, (2) to consider litigation probable or imminent or pending against, affecting, or on behalf of the Village, Pursuant to 2(C)(21), 2(C)(11) Of the Illinois Open Meetings Act Respectively

11. 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.

Approval for Payroll Paydate: 03/19/26

Total Gross Payroll			**$**	**641,082.38**
Employee Deductions:				
Illinois Municipal Retirement Fund	$	15,492.35		
Police Pension Fund	$	19,554.00		
Fire Pension Fund	$	13,688.68		
Federal Tax Withholding	$	66,642.70		
State Tax Withholding	$	26,833.57		
Social Security and Medicare	$	25,168.39		
ICMA/NACO/457	$	28,640.21		
Court Orders	$	530.00		
Insurance Contributions*	$	26,289.26		
Aflac Contributions	$	837.90		
Mo Vol Life	$	623.73		
Police Union Dues	$	-		
Fire Union Dues	$	1,450.51		
Public Works Union Dues	$	1,058.52		
125-Medical/Dependent Care	$	2,292.28		
Total Employee Deductions				**229,102.10**
Net Payroll			**$**	**411,980.28**
Village Expenses:				
Police Pension	$	81,787.45		
Fire Pension	$	80,278.60		
IMRF Pension	$	23,621.23		
Insurance Contributions*	$	103,174.54		
Social Security and Medicare	$	25,168.39		
Total Village Expenses				**314,030.21**
Total Payroll (Gross Payroll plus Village Expenses)			**$**	**955,112.59**

*Includes Health Savings Account (HSA) Contributions

Payroll Date: 03/19/26

Employee Deductions		Pension Deduction	Salary by Pension Plan	Percent of Pensionable Salary**
	Police	$ 19,554.00	$ 197,315.89	9.910%
	Fire	13,688.68	144,776.62	9.455%
	IMRF	11,003.66	244,525.96	4.500%
	Non-Pensionable	-	-	0.000%
		$ 44,246.34	$ 586,618.47	

Village Payment into Pensions		Village Contribution	Percent of Payroll*	Percent "Match" of what Employee Contributes
	Police	$ 81,787.45	41.45%	418.3%
	Fire	80,278.60	55.45%	586.5%
	IMRF	23,621.23	9.66%	214.7%
		$ 185,687.28		

*Police and Fire Village contribution rates reflect the State minimum funding requirements. The rates to match 100% funding by 2040 are 51.5% for Police and 67.3% for Fire.

VILLAGE

OF

OAK BROOK

MONTHLY FINANCIAL REPORTS

FEBRUARY 2026



Executive Summary on Village Funds

Through February 28, 2026

Governmental Funds	YTD Revenues	YTD Expenditures	YTD Net Fund Increase (Decrease)	Estimated YTD Ending Fund Balance (Deficit)
General Fund (Major Fund) *Main operating fund of the Village.*	$ 6,091,092	$ 4,328,725	$ 1,762,368	$ 44,908,690
Hotel Fund (Major Fund) *Collects and spends resources from the 3% hotel/motel tax.*	$ 231,568	$ 115,707	$ 115,861	$ 6,291,921
Motor Fuel Tax Fund *Collects and spends resources from the State motor fuel tax.*	$ 79,895	$ -	$ 79,895	$ 2,862,156
Infrastructure Fund (Major Fund) *Accounts for construction and maintenance of roadways, drainage, and safety path systems.*	$ 1,799,169	$ 599,477	$ 1,199,692	$ 29,081,089
Enterprise Funds				
Water Fund (Major Fund) *Collects user fees for the distribution of water and maintenance of infrastructure.*	$ 1,642,810	$ 648,517	$ 994,293	$ 25,309,099
Sports Core Fund (Major Fund) *Accounts for revenues and expenses relating to administration, programs, food and beverage operations, and golf course.*	$ 770,034	$ 437,449	$ 332,585	$ 4,165,666
Internal Service Funds				
Insurance Fund *Accounts for the Village's health insurance costs and the related contributions from the Village, employees, retirees, and other agencies.*	$ 541,375	$ 556,903	$ (15,527)	$ 336,097
Garage Fund *Accounts for the maintenance of the Village's vehicle fleet and the related departmental reimbursements.*	$ 1,964	$ 70,374	$ (68,411)	$ 509,491
Equipment Replacement Fund *Accounts for the replacement of the Village's vehicle fleet and the related departmental contributions.*	$ 25,846	$ 146,240	$ (120,394)	$ 3,730,906

Further information on the Village's major funds (as indicated above) can be found on the proceeding pages.

Village of Oak Brook
General Fund Financial Update
For the Period Ending February 28, 2026

	2/28/25 YTD Actual	2/28/26 YTD Actual	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Sales Tax	$ 3,202,106	3,859,286	$ 3,083,333	125.2%	$ 18,500,000	$ 657,180
State Income Tax	271,031	279,814	258,301	108.3%	1,549,806	8,784
Replacement Tax	65,385	72,722	83,333	87.3%	500,000	7,337
Road & Bridge Tax	-	-	5,617	0.0%	33,700	-
Local Use Tax	41,433	11,290	48,333	23.4%	290,000	(30,143)
Cannabis Use Tax	2,227	2,270	2,308	98.4%	13,846	43
Grants	4,180	-	3,520	0.0%	21,120	(4,180)
Utility/Telecom. Tax	537,580	452,307	483,333	93.6%	2,900,000	(85,272)
Licenses and Permits	239,280	369,355	404,735	91.3%	2,428,410	130,075
Charges for Services	379,176	348,959	340,675	102.4%	2,044,050	(30,217)
Investment Interest	159,372	-	233,333	0.0%	1,400,000	(159,372)
Miscellaneous Income	112,872	231,185	119,043	194.2%	714,260	118,313
Total Operating Revenues	**$ 5,014,641**	**$ 5,627,188**	**$ 5,065,865**	**111.1%**	**$ 30,395,192**	**$ 612,548**
OPERATING EXPENDITURES						
Personnel	$ 3,568,473	$ 3,681,376	$ 4,149,642	88.7%	$ 24,897,854	$ 112,903
Materials and Supplies	81,789	64,673	119,738	54.0%	718,429	$ (17,116)
Operation and Contract	1,523,577	562,266	1,156,910	48.6%	6,941,461	$ (961,311)
Other Expenditures	2,117	1,844	1,650	111.8%	9,900	$ (272)
Capital Outlay	20,979	18,566	92,448	20.1%	554,690	$ (2,413)
Total Operating Expenditures	**$ 5,196,935**	**$ 4,328,725**	**$ 5,520,389**	**78.4%**	**$ 33,122,333**	**$ (868,210)**
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	**$ (182,294)**	**$ 1,298,464**	**$ (454,524)**	**-285.7%**	**$ (2,727,141)**	**$ 1,480,758**
INTERFUND TRANSACTIONS						
Transfers In	$ -	$ -	$ -	N/A	$ -	$ -
Transfers Out				N/A		-
Reimbursements From Other Funds	335,176	463,904	463,906	100.0%	2,783,433	128,728
Reimbursements To Other Funds	-	-	-	N/A	-	-
Sports Core Loan				N/A	-	-
Total Interfund Transactions	**$ 335,176**	**$ 463,904**	**$ 463,906**	**100.0%**	**$ 2,783,433**	**$ 128,728**
NET FUND INCREASE (DECREASE)	**$ 152,882**	**$ 1,762,368**	**$ 9,382**		**$ 56,292**	**$ 1,609,486**

*Includes the collection of Income Tax, Use Tax, Road & Bridge Tax, Personal Property Replacement Tax, and Cannabis Use Tax.

Village of Oak Brook
Hotel Tax Fund Financial Update
For the Period Ending February 28, 2026

	2/28/25 YTD Actual	2/28/26 YTD Actual	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Hotel Tax	$ 163,172	$ 212,902	$ 266,667	79.8%	$ 1,600,000	$ 49,730
Investment Interest	24,210	18,665	10,000	186.7%	60,000	(5,545)
Loan Interest	-	-	-	N/A	-	-
Miscellaneous	-	-	83,083		498,500	-
Total Operating Revenues	**$ 187,383**	**$ 231,568**	**$ 359,750**	**64.4%**	**$ 2,158,500**	**$ 44,185**
EXPENDITURES						
Personnel	$ 20,822	$ 21,629	$ 25,793	83.9%	$ 154,755	$ 807
Operation and Contract	20,504	46,120	185,123	24.9%	1,110,740	25,616
Other Expenditures	-	-	47,960	0.0%	287,758	-
Capital Outlay	18,553	-	141,675	0.0%	850,050	(18,552.71)
Total Expenditures	**$ 59,878**	**$ 67,749**	**$ 374,758**	**18.1%**	**$ 2,403,303**	**$ 7,063**
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	**- $ 127,504**	**$ 163,819**	**$ (40,800)**	**-401.5%**	**$ (244,803)**	**$ 37,122**
INTERFUND TRANSACTIONS						
Transfer Out	$ -	$ -	$ -	N/A	$ -	$ -
Reimbursements to Other Funds	(34,298)	(47,958)	47,960	-100.0%	287,758	(13,660)
Total Interfund Transactions	**$ (34,298)**	**$ (47,958)**	**$ 47,960**	**-100.0%**	**$ 287,758**	**$ (13,660)**
NET FUND INCREASE (DECREASE)	**$ 93,206**	**$ 115,861**	**$ 7,159**		**$ 42,955**	**$ 23,462**

Note - Expenditures are recorded in program 171.

Village of Oak Brook
Infrastructure Fund Financial Update
For the Period Ending February 28, 2026

	2/28/25 YTD Actual	2/28/26 YTD Actual	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Non-Home Rule Sales Tax	$ 1,358,019	$ 1,701,969	$ 1,432,500	118.8%	$ 8,595,000	$ 343,950
Charges for Services	-		-	N/A		$ -
Investment Interest	94,267	97,200	83,333	116.6%	500,000	2,933
Grants	-		-	N/A		-
Miscellaneous	-		-	N/A		-
Total Operating Revenues	**$ 1,452,286**	**$ 1,799,169**	**$ 1,515,833**	**118.7%**	**$ 9,095,000**	**$ 346,883**
OPERATING EXPENDITURES						
Personnel	$ 13,213	$ 14,863	$ -	N/A	$ -	$ 1,650
Materials and Supplies	-	294	9,801	3.0%	58,804	294
Operation and Contract	179,125	14,902	633,616	2.4%	3,801,698	(164,223)
Other Expenditures	-	-	184,138	0.0%	1,104,830	-
Capital Outlay	369,667	418,614	1,534,750	27.3%	9,208,503	48,947
Total Operating Expenditures	**$ 562,005**	**$ 448,673**	**$ 2,362,306**	**19.0%**	**$ 14,173,835**	**$ (113,332)**
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	**$ 890,280**	**$ 1,350,496**	**$ (846,472)**	**-159.5%**	**$ (5,078,835)**	**$ 460,216**
INTERFUND TRANSACTIONS						
Transfers In	$ -	$ -	$ -	N/A	$ -	$ -
Reimbursements From Other Funds	-	-	333,333	0.0%	2,000,000	-
Reimbursements To Other Funds	(116,984)	(150,804)	(184,138)	81.9%	(1,104,830)	(33,820)
Total Interfund Transactions	**$ (116,984)**	**$ (150,804)**	**$ 149,195**	**-101.1%**	**$ 895,170**	**$ (33,820)**
NET FUND INCREASE (DECREASE)	**$ 773,296**	**$ 1,199,692**	**$ (697,277)**		**$ (4,183,665)**	**$ 426,396**

Village of Oak Brook
Water Fund Financial Update
For the Period Ending February 28, 2026

	2/28/25 YTD Actual	2/28/26 YTD Actual	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Plan Review Fees	$ 150	$ 75	$ 125	60.0%	$ 750	$ (75)
Building/Inspection Fees	-	-	-	N/A	-	-
Water Sales	1,226,582	1,455,760	2,068,167	70.4%	12,409,000	229,177
Unmetered Sales	1,925	1,055	6,667	15.8%	40,000	(870)
Water Connection Fees	12,420	5,520	10,000	55.2%	60,000	(6,900)
Fire Service Charge	-	-	-	N/A		-
Meter Charges	5,058	1,740	2,750	63.3%	16,500	(3,318)
Special Services	-	-	2,500	0.0%	15,000	-
Investment Interest	158,806	107,340	141,667	75.8%	850,000	(51,465)
Proceeds from Property Sale	-	-	-	N/A		-
Miscellaneous	30,116	71,320	12,500	570.6%	75,000	41,204
Total Operating Revenues	**$ 1,435,057**	**$ 1,642,810**	**$ 2,244,375**	**73.2%**	**$ 13,466,250**	**$ 207,754**
OPERATING EXPENDITURES						
Personnel	$ 87,733	$ 100,399	$ 117,192	85.7%	$ 703,153	$ 12,666
Materials and Supplies	21,849	9,712	25,422	38.2%	152,532	(12,136)
Operation and Contract	747,625	424,110	1,335,597	31.8%	8,013,581	(323,515)
Other Expenditures	-	-	114,126	0.0%	684,758	-
Capital Outlay	84,476	168	1,002,872	0.0%	6,017,230	(84,308)
Total Expenditures	**$ 941,682**	**$ 534,389**	**$ 2,595,209**	**20.6%**	**$ 15,571,254**	**$ (407,293)**
Surplus (Deficit) of Revenues Over Expenditures	**$ 493,375**	**$ 1,108,421**	**$ (350,834)**	**-315.9%**	**$ (2,105,004)**	**$ 615,046**
INTERFUND TRANSACTIONS						
Reimbursements To Other Funds	$ (98,202)	$ (114,128)	$ (114,126)	100.0%	$ (684,758)	$ (15,926)
Total Interfund Transactions	**$ (98,202)**	**$ (114,128)**	**$ (114,126)**	**100.0%**	**$ (684,758)**	**$ (15,926)**
Fund Increase/(Decrease) - Budgetary Basis	**$ 395,173**	**$ 994,293**	**$ (464,960)**		**$ (2,789,762)**	**$ 599,120**

*Estimates based on historical year-end audit adjustments. Actual amounts are not measured and recorded until the end of the year.

Village of Oak Brook
Monthly Operating Statement
Sports Core Fund Consolidated Presentation
For the Period Ending February 28, 2026

	B&T Recreation Operations	Field Operations	Clubhouse Operations	Golf Club	2/28/26 YTD Total	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	2/28/25 YTD Total	Difference Prior Year
OPERATING REVENUES										
Memberships	$ 469,475	$ -	$ -	$ 149,600	$ 619,075	$ 173,815	356.2%	1,042,890	$ 370,083	$ 248,992
Greens Fees	-	-	-	-	-	290,333	0.0%	1,742,000	-	-
Pro Shop Sales	-	-	-	440	440	30,000	1.5%	181,000	1,401	(961)
Golf Lessons	-	-	-	3,500	3,500	16,667	21.0%	100,000	2,250	1,250
Driving Range Fees	-	-	-	78,466	78,466	129,833	60.4%	779,000	28,883	49,583
Golf Surcharge	-	-	-	-	-	41,667	0.0%	250,000	-	-
Rentals	500	2,500	33,045	10,370	46,415	188,078	24.7%	1,226,070	34,682	11,733
Programs/User Fees	350	-	-	-	350	25,970	1.3%	155,820	4,750	(4,400)
Food Sales	-	-	-	1,487	1,487	19,292	7.7%	115,750	480	1,007
Beverage Sales	-	-	-	-	-	667	0.0%	4,000	884	(884)
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	6,928	-	-	6,705	13,633	12,760	106.8%	76,560	5,497	8,136
Total Operating Revenues	**$ 477,253**	**$ 2,500**	**$ 33,045**	**$ 250,568**	**$ 763,366**	**$ 929,082**	**82.2%**	**$ 5,673,090**	**$ 448,910**	**$ 314,457**
OPERATING EXPENDITURES										
Personnel	$ 32,584	$ -	$ -	$ 107,207	$ 139,791	$ 302,920	46.1%	$ 1,817,521	$ 132,784	$ 7,006
Materials & Supplies	-	-	3,587	12,581	16,168	76,315	21.2%	457,887	16,824	(656)
Operational & Contractual	76,997	395	-	43,453	120,846	188,919	64.0%	1,133,511	103,407	17,440
Other	-	-	-	-	-	-	N/A	-	-	-
Capital	-	-	-	2,962	2,962	148,157	2.0%	888,942	10,000	(7,037)
Total Operating Expenditures	**$ 109,581**	**$ 395**	**$ 3,587**	**$ 166,203**	**$ 279,767**	**$ 716,310**	**39.1%**	**$ 4,297,861**	**$ 263,014**	**$ 16,753**
B&T Administration Overhead Allocation*	$ 159,026	$ (13,515)	$ (28,472)	$ (117,039)	$ -	$ (0)	N/A	$ -	$ 0	$ 0
Operating Revenues Over (Under) Expenditures	**$ 526,698**	**$ (11,410)**	**$ 985**	**$ (32,673)**	**$ 483,599**	**$ 212,772**	**227.3%**	**$ 1,375,229**	**$ 185,896**	**$ 297,704**
INTERFUND TRANSACTIONS										
Reimbursement From Other Funds	$ 6,668	$ -	$ -	$ -	$ 6,668	$ 6,667	100.0%	$ 40,000	$ 6,668	$ -
Reimbursement To General Fund	(157,682)	-	-	-	(157,682)	(157,681)	100.0%	(946,087)	(92,360)	(65,322)
Total Interfund Transactions	**$ (151,014)**	**$ -**	**$ -**	**$ -**	**$ (151,014)**	**$ (151,015)**	**100.0%**	**$ (906,087)**	**$ (85,692)**	**$ (65,322)**
Total Revenues Over (Under) Expenditures - Budgetary Basis	$ 375,684	$ (11,410)	$ 985	$ (32,673)	$ 332,585	$ 61,757		$ 469,142	$ 100,204	$ 232,382

*Overhead allocation is comprised of salaries, business forms, liability insurance, building & grounds maintenance and bank service fees in Program 811 - Sports Core General Operations distributed to various Sports Core Programs on a % basis.

**Estimates based on historical year-end audit adjustments. Actual amounts are not measured and recorded until the end of the year.

Village of Oak Brook
Monthly Operating Statement
Bath & Tennis Club Recreation Operations
For the Period Ending February 28, 2026

	811 B&T Admin	812 Swimming	813 Tennis	822 Poolside Café	2/28/26 YTD Total	2/28/26 YTD Adopted Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	2/28/25 YTD Total	Difference Prior Year
OPERATING REVENUES										
Memberships	$ -	$ 458,970	$ 10,505	$ -	$ 469,475	$ 106,619	440.3%	$ 639,715	$ 253,758	$ 215,717
Programs/User Fees	-	350	-	-	350	25,970	1.3%	155,820	4,750	(4,400)
Pro Shop Sales	-	-	-	-	-	167	0.0%	1,000	-	-
Rentals	-	-	-	500	500	16,267	3.1%	97,600	-	500
Food Sales	-	-	-	-	-	1,000	0.0%	6,000	-	-
Beverage Sales	-	-	-	-	-	667	0.0%	4,000	-	-
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	6,928	-	-	-	6,928	7,760	89.3%	46,560	2,892	4,036
Total Operating Revenues	**$ 6,928**	**$ 459,320**	**$ 10,505**	**$ 500**	**$ 477,253**	**$ 158,449**	**301.2%**	**$ 950,695**	**$ 261,400**	**$ 215,853**
OPERATING EXPENDITURES										
Personnel	$ 32,584	$ -	$ -	$ -	$ 32,584	$ 55,410	58.8%	$ 332,458	$ 29,662	$ 2,922
Materials & Supplies	-	-	-	-	-	4,767	0.0%	28,600	2,987	(2,987)
Operational & Contractual	76,997	-	-	-	76,997	97,942	78.6%	587,649	75,636	1,362
Other	-	-	-	-	-	-	N/A	-	-	-
Capital	-	-	-	-	-	900	0.0%	5,400	10,000	(10,000)
Total Operating Expenditures	**$ 109,581**	**$ -**	**$ -**	**$ -**	**$ 109,581**	**$ 159,018**	**68.9%**	**$ 954,107**	**$ 118,285**	**$ (8,703)**
B&T Administration Overhead Allocation*	$ 201,682	$ (33,579)	$ (6,653)	$ (2,424)	$ 159,026	159,026	100.0%	$ 954,154	$ 109,339	$ 49,686
Operating Revenues Over (Under) Expenditures	**$ 99,028**	**$ 425,741**	**$ 3,852**	**$ (1,924)**	**$ 526,698**	**$ 158,457**	**332.4%**	**$ 950,742**	**$ 252,455**	**$ 274,243**
INTERFUND TRANSACTIONS										
Reimbursement From Other Fund	$ 6,668	$ -	$ -	$ -	$ 6,668	$ 6,667	100.0%	$ 40,000	$ 6,668	$ -
Reimbursement To General Fund	(157,682)	-	-	-	(157,682)	(157,681)	100.0%	(946,087)	(92,360)	(65,322)
Total Interfund Transactions	**$ (151,014)**	**$ -**	**$ -**	**$ -**	**$ (151,014)**	**$ (151,015)**	**100.0%**	**$ (906,087)**	**$ (85,692)**	**$ (65,322)**
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ (51,986)**	**$ 425,741**	**$ 3,852**	**$ (1,924)**	**$ 375,684**	**$ 7,443**		**$ 44,655**	**$ 166,763**	**$ 208,921**

*Overhead allocation is comprised of salaries, business forms, liability insurance, building & grounds maintenance and bank service fees in Program 811 - Sports Core General Operations distributed to various Sports Core Programs on a percentage basis.

**Estimates based on historical year-end audit adjustments. Actual amounts are not measured and recorded until the end of the year.

Village of Oak Brook
Monthly Operating Statement
Open Fields Operations
For the Period Ending February 28, 2026

	815 Polo	816 Open Fields	2/28/26 YTD Total	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	2/28/25 YTD Total	Difference Prior Year
OPERATING REVENUES								
Field Rentals	$ -	$ 2,500	$ 2,500	$ 34,000	7.4%	$ 204,000	$ 5,000	$ (2,500)
Range Rentals	-	-	-	-	N/A	-	-	-
Other Revenue	-		-	-	N/A	-	-	-
Total Operating Revenues	**$ -**	**$ 2,500**	**$ 2,500**	**$ 34,000**	**7.4%**	**$ 204,000**	**$ 5,000**	**$ (2,500)**
OPERATING EXPENDITURES								
Personnel	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -
Materials & Supplies	-	-	$ -	1,582	0.0%	9,490	-	-
Operational & Contractual	-	395	$ 395	12,887	3.1%	77,322	1,092	(696)
Capital	-	-	$ -	33,333	0.0%	200,000	-	-
Total Operating Expenditures	**$ -**	**$ 395**	**$ 395**	**$ 47,802**	**0.8%**	**$ 286,812**	**$ 1,092**	**$ (696)**
B&T Administration Overhead Allocation*	$ -	$ (13,515)	$ (13,515)	(13,515)	100.0%	$ (81,090)	$ (9,292)	$ (4,223)
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ -**	**$ (11,410)**	**$ (11,410)**	**$ (27,317)**	**41.8%**	**$ (163,902)**	**$ (5,384)**	**$ (6,026)**

*Overhead allocation is comprised of salaries, business forms, liability insurance, building & grounds maintenance and bank service fees in Program 811 - Sports Core General Operations distributed to various Sports Core Programs on a percentage basis.

**Estimates based on historical year-end audit adjustments. Actual amounts are not measured and recorded until the end of the year.

Village of Oak Brook
Monthly Operating Statement
Bath & Tennis Clubhouse Operations
For the Period Ending February 28, 2026

	821 B&T Clubhouse	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	2/28/25 YTD Total	Difference Prior Year
OPERATING REVENUES						
Rentals	$ 33,045	$ 40,000	82.6%	$ 240,000	$ 24,032	$ 9,013
Other Revenue	-	-	0.0%	-	-	-
Total Operating Revenues	**$ 33,045**	**$ 40,000**	**82.6%**	**$ 240,000**	**$ 24,032**	**$ 9,013**
OPERATING EXPENDITURES						
Personnel	$ -	$ -	N/A	$ -	$ -	$ -
Materials & Supplies	3,587	833	430.5%	5,000	14	3,574
Operational & Contractual	-	10,575	0.0%	63,450	5,663	(5,663)
Capital	-	-	N/A	-	-	-
Total Operating Expenditures	**$ 3,587**	**$ 11,408**	**31.4%**	**$ 68,450**	**$ 5,677**	**$ (2,090)**
B&T Administration Overhead Allocation*	$ (28,472)	(28,472)	100.0%	$ (170,832)	$ (20,149)	$ (8,323)
Operating Revenues Over (Under) Expenditures	**$ 985**	**$ 120**	**823.4%**	**$ 718**	**$ (1,794)**	**$ 2,779**
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ 985**	**$ 120**		**$ 718**	**$ (1,794)**	**$ 2,779**

*Overhead allocation is comprised of salaries, business forms, liability insurance, building & grounds maintenance and bank service fees in Program 811 - Sports Core General Operations distributed to various Sports Core Programs on a percentage basis.
**Estimates based on historical year-end audit adjustments. Actual amounts are not measured and recorded until the end of the year.

Village of Oak Brook
Monthly Operating Statement
Golf Club Programs
For the Period Ending February 28, 2026

	823 Golf Café	831 Golf General Operation	832 Golf Learning & Practice	833 Golf Cart Operations	834 Golf Course Maintenance	844 Golf Surcharge	2/28/26 YTD Total	2/28/26 YTD Amended Budget	2/28/26 % of YTD Amended Budget	2026 Adopted Budget	2/28/25 YTD Total	Difference Prior Year
OPERATING REVENUES												
Memberships	$ -	$ 149,600	$ -	$ -	$ -	$ -	$ 149,600	$ 67,196	222.6%	$ 403,175	$ 116,325	$ 33,275
Greens Fees	-	-	-	-	-	-	-	290,333	0.0%	1,742,000	-	-
Pro Shop Sales	-	440	-	-	-	-	440	30,000	1.5%	180,000	1,401	(961)
Golf Lessons	-	-	3,500	-	-	-	3,500	16,667	21.0%	100,000	2,250	1,250
Driving Range Fees	-	-	78,466	-	-	-	78,466	129,833	60.4%	779,000	28,883	49,583
Rentals	6,120	-	4,250	-	-	-	10,370	114,078	9.1%	684,470	5,650	4,720
Food Sales	1,487	-	-	-	-	-	1,487	18,292	8.1%	109,750	480	1,007
Beverage Sales	-	-	-	-	-	-	-	-	N/A		884	(884)
Golf Surcharge	-	-	-	-	-	-	-	41,667	0.0%	250,000	-	-
Other Revenue	-	6,705	-	-	-	-	6,705	5,000	134.1%	30,000	2,605	4,100
Total Operating Revenues	**$ 7,607**	**$ 156,745**	**$ 86,216**	**$ -**	**$ -**	**$ -**	**$ 250,568**	**$ 713,066**	**35.1%**	**$ 4,278,395**	**$ 158,477**	**$ 92,091**
OPERATING EXPENDITURES												
Personnel	$ -	$ 40,463	$ -	$ 89	$ 66,655		$ 107,207	$ 247,511	43.3%	$ 1,485,063	$ 103,123	$ 4,084
Materials & Supplies	-	3,349	-	-	9,231		12,581	69,133	18.2%	414,797	13,822	(1,242)
Operational & Contractual	-	26,201	10	1,500	15,743		43,453	67,515	64.4%	405,090	21,016	22,438
Other	-	-	-	-	-		-	-	N/A		-	-
Capital	-	2,962	-	-	-		2,962	113,924	2.6%	683,542	-	2,962
Total Operating Expenditures	**$ -**	**$ 72,976**	**$ 10**	**$ 1,589**	**$ 91,629**	**$ -**	**$ 166,203**	**$ 498,082**	**33.4%**	**$ 2,988,492**	**$ 137,961**	**$ 28,242**
Operating Revenues Over (Under) Expenditures	**$ 7,607**	**$ 83,769**	**$ 86,207**	**$ (1,589)**	**$ (91,629)**	**$ -**	**$ 84,365**	**$ 214,984**	**39.2%**	**$ 1,289,903**	**$ 20,516**	**$ 63,849**
B&T Administration Overhead Allocation*	$ -	$ (117,039)	$ -	$ -	$ -	$ -	$ (117,039)	(117,039)	100.0%	$ (702,232)	$ (79,898)	$ (37,141)
INTERFUND TRANSACTIONS												
Reimbursement To General Fund	$ -	$ -	$ -	$ -	$ -	$ -	N/A	$ -	0.0%	$ -	$ -	
Total Interfund Transactions	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**N/A**	**$ -**	**$ -**	**$ -**	**$ -**	
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ 7,607**	**$ (33,269)**	**$ 86,207**	**$ (1,589)**	**$ (91,629)**	**$ -**	**$ (32,673)**	**$ 97,945**		**$ 587,671**	**$ (59,382)**	**$ 26,708**

*Estimates based on historical year-end audit adjustments. Actual amounts are not measured and recorded until the end of the year.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
March 24, 2026

SUBJECT: Authorization to Seek Bids - Route 83 and I-88 Water Main Replacement Project

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $428,298.00 is included in the FY2026 budget in account #451-91000 for the Route 83 and I-88 Water Main Replacement project.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the Route 83 and I-88 Water Main Replacement project.

Background/History:
The Village's Route 83 and I-88 Water Main Replacement project was originally let in 2023. However, due to the lengthy negotiation process for easements, the project needs to be re-bid this year.

The project consists of a water main replacement for approximately 1,100 feet of water main. It is anticipated that the method of replacement will be a combination of horizontal directional drilling and open-cut trenches. The replacement of this water main section will not only eliminate continued repairs, but also allow for better accessibility in the future and restored hydraulics to the distribution system. Disturbed areas will be restored in kind. The location of the improvement is on the east side of Route 83, from Kensington Road to the I-88 ramp.

Recommendation:
Staff recommends that the Village Board authorize staff to seek bids for the Route 83 and I-88 Water Main Replacement project.

Attachments:
None

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
March 24, 2026

SUBJECT: Authorization to Seek Bids - Asphalt Material Purchase

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $43,000 is budgeted in the FY2026 budget, $5,000 from 351-62200 (water), $30,000 from 366-72600 (pathway), and $8,000 from 330-62210 (streets).

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for Asphalt Material Purchase.

Background/History:
This request is to seek bids for the purchase of binder course asphalt, surface course asphalt, and tack coat. With these products, the Public Works department is planning to pave the Shared-Use path along portions of Harger Rd. and other areas of the path system that require maintenance. The Department is also collaborating with golf course maintenance to make improvements to the cart path system at various locations. This material is also used to make roadway restorations from water main breaks, storm sewer repairs, as well as miscellaneous pothole repairs. The funds for this material are provided from various programs at the Village.

Recommendation:
Staff recommends that the Village Board authorize staff to seek bids for Asphalt Material Purchase.

Attachments:
None

ITEM 6.E.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 24, 2026

SUBJECT: Ordinance Amending the FY2025 Budget

FROM: Marilyn Fumero, Finance Director

BUDGET SOURCE/BUDGET IMPACT: This is the Final FY2025 Budget amendment transfer between multiple budget line items resulting in a net revenue increase of $9,599,822.56 with reduction in expenditures of $8,149,087.82.

RECOMMENDED MOTION: I move the Village Board adopt Ordinance 2026-S-1739 "An Ordinance Authorizing Amendments And Transfers Among Budget Line Items".

Background/History:

During the course of a year, there are numerous situations that may arise that cause an account, program, or even a fund to exceed its budget. When this occurs, State statutes provide that the corporate authorities may make transfers from "one corporate object or purpose to another corporate object or purpose". Additionally, statutes provide that the corporate authorities may delegate authority to heads of municipal departments to "delete, add to, change, or create sub-classes within object classes budgeted previously to the department with the approval of the budget officer or executive officer of the municipality". The Village has defined a corporate object or purpose to be an individual program or fund. Sub-classes within object classes have been defined as accounts and categories within a budget program.

The Village Board's policy on Finance, Taxation, and Budget, prepared based on the previously mentioned statutes, outlines the following procedures for budget administration and how these variances are to be addressed:

1. That the Budget Officer, with the approval of the Village Manager, may authorize transfers of budgeted funds between accounts or between account categories within a single budget program.

2. That any transfer of budgeted funds from one budget program to another shall be subject to approval by the Board of Trustees upon the recommendation of the Village Manager.

3. That any transfer from contingency shall be subject to approval by the Board of Trustees upon the recommendation of the Village Manager.

4. That any increase in the total appropriation within any fund shall be subject to approval by the Board of Trustees upon the recommendation of the Village Manager.

Budget Transfers:

The attached spreadsheet, Exhibit A, provides a detailed overview of the various accounts within the Funds affected by the proposed amendment.

Recommendation:

Staff recommends that the Village Board is urged to adopt Ordinance 2026-S-1739, "An Ordinance Authorizing Amendments and Transfers Among Budget Line Items."

Attachments:

1. Ordinance S-1739 Budget Amendment
2. Exhibit A Budget Amendment 2025

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
2026-BU-AMEND-S-1739

AN ORDINANCE
AUTHORIZING AMENDMENTS AND TRANSFERS AMONG BUDGET LINE ITEMS THE VILLAGE OF OAK BROOK, ILLINOIS

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 24th day of March, 2026

ORDINANCE 2026-BU-AMEND-S-1739

AN ORDINANCE AUTHORIZING AMENDMENTS AND TRANSFERS

AMONG BUDGET LINE ITEMS

WHEREAS, the Village Manager has recommended certain amendments and transfers among budget line items in the Annual Budget Ordinance passed for the fiscal year beginning January 1, 2025 and ending December 31, 2025 and certain transfers of sums of money in said Budget Ordinance from one object or purpose to another object or purpose; and

WHEREAS, the Village President and Board of Trustees concur with and approve of the Village Manager's recommendations.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS that the following amendment is hereby authorized:

Section 1: The recitals above are hereby incorporated into and made a part of this ordinance.

Section 2: In the attached tabulation, attached as "Exhibit A", lists the various accounts across the Funds impacted by the requested amendment. The total of said amounts are hereby transferred to the various line items.

Section 3: This ordinance shall be in full force and effect from and after its passage and approval as required by law.

Section 4: All ordinances or parts thereof in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of such conflict.

[SIGNATURE PAGE FOLLOWS]

APPROVED THIS 24th day of March, 2026.

Laurence E. Herman
Village President

PASSED THIS 24th day of March, 2026.

Ayes: _____

Nays: _____

Absent: _____

ATTEST:

Netasha Scarpiniti
Village Clerk

Exhibit A

Village of Oak Brook
Budget Amendment
12/31/2025

For Village President and Board of Trustee Approval

Account Number		Account Title	Amount	
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase
General Corporate Fund				
10	41010	SALES TAX	($5,282,150.39)	
10	41020	STATE INCOME TAX	($172,150.02)	
10	41040	REPLACEMENT TAX	$146,347.54	
10	41050	ROAD & BRIDGE TAX	($881.16)	
10	41060	LOCAL USE TAX	$244,349.57	
10	41065	CANNABIS USE TAX	$225.65	
10	41090	CHARITABLE GAMES	($132.43)	
10	41100	GRANTS	($26,700.41)	
10	41300	UTILITY/TELECOM. TAX	$590,017.42	
10	42010	LIQUOR LICENSE	$79,475.00	
10	42030	SCAVENGER LICENSE	$1,000.00	
10	42050	TOBACCO LICENSE	$300.00	
10	42060	RAFFLE LICENSE	$150.00	
10	42100	BUILDING PERMITS	($37,443.59)	
10	42110	ELECTRICAL PERMITS	($15,723.22)	
10	42120	PLUMBING PERMITS	($7,230.34)	
10	42130	ALARM APPLICATION FEES	($6,255.00)	
10	42140	ANNUAL ALARM PERMIT FEE	$60.00	
10	42150	ACCESSORY STRUCT PERMITS	($15,828.88)	
10	42160	HVAC PERMITS	($118,835.68)	
10	42170	DEMOLITION PERMITS	($4,189.00)	
10	42180	APP/OCC/COMPLIANCE FEES	($27,429.76)	
10	42190	MISC. LICENSES AND PERMIT	$1,750.00	
10	42200	SOLICITATION PERMIT	($875.00)	
10	43010	ELEVATOR INSPECTIONS	$52,705.00	
10	43020	ZONING/SUBDIV APPLICATION	$3,700.00	
10	43030	PLAN REVIEW FEES	($63,693.71)	
10	43035	BUILDING/INSPECTION FEES	($14,375.00)	
10	43037	FIRE INSPECTION	($6,575.00)	
10	43040	AMBULANCE FEES	($1,100,517.39)	
10	43050	TOLL RD FIRE/EMS SERVICE	($13,200.00)	
10	43060	SPECIAL SERVICES - EMS	($1,750.00)	
10	43070	SPECIAL SERVICES - FIRE	($8,998.84)	
10	43080	FALSE ALARM FEES - FIRE	$6,150.00	
10	43110	FINGERPRINTING	$660.00	
10	43120	SPECIAL SERVICES-POLICE	$170,999.91	
10	43130	FIELD SERVICES-POLICE	$50.00	
10	43140	MISC. SUPPORT SERVICES	($4,286.00)	
10	43150	FALSE ALARM FEES-POLICE	$8,350.00	
10	43210	ENG. PLAN REVIEW & INSPEC	($997.69)	
10	43220	SUBDIVISION REVIEW & INSP	($2,760.00)	
10	43300	FIRE PLAN REVIEW FEES	($63,850.00)	
10	43510	LIBRARY SERVICES	($445.54)	
10	43990	BAD DEBTS	$20,780.94	
10	43991	AMBULANCE INS. UNALLOW.	$1,433,824.96	
10	44110	COURT FINES	($2,630.11)	
10	44120	VILLAGE FINES	$770.36	

Exhibit A

Village of Oak Brook
Budget Amendment
12/31/2025

For Village President and Board of Trustee Approval

Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
10	44200	ADMINISTRATIVE TOWING FEES	($74,500.00)		
10	44250	ADMINISTRATIVE MISC. FINES	$10,000.00		
10	44600	INTEREST	($924,584.35)		
10	44610	FRANCHISE/INF. MAINT. FEE	$25,496.89		
10	44640	RENTAL INCOME	$17,739.30		
10	44670	MISCELLANEOUS	($17,751.39)		
10	44680	ROAD MAINTENANCE REIMB.	$24,660.00		
10	48300	REIMBURSEMENT FROM OTHER FUNDS	$57.00		
					(5,177,120.36)
		111 -Board of Trustees			
111	50000	SALARIES FULL-TIME		1,819.99	
111	51400	F.I.C.A.		173.91	
111	52200	TRAVEL EXPENSE		(254.85)	
111	52300	TRAINING		(875.00)	
111	52400	DUES & MEMBERSHIPS		(5,088.81)	
111	60100	SUBSCRIPTIONS & PUBLICATIONS		(253.25)	
111	61200	GENERAL OFFICE SUPPLIES		(250.00)	
111	61300	BUSINESS FORMS		(650.00)	
111	73100	PRINTING SERVICES		4,236.72	
111	73650	VIDEOTAPING SERVICES		(2,200.00)	
111	76900	RECEPTION/ENTERTAINMENT		(7,053.37)	
111	76950	CONSULTING SERVICES		(24,500.00)	
111	77000	OTHER SERVICES		(2,935.25)	
					(37,829.91)
		112 - Village Clerk			
112	50000	SALARIES FULL-TIME		437.19	
112	50300	SALARIES-OVERTIME		(247.43)	
112	51100	I.M.R.F.		874.77	
112	51400	F.I.C.A.		1,390.60	
112	51500	HEALTH INSURANCE		4,023.03	
112	52200	TRAVEL EXPENSE		(131.57)	
112	52300	TRAINING		(3,225.00)	
112	52400	DUES & MEMBERSHIPS		(341.05)	
112	60100	SUBSCRIPTIONS & PUBLICATIONS		(280.00)	
112	61200	GENERAL OFFICE SUPPLIES		(350.40)	
112	61300	BUSINESS FORMS		(132.30)	
112	73000	ADVERTISING		(1,202.15)	
112	73100	PRINTING SERVICES		3,289.49	
112	77000	OTHER SERVICES		(3,130.39)	
					974.79
		121 - Legal			
121	76300	OUTSIDE LEGAL SERVICES		106,249.75	
121	76310	VILLAGE ATTORNEY		92,689.18	
121	76330	LEGAL CONTINGENCY		(5,000.00)	
121	76350	LITIGATION SETTLEMENT		13,215.41	
121	76360	LABOR ATTORNEY		(8,171.50)	
121	77000	OTHER SERVICES		324.50	

Village of Oak Brook
Budget Amendment
12/31/2025

Exhibit A

For Village President and Board of Trustee Approval

Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
LEGISLATIVE TOTAL					**199,307.34**
GENERAL MANAGEMENT					**162,452.22**
		131 - General Management			
131	50000	SALARIES FULL-TIME		74,946.78	
131	50300	SALARIES-OVERTIME		(2,000.00)	
131	50600	CAR ALLOWANCE		35.71	
131	51100	I.M.R.F.		6,361.84	
131	51400	F.I.C.A.		225.06	
131	51500	HEALTH INSURANCE		(3,490.57)	
131	52200	TRAVEL EXPENSE		(5,674.41)	
131	52300	TRAINING		(6,755.00)	
131	52400	DUES & MEMBERSHIPS		(1,788.75)	
131	60100	SUBSCRIPTIONS & PUBLICATIONS		28.76	
131	60200	POSTAGE		(7,312.38)	
131	60450	UNIFORMS		(2,802.56)	
131	61200	GENERAL OFFICE SUPPLIES		(237.85)	
131	61300	BUSINESS FORMS		(172.30)	
131	62450	COPYING & PRINTING		(934.08)	
131	72600	RENTALS		(2,172.12)	
131	76700	CONTRACT SERVICES		(4,875.00)	
131	76900	RECEPTION/ENTERTAINMENT		(1,832.23)	
131	76950	CONSULTING SERVICES		8,225.00	
131	78100	VEHICLE OPER. & MAINT CHR		(34.13)	
131	78200	VEHICLE REPLACEMENT CHRG		(227.25)	
131	79800	PROPERTY TAXES		17,172.12	
131	90500	LAND ACQUISITION		(31,784.42)	
					34,902.22
		132 - Human Resources			
132	50000	SALARIES FULL-TIME		25,178.00	
132	50490	BONUS POOL		32,482.15	
132	51100	I.M.R.F.		8,037.88	
132	51400	F.I.C.A.		3,117.10	
132	51500	HEALTH INSURANCE		3,328.93	
132	52100	PHYSICAL EXAMINATIONS		(8,120.00)	
132	52200	TRAVEL EXPENSE		(500.00)	
132	52250	TUITION REIMBURSEMENT		(5,232.70)	
132	52300	TRAINING		(947.73)	
132	52400	DUES & MEMBERSHIPS		(470.00)	
132	60100	SUBSCRIPTIONS & PUBLICATIONS		(4.10)	
132	60600	FOOD		55.74	
132	61300	BUSINESS FORMS		(50.00)	
132	69100	MISCELLANEOUS		14,589.01	
132	73000	ADVERTISING		(46.00)	
132	76600	POLICE & FIRE TESTING		(14,351.05)	
132	76810	EMPLOYEE RECOGNITION		162.14	
132	77000	OTHER SERVICES		(4,917.90)	
132	77500	BACKGROUND CHECKS		4,304.40	
					56,615.87
		134 - Risk Management			
134	70100	LIABILITY INSURANCE		(484,208.48)	
					(484,208.48)

Exhibit A

Village of Oak Brook
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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	Expense (Decrease)/ Increase	
		136 - Customer Service			
136	50100	SALARIES PART-TIME		3,629.23	
136	51400	F.I.C.A.		277.71	
					3,906.94
GENERAL MANAGEMENT TOTAL					**(388,783.45)**
		151 - Information Technology			
151	50000	SALARIES FULL-TIME		36,574.15	
151	51100	I.M.R.F.		5,538.97	
151	51400	F.I.C.A.		2,506.69	
151	51500	HEALTH INSURANCE		(7,088.79)	
151	52200	TRAVEL EXPENSE		(50.67)	
151	52300	TRAINING		(6,000.00)	
151	52400	DUES & MEMBERSHIPS		(50.00)	
151	60100	SUBSCRIPTIONS & PUBLICATIONS		(200.00)	
151	61200	GENERAL OFFICE SUPPLIES		6.53	
151	62400	COMPUTER SUPPLIES		(23,670.77)	
151	71100	TELECOM SERVICES		17,835.33	
151	72500	MAINTENANCE COMPUTERS		(178,297.14)	
151	72550	INTERNET SERVICES		(4,450.86)	
151	76700	CONTRACT SERVICES		2,250.00	
151	76950	CONSULTING SERVICES		(360.00)	
151	77000	OTHER SERVICES		(7,180.00)	
151	90200	EQUIPMENT REPLACEMENT		54,014.02	
151	91600	COMPUTER HARDWRE & SOFTWR		(165,991.31)	
					(274,613.85)
		162 - Emergency Management			
162	52300	TRAINING		(750.00)	
162	60600	FOOD		(429.90)	
162	65100	ACCOMMODATIONS		(750.00)	
162	72300	MAINT. OTHER EQUIPMENT		(7,766.87)	
162	77000	OTHER SERVICES		836.05	
162	91600	COMPUTER HARDWRE & SOFTWR		(9,750.00)	
					(18,610.72)
INFORMATION TECHNOLOGY TOTAL					**(293,224.57)**
FINANCIAL SERVICES					
		211 -Financial Services MGT.			
211	50000	SALARIES FULL-TIME		108,258.35	
211	51100	I.M.R.F.		11,556.15	
211	51400	F.I.C.A.		6,571.20	
211	51500	HEALTH INSURANCE		7,455.59	
211	52200	TRAVEL EXPENSE		(2,983.80)	
211	52300	TRAINING		2,396.56	
211	52400	DUES & MEMBERSHIPS		(745.00)	
211	52600	EMPLOYEE MEALS		(14.73)	
211	60100	SUBSCRIPTIONS & PUBLICATIONS		75.00	
211	61200	GENERAL OFFICE SUPPLIES		(300.00)	
211	73100	PRINTING SERVICES		(244.60)	
211	73700	BANK SERVICE FEES		4,633.58	
211	76100	AUDITING SERVICES		(3,100.00)	

Exhibit A

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
211	77150	ACTUARIAL SERVICES		6,500.00	
					140,058.30
		221 -Accounting & Reporting			
221	50000	SALARIES FULL-TIME		(137,768.74)	
221	50300	SALARIES-OVERTIME		59.54	
221	51100	I.M.R.F.		(10,175.16)	
221	51400	F.I.C.A.		(12,027.00)	
221	51500	HEALTH INSURANCE		(9,880.60)	
221	52200	TRAVEL EXPENSE		301.03	
221	52300	TRAINING		(622.75)	
221	52400	DUES & MEMBERSHIPS		100.00	
221	54050	UNEMPLOYMENT COMPENSATION		(15,437.00)	
221	61200	GENERAL OFFICE SUPPLIES		(346.46)	
221	61300	BUSINESS FORMS		275.72	
221	62450	COPYING & PRINTING		(951.39)	
221	72600	RENTALS		(1,259.35)	
221	73150	AMBULANCE BILLING SERVICE		9,228.97	
					(178,503.19)
		241 -Purchasing			
241	50000	SALARIES FULL-TIME		1,878.26	
241	50300	SALARIES-OVERTIME		3,293.36	
241	51100	I.M.R.F.		1,917.70	
241	51400	F.I.C.A.		(54.69)	
241	51500	HEALTH INSURANCE		(1,271.24)	
241	52300	TRAINING		(740.00)	
241	52400	DUES & MEMBERSHIPS		120.00	
241	60600	FOOD		2,112.08	
241	61200	GENERAL OFFICE SUPPLIES		(1,520.37)	
241	65000	GENERAL EQUIPMENT		181.27	
					5,916.37
		293 -PSEBA BENEFITS			
293	51520	PSEBA BENEFITS		(35,654.66)	
					(35,654.66)
FINANCIAL SERVICES TOTAL					**(68,183.18)**
PUBLIC WORKS					
		311 - Public Works Administration			
311	50000	SALARIES FULL-TIME		10,141.66	
311	50300	SALARIES-OVERTIME		(300.00)	
311	51100	I.M.R.F.		4,391.45	
311	51400	F.I.C.A.		(82.91)	
311	51500	HEALTH INSURANCE		4,818.88	
311	52300	TRAINING		(2,402.03)	
311	52400	DUES & MEMBERSHIPS		(470.00)	
311	60450	UNIFORMS		(1,987.31)	
311	61200	GENERAL OFFICE SUPPLIES		(82.23)	
311	61300	BUSINESS FORMS		(131.30)	
311	62450	COPYING & PRINTING		896.49	
311	72700	UNIFORM RENTAL		(1,584.28)	

Village of Oak Brook
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For Village President and Board of Trustee Approval

Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
311	77000	OTHER SERVICES		1,051.07	
311	78100	VEHICLE OPER. & MAINT CHR		(375.38)	
311	78200	VEHICLE REPLACEMENT CHRG		(541.63)	
311	**90200**	EQUIPMENT REPLACEMENT		(6,881.82)	
					6,460.66
		312 -Mosquito Control			
312	62200	MAINTENANCE SUPPLIES		(399.35)	
312	73300	MOSQUITO CONTROL		(9,511.00)	
					(9,910.35)
		321 -Building & Grounds			
321	50000	SALARIES FULL-TIME		32,235.63	
321	50300	SALARIES-OVERTIME		(3,154.92)	
321	51100	I.M.R.F.		4,019.44	
321	51400	F.I.C.A.		2,641.11	
321	51500	HEALTH INSURANCE		26,617.56	
321	52300	TRAINING		(1,500.00)	
321	60500	TOOLS & HARDWARE		(91.67)	
321	61100	CLEANING SUPPLIES		127.40	
321	61800	CHEMICALS		(6.43)	
321	62200	MAINTENANCE SUPPLIES		16,586.67	
321	65000	GENERAL EQUIPMENT		95.84	
321	71200	NATURAL GAS		3,650.37	
321	71300	ELECTRIC		388.26	
321	71350	SEWER		328.93	
321	71400	LAUNDRY & CLEANING		5,682.00	
321	72200	MAINTENANCE BUILDINGS		(34,342.49)	
321	72300	MAINT. OTHER EQUIPMENT		(15,275.71)	
321	72600	RENTALS		(995.75)	
321	72700	UNIFORM RENTAL		830.72	
321	76500	MAINT. SERVICES-GROUNDS		(1,557.15)	
321	77000	OTHER SERVICES		(23,237.72)	
321	78100	VEHICLE OPER. & MAINT CHR		(2,250.00)	
					10,792.09
		330 - Streets			
330	50000	SALARIES FULL-TIME		128,357.92	
330	50300	SALARIES-OVERTIME		(2,587.58)	
330	51100	I.M.R.F.		18,483.68	
330	51400	F.I.C.A.		9,559.21	
330	51500	HEALTH INSURANCE		73,101.76	
330	60500	TOOLS & HARDWARE		(1,088.27)	
330	62210	STREET MAINT SUPPLIES		(33,524.02)	
330	65000	GENERAL EQUIPMENT		(894.50)	
330	71300	ELECTRIC		12,382.48	
330	72600	RENTALS		(2,875.00)	
330	78100	VEHICLE OPER. & MAINT CHR		(13,976.13)	
330	78200	VEHICLE REPLACEMENT CHRG		(24,583.37)	
					162,356.18
		333 - Snow Removal			

Village of Oak Brook
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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
333	50300	SALARIES-OVERTIME		(20,000.00)	
333	51100	I.M.R.F.		(1,632.00)	
333	51400	F.I.C.A.		(1,530.00)	
333	52300	TRAINING		192.77	
333	60600	FOOD		554.91	
333	77000	OTHER SERVICES		(150.00)	
333	78100	VEHICLE OPER. & MAINT CHR		(833.37)	
					(23,397.69)
		335 - Forestry			
335	50300	SALARIES-OVERTIME		(1,013.65)	
335	51100	I.M.R.F.		46.98	
335	51400	F.I.C.A.		37.01	
335	52300	TRAINING		(500.00)	
335	52400	DUES & MEMBERSHIPS		100.00	
335	62200	MAINTENANCE SUPPLIES		42.98	
335	65000	GENERAL EQUIPMENT		(1,714.00)	
335	76800	TREE SERVICES		(38,891.51)	
335	76850	LEAF DISPOSAL		(18,930.00)	
335	78100	VEHICLE OPER. & MAINT CHR		(833.37)	
335	78200	VEHICLE REPLACEMENT CHRG		(10,000.00)	
					(71,655.56)
PUBLIC WORKS TOTAL					**74,645.33**
LIBRARY					
		511 - Library			
511	50000	SALARIES FULL-TIME		15,322.05	
511	50100	SALARIES PART-TIME		(3,087.77)	
511	51100	I.M.R.F.		5,450.77	
511	51400	F.I.C.A.		(396.22)	
511	51500	HEALTH INSURANCE		(2,800.73)	
511	52200	TRAVEL EXPENSE		(169.94)	
511	52300	TRAINING		156.86	
511	52400	DUES & MEMBERSHIPS		(85.00)	
511	60600	FOOD		(1.68)	
511	62450	COPYING & PRINTING		365.51	
511	65000	GENERAL EQUIPMENT		(71.92)	
511	71200	NATURAL GAS		80.52	
511	71350	SEWER		124.14	
511	71400	LAUNDRY & CLEANING		(1,940.40)	
511	72100	MAINT.-OFFICE EQUIPMENT		(400.00)	
511	72200	MAINTENANCE BUILDINGS		(5,790.31)	
511	72600	RENTALS		1,901.32	
511	73600	ADVERTISING/PROMOTION		(1.27)	
511	76500	MAINT. SERVICES-GROUNDS		313.72	
511	76650	MAGIC CHARGES		(744.70)	
511	77000	OTHER SERVICES		(110.57)	
					8,114.38
		521 - Library Technical Services			

Exhibit A

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
521	50000	SALARIES FULL-TIME		(348.10)	
521	50100	SALARIES PART-TIME		(3,291.83)	
521	51100	I.M.R.F.		1,017.24	
521	51400	F.I.C.A.		(273.02)	
521	51500	HEALTH INSURANCE		(2,077.72)	
521	61200	GENERAL OFFICE SUPPLIES		(0.73)	
					(4,974.16)
		531 - Library Public Services			
531	50000	SALARIES FULL-TIME		4,291.07	
531	50100	SALARIES PART-TIME		(21,756.39)	
531	51100	I.M.R.F.		2,424.94	
531	51400	F.I.C.A.		(240.67)	
531	51500	HEALTH INSURANCE		121.45	
531	60100	SUBSCRIPTIONS & PUBLICATIONS		(1.86)	
531	64100	LIBRARY BOOKS		(1,308.17)	
531	64200	AUDIO VISUAL MATERIALS		(406.20)	
531	64300	ON-LINE DATABASES		(0.34)	
531	73600	ADVERTISING/PROMOTION		(86.12)	
					(16,962.29)
LIBRARY TOTAL					**(13,822.07)**
POLICE					
		611 - Police MGT.			
611	50000	SALARIES FULL-TIME		10,828.87	
611	50300	SALARIES-OVERTIME		2,052.80	
611	51100	I.M.R.F.		609.50	
611	51200	POLICE PENSION		(6,846.78)	
611	51400	F.I.C.A.		(316.15)	
611	51500	HEALTH INSURANCE		1,378.49	
611	52300	TRAINING		(8,202.31)	
611	60600	FOOD		2,955.54	
611	61200	GENERAL OFFICE SUPPLIES		(173.48)	
611	72200	MAINTENANCE BUILDINGS		(375.00)	
611	77000	OTHER SERVICES		(2,109.70)	
611	77200	CONTRIBUTION TO OTHER AGE		3,557.91	
611	78100	VEHICLE OPER. & MAINT CHR		(74.47)	
611	78200	VEHICLE REPLACEMENT CHRG		(541.63)	
					2,743.59
		621 - Police Field Services			
621	50000	SALARIES FULL-TIME		124,283.06	
621	50300	SALARIES-OVERTIME		(50,376.28)	
621	50330	SAL-OVERTIME-SPEC DETAIL		(150,971.38)	
621	51100	I.M.R.F.		(7,176.49)	
621	51200	POLICE PENSION		(524,866.86)	
621	51400	F.I.C.A.		(7,818.23)	
621	51500	HEALTH INSURANCE		12,868.83	
621	52200	TRAVEL EXPENSE		14.56	
621	60500	TOOLS & HARDWARE		(440.85)	
621	60700	K-9		196.20	
621	62450	COPYING & PRINTING		(1,500.00)	

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
621	65000	GENERAL EQUIPMENT		509.18	
621	72300	MAINT. OTHER EQUIPMENT		(2,662.37)	
621	72400	MAINTENANCE RADIOS		310.00	
621	73200	LICENSES & FEES		(1,079.20)	
621	78100	VEHICLE OPER. & MAINT CHR		(20,416.63)	
621	78200	VEHICLE REPLACEMENT CHRG		(16,688.10)	
621	90100	NEW EQUIPMENT		12,317.64	
					(633,496.92)
		622 -Auxiliary			
622	50100	SALARIES PART-TIME		30,402.34	
622	50330	SAL-OVERTIME-SPEC DETAIL		(7,969.68)	
622	51400	F.I.C.A.		3,077.44	
622	52300	TRAINING		(1,200.00)	
					24,310.10
		631 -Support Services General			
631	50000	SALARIES FULL-TIME		(36,367.38)	
631	50300	SALARIES-OVERTIME		(15,671.46)	
631	51100	I.M.R.F.		(9,079.35)	
631	51200	POLICE PENSION		(81,800.92)	
631	51400	F.I.C.A.		(7,742.12)	
631	51500	HEALTH INSURANCE		(21,526.70)	
631	52200	TRAVEL EXPENSE		3,268.41	
631	52300	TRAINING		(15,623.22)	
631	52400	DUES & MEMBERSHIPS		408.90	
631	60100	SUBSCRIPTIONS & PUBLICATIONS		(274.04)	
631	60450	UNIFORMS		5,211.83	
631	61200	GENERAL OFFICE SUPPLIES		213.09	
631	62500	AMMUNITION		(142.54)	
631	71400	LAUNDRY & CLEANING		(1,180.05)	
631	72500	MAINTENANCE COMPUTERS		(318,861.49)	
631	73600	ADVERTISING/PROMOTION		(1,080.15)	
631	91600	COMPUTER HARDWRE & SOFTWR		(10,000.00)	
					(510,247.19)
		632 -Support Services Detectives			
632	50000	SALARIES FULL-TIME		128,844.09	
632	50300	SALARIES-OVERTIME		94,109.83	
632	50330	SAL-OVERTIME-SPEC DETAIL		3,315.71	
632	51200	POLICE PENSION		(14,144.35)	
632	51400	F.I.C.A.		(908.87)	
632	51500	HEALTH INSURANCE		(15,006.91)	
632	52500	CLOTHING ALLOWANCE		(6,000.00)	
632	60400	DRUGS & MEDICAL		(76.06)	
632	65000	GENERAL EQUIPMENT		(202.91)	

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
632	77000	OTHER SERVICES		2,630.27	
632	77350	SPECIAL INVESTIGATIONS		660.00	
632	78100	VEHICLE OPER. & MAINT CHR		(2,083.37)	
632	78200	VEHICLE REPLACEMENT CHRG		(2,351.65)	
					188,785.78
		634 - Support Services Records			
634	50000	SALARIES FULL-TIME		23,117.09	
634	50300	SALARIES-OVERTIME		179.41	
634	51100	I.M.R.F.		3,142.57	
634	51400	F.I.C.A.		2,214.20	
634	51500	HEALTH INSURANCE		9,173.21	
634	61200	GENERAL OFFICE SUPPLIES		(6,173.90)	
634	61300	BUSINESS FORMS		(2,350.00)	
634	62450	COPYING & PRINTING		(2,929.99)	
634	65000	GENERAL EQUIPMENT		(1,608.36)	
634	72600	RENTALS		38.87	
634	73100	PRINTING SERVICES		1,485.99	
634	76300	OUTSIDE LEGAL SERVICES		(558.50)	
634	76700	CONTRACT SERVICES		(20.00)	
634	76750	DU-COMM		(39,518.24)	
634	77000	OTHER SERVICES		275.80	
634	90100	NEW EQUIPMENT		(500.00)	
					(14,031.85)
POLICE TOTAL					**(941,936.49)**
FIRE					
		700 - Fire, Rescue & EMS			
700	50000	SALARIES FULL-TIME		141,179.81	
700	50300	SALARIES-OVERTIME		98,335.11	
700	50330	SAL-OVERTIME-SPEC DETAIL		(52.55)	
700	51300	FIRE PENSION		(570,719.59)	
700	51400	F.I.C.A.		(454.14)	
700	51500	HEALTH INSURANCE		(13,071.11)	
700	60450	UNIFORMS		(8,496.57)	
700	60500	TOOLS & HARDWARE		(380.20)	
700	61100	CLEANING SUPPLIES		(537.17)	
700	65000	GENERAL EQUIPMENT		(3,978.41)	
700	71200	NATURAL GAS		(1,000.00)	
700	71600	MAINTENANCE VEHICLES		(3,431.34)	
700	72200	MAINTENANCE BUILDINGS		(82.87)	
700	72300	MAINT. OTHER EQUIPMENT		(4,543.17)	
700	72400	MAINTENANCE RADIOS		426.44	
700	76700	CONTRACT SERVICES		101.87	
700	78100	VEHICLE OPER. & MAINT CHR		(15,830.87)	
700	78200	VEHICLE REPLACEMENT CHRG		(35,833.37)	

Exhibit A

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
700	90200	EQUIPMENT REPLACEMENT		(3,243.69)	
					(421,611.82)
		711 - Rescue & Fire SVC MGMT			
711	50000	SALARIES FULL-TIME		(267.67)	
711	50300	SALARIES-OVERTIME		(464.23)	
711	51100	I.M.R.F.		1,292.92	
711	51300	FIRE PENSION		1,082.14	
711	51400	F.I.C.A.		(178.46)	
711	51500	HEALTH INSURANCE		(6,598.56)	
711	52400	DUES & MEMBERSHIPS		(1,483.00)	
711	60450	UNIFORMS		(500.72)	
711	60600	FOOD		(34.99)	
711	61200	GENERAL OFFICE SUPPLIES		(257.98)	
711	62450	COPYING & PRINTING		146.54	
711	65000	GENERAL EQUIPMENT		(382.50)	
711	72600	RENTALS		283.88	
711	73100	PRINTING SERVICES		(83.68)	
711	73600	ADVERTISING/PROMOTION		(168.64)	
711	76750	DU-COMM		(27,401.70)	
711	78100	VEHICLE OPER. & MAINT CHR		(415.87)	
711	78200	VEHICLE REPLACEMENT CHRG		(833.37)	
711	80300	TRANSF TO DU-COMM BLDG RESERVE		(2,160.08)	
					(38,425.97)
		722 - Special Teams Operations			
722	65000	GENERAL EQUIPMENT		(648.10)	
722	72300	MAINT. OTHER EQUIPMENT		(1,616.13)	
722	78100	VEHICLE OPER. & MAINT CHR		(28.75)	
722	90100	NEW EQUIPMENT		(1,224.66)	
722	90200	EQUIPMENT REPLACEMENT		(273.52)	
					(3,791.16)
		723 - Rescue & Fire Training			
723	50300	SALARIES-OVERTIME		(4,909.13)	
723	51400	F.I.C.A.		282.81	
723	52300	TRAINING		(14,396.21)	
723	52400	DUES & MEMBERSHIPS		(50.00)	
723	60600	FOOD		(51.00)	
723	65000	GENERAL EQUIPMENT		(76.08)	
					(19,199.61)
		731 - Emergency & Medical Services			
731	50300	SALARIES-OVERTIME		(2,132.58)	
731	51400	F.I.C.A.		147.77	
731	52300	TRAINING		(4,145.31)	
731	52400	DUES & MEMBERSHIPS		(819.31)	

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For Village President and Board of Trustee Approval

Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
731	60100	SUBSCRIPTIONS & PUBLICATIONS		(275.00)	
731	60400	DRUGS & MEDICAL		(6,601.60)	
731	65000	GENERAL EQUIPMENT		(2,192.24)	
731	72300	MAINT. OTHER EQUIPMENT		(4,937.03)	
731	78100	VEHICLE OPER. & MAINT CHR		(3,333.37)	
731	78200	VEHICLE REPLACEMENT CHRG		(7,916.63)	
					(32,205.30)
		741 - Prevention & Public Education			
741	50300	SALARIES-OVERTIME		(6,200.00)	
741	52300	TRAINING		(525.00)	
741	52400	DUES & MEMBERSHIPS		(400.00)	
741	60100	SUBSCRIPTIONS & PUBLICATIONS		(1,265.01)	
741	60450	UNIFORMS		(387.70)	
741	61200	GENERAL OFFICE SUPPLIES		16.84	
741	65000	GENERAL EQUIPMENT		(250.00)	
741	73600	ADVERTISING/PROMOTION		(235.46)	
741	76700	CONTRACT SERVICES		(2,339.57)	
					(11,585.90)
FIRE TOTAL					**(526,819.76)**
DEVELOPMENT SERVICES					
		911 - Development Services MGMT			
911	50000	SALARIES FULL-TIME		11,381.88	
911	50100	SALARIES PART-TIME		(3,626.28)	
911	51100	I.M.R.F.		4,794.26	
911	51400	F.I.C.A.		(90.75)	
911	51500	HEALTH INSURANCE		(1,724.84)	
911	52200	TRAVEL EXPENSE		(479.83)	
911	52300	TRAINING		(149.50)	
911	52400	DUES & MEMBERSHIPS		(8.00)	
911	61200	GENERAL OFFICE SUPPLIES		(196.44)	
911	61300	BUSINESS FORMS		(72.30)	
911	62450	COPYING & PRINTING		(214.81)	
911	65000	GENERAL EQUIPMENT		(100.00)	
911	72600	RENTALS		287.79	
911	76200	ENGINEERING SERVICES		(129,732.00)	
911	76950	CONSULTING SERVICES		425.00	
911	77000	OTHER SERVICES		314.00	
					(119,191.82)
		921 - Code Enforcement			
921	50000	SALARIES FULL-TIME		14,366.78	
921	50100	SALARIES PART-TIME		447.71	

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
921	50300	SALARIES-OVERTIME		(5,944.99)	
921	51100	I.M.R.F.		10,061.79	
921	51400	F.I.C.A.		(1,096.36)	
921	51500	HEALTH INSURANCE		18,138.51	
921	52200	TRAVEL EXPENSE		(50.00)	
921	52300	TRAINING		(342.60)	
921	52400	DUES & MEMBERSHIPS		(185.00)	
921	60100	SUBSCRIPTIONS & PUBLICATIONS		(440.49)	
921	60450	UNIFORMS		(44.16)	
921	60500	TOOLS & HARDWARE		(50.67)	
921	61200	GENERAL OFFICE SUPPLIES		(12.97)	
921	61300	BUSINESS FORMS		(291.30)	
921	65000	GENERAL EQUIPMENT		(171.81)	
921	73750	ELEVATOR INSPECTIONS		(20,410.00)	
921	77000	OTHER SERVICES		11,180.91	
921	78100	VEHICLE OPER. & MAINT CHR		(267.37)	
921	78200	VEHICLE REPLACEMENT CHRG		(415.00)	
					24,472.98
DEVELOPMENT SERVICES TOTAL					**(94,718.84)**
Total General Corporate Fund			**($5,177,120.36)**	**(2,090,390.81)**	**($7,267,511.17)**
Hotel Motel Tax Fund					
171	44550	INDEPENDENCE DAY/TASTE OF OAK	146,100.93		
171	46050	SPONSORSHIP REVENUE	200,000.00		
21	41200	HOTEL/MOTEL TAX	(341,743.31)		
21	44600	INTEREST	(192,327.60)		
					(187,969.98)
171	50000	SALARIES FULL-TIME		4,381.57	
171	51100	I.M.R.F.		1,291.88	
171	51400	F.I.C.A.		335.27	
171	51500	HEALTH INSURANCE		34.74	
171	52200	TRAVEL EXPENSE		(1,319.00)	
171	52300	TRAINING		(2,368.90)	
171	52400	DUES & MEMBERSHIPS		(1,413.48)	
171	71300	ELECTRIC		50.71	
171	73600	ADVERTISING/PROMOTION		(168,063.02)	
171	79400	INDEPENDENCE DAY		(154,114.30)	
171	90400	STRUCTURAL IMPROVEMENTS		(64,699.71)	
					(385,884.24)
Total Hotel Motel Tax Fund			**(187,969.98)**	**(385,884.24)**	
Motor Fuel Tax Fund					
22	41030	MOTOR FUEL TAX	1,800.24		

Village of Oak Brook
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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
22	41035	TRANSPORTATION RENEWAL TAX	(47,467.12)		
22	44600	INTEREST	(67,407.31)		
					(113,074.19)
431	61800	CHEMICALS		(10,909.27)	
					(10,909.27)
Total Motor Fuel Tax Fund			**(113,074.19)**	**(10,909.27)**	
Infrastructure Fund					
41	41010	SALES TAX	(2,836,025.76)		
41	41100	GRANTS	(507,108.01)		
41	44600	INTEREST	(626,088.93)		
Total Revenues					
					(3,969,222.70)
		152 - Information Technology GIS			
152	72500	MAINTENANCE COMPUTERS		(792.00)	
					(792.00)
		153 - Community Safety			
153	71100	TELECOM SERVICES		(44,892.25)	
153	71300	ELECTRIC		1,150.61	
153	72500	MAINTENANCE COMPUTERS		(117,361.44)	
153	90100	NEW EQUIPMENT		349,051.08	
153	90200	EQUIPMENT REPLACEMENT		1,704.00	
153	91200	APPLICATION SOFTWARE		20,713.01	
153	91400	SYSTEM SOFTWARE		5,368.00	
					215,733.01
		360 - Public Works Management			
360	62450	COPYING & PRINTING		84.77	
360	70100	LIABILITY INSURANCE		(146,847.33)	
360	90400	STRUCTURAL IMPROVEMENTS		(1,306.00)	
					(148,068.56)
		361 - Public Works Management			
361	60450	UNIFORMS		4.31	
					4.31
		362 - Streets & Traffic Maintenance			
362	62210	STREET MAINT SUPPLIES		1,027.68	
362	71500	MAINT. SVC-TRAFFIC CONTRO		(8,196.42)	

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	Expense (Decrease)/ Increase	
362	73450	HAULING SERVICES		(3,208.70)	
362	76500	MAINT. SERVICES-GROUNDS		(39,991.71)	
362	77000	OTHER SERVICES		(25,388.17)	
					(75,757.32)
		363 - Snow Removal			
363	50000	SALARIES FULL-TIME		424.05	
363	50300	SALARIES-OVERTIME		27,548.77	
363	51100	I.M.R.F.		2,684.52	
363	51400	F.I.C.A.		2,125.52	
363	78200	VEHICLE REPLACEMENT CHRG		(3,750.00)	
					29,032.86
		364 - Drainage Maintenance			
364	62200	MAINTENANCE SUPPLIES		(12,552.41)	
364	71900	MAINT.-STORM SEWER		(5,600.00)	
364	78100	VEHICLE OPER. & MAINT CHR		(1,250.00)	
					(19,402.41)
		366 - Safety and Pathway			
366	62200	MAINTENANCE SUPPLIES		3,569.64	
366	77000	OTHER SERVICES		(1,500.00)	
366	78100	VEHICLE OPER. & MAINT CHR		(1,250.00)	
		411 -Building Improvements			**819.64**
411	90400	STRUCTURAL IMPROVEMENTS		(613,511.41)	
					(613,511.41)
		460 - Engineering			
460	76200	ENGINEERING SERVICES		(427,337.36)	
460	78100	VEHICLE OPER. & MAINT CHR		(416.63)	
					(427,753.99)
		461 - Roadway Improvements			
461	76200	ENGINEERING SERVICES		1,148.01	
461	90700	STREET IMPROVEMENTS		(2,879,587.12)	
		462 STORM WATER MGT. IMPROVE.			**(2,878,439.11)**
462	76200	ENGINEERING SERVICES		(152,413.03)	
					(152,413.03)
		463 SAFETY PATHWAY IMPROVE.			
463	76200	ENGINEERING SERVICES		(250,357.03)	

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
					(250,357.03)
Total Infrastructure Fund			**(3,969,222.70)**	**(4,320,905.04)**	
Water Fund					
51	43030	PLAN REVIEW FEES	(1,725.00)		
51	43035	INSPECTION FEES	1,500.00		
51	43310	WATER SALES	175,682.24		
51	43320	UNMETERED SALES	11,014.26		
51	43330	WATER CONNECTION FEES	(26,177.88)		
51	43350	METER CHARGES	(22,581.00)		
51	43360	SPECIAL SERVICES	(16,852.01)		
51	43990	BAD DEBTS	41,507.88		
51	44600	INTEREST	(726,442.87)		
51	44670	MISCELLANEOUS	(154,193.65)		
					(718,268.03)
		351-Water Operations			
351	50000	SALARIES FULL-TIME		(51,505.88)	
351	50300	SALARIES-OVERTIME		8,962.53	
351	51100	I.M.R.F.		7,227.77	
351	51400	F.I.C.A.		3,170.13	
351	51500	HEALTH INSURANCE		(44,024.99)	
351	52300	TRAINING		(3,510.14)	
351	52400	DUES & MEMBERSHIPS		(28.00)	
351	53100	PENSION EXPENSE - IMRF		121,079.00	
351	60200	POSTAGE		(2,508.45)	
351	60450	UNIFORMS		(1,301.60)	
351	60500	TOOLS & HARDWARE		(1,096.00)	
351	60600	FOOD		301.38	
351	61100	CLEANING SUPPLIES		(60.00)	
351	61200	GENERAL OFFICE SUPPLIES		163.72	
351	61300	BUSINESS FORMS		154.80	
351	61800	CHEMICALS		187.54	
351	62200	MAINTENANCE SUPPLIES		23,640.95	
351	65000	GENERAL EQUIPMENT		(6,306.02)	
351	70100	LIABILITY INSURANCE		(147,594.09)	
351	71100	TELECOM SERVICES		(4,650.00)	
351	71300	ELECTRIC		59,778.19	
351	71700	MAINT.-DISTR. SYSTEM		(7,582.64)	
351	71800	MAINT.-PUMPING SYSTEM		43,887.78	
351	72300	MAINT. OTHER EQUIPMENT		(3,217.65)	
351	72500	MAINTENANCE COMPUTERS		(67,228.27)	
351	72700	UNIFORM RENTAL		(157.18)	
351	73100	PRINTING SERVICES		(1,538.04)	
351	73450	HAULING SERVICES		(6,248.00)	
351	74100	LABORATORY SERVICES		(9,499.01)	

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Village of Oak Brook
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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
351	74200	MAINT. SERV.-WATER METERS		(261.00)	
351	74250	CROSS CONNECTION CONTROL		(5,770.00)	
351	74300	DWC OPER. & MAINT. COSTS		109,553.12	
351	76100	AUDITING SERVICES		(4,796.00)	
351	76500	MAINT. SERVICES-GROUNDS		(107.30)	
351	76700	CONTRACT SERVICES		(25,000.00)	
351	77000	OTHER SERVICES		34,684.95	
351	78100	VEHICLE OPER. & MAINT CHR		(7,299.73)	
351	78200	VEHICLE REPLACEMENT CHRG		(8,333.37)	
351	90200	EQUIPMENT REPLACEMENT		143,053.53	
					146,222.03
		451-Water System Improvements			
451	76200	ENGINEERING SERVICES		100,736.26	
451	91000	WATER DISTRIBUTION IMPROV		16,113.43	
451	91100	WATER PUMP & STORAGE IMPR		(996,137.50)	
					(879,287.81)
Total Water Fund			**(718,268.03)**	**(733,065.78)**	
Sports Core Fund					
52	44601	INTEREST - LEASES	10,287.00		
					10,287.00
		811 - Sports Core General Operations			
811	44600	INTEREST	(23,551.50)		
811	44640	RENTAL INCOME	(1,032.87)		
811	44670	MISCELLANEOUS	(1,426.26)		
					(26,010.63)
811	50000	SALARIES FULL-TIME		(7,295.23)	
811	50200	SALARIES-SEASONAL		(30,000.00)	
811	51100	I.M.R.F.		(1,366.79)	
811	51400	F.I.C.A.		(762.24)	
811	51500	HEALTH INSURANCE		(1,700.35)	
811	52200	TRAVEL EXPENSE		390.47	
811	52300	TRAINING		925.00	
811	53100	PENSION EXPENSE - IMRF		171,682.00	
811	60400	DRUGS & MEDICAL		(600.00)	
811	61200	GENERAL OFFICE SUPPLIES		350.00	
811	62300	BUILDING MAINT. SUPPLIES		130.78	
811	62450	COPYING & PRINTING		(305.00)	

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
811	70100	LIABILITY INSURANCE		(73,793.57)	
811	72200	MAINTENANCE BUILDINGS		(1,400.38)	
811	72500	MAINTENANCE COMPUTERS		(1,217.40)	
811	72600	RENTALS		(1,155.00)	
811	73700	BANK SERVICE FEES		(1,756.23)	
811	76100	AUDITING SERVICES		(547.00)	
811	76200	ENGINEERING SERVICES		(22,970.83)	
811	76500	MAINT. SERVICES-GROUNDS		(169.58)	
811	77000	OTHER SERVICES		(475.00)	
811	90400	STRUCTURAL IMPROVEMENTS		(110,418.95)	
					(82,455.30)
		812 - Swimming Operations			
812	45010	B&T RESIDENT FAMILY	(14,980.00)		
812	45013	B&T RESIDENT COUPLE	1,575.00		
812	45015	B&T RESIDENT INDIVIDUAL	3,000.00		
812	45025	B&T RESIDENT SR FAMILY	775.00		
812	45030	B&T RESIDENT SR INDIVIDUA	2,762.50		
812	45045	B&T NON-RESIDENT FAMILY	(90,270.00)		
812	45048	B&T NON-RESIDENT COUPLE	7,560.00		
812	45050	B&T NON-RESIDENT INDIVIDU	1,335.00		
812	45060	B&T NON-RESIDENT SR FAMILY	2,840.00		
812	45065	B&T NON-RESIDENT SR INDIVIDU	585.00		
812	45080	B&T CORPORATE FAMILY	(6,910.00)		
812	46130	SWIM GUEST FEES	944.25		
812	46140	SWIM LESSONS	274.00		
812	46145	SWIM PROGRAMS	13,740.00		
812	46150	SWIM TEAM FEES	1,700.00		
812	46155	MORNING LAP SWIM MEMBERSHIP	(600.00)		
					(75,669.25)
812	50200	SALARIES-SEASONAL		433.25	
812	51400	F.I.C.A.		(456.77)	
812	60450	UNIFORMS		(82.65)	
812	61450	SWIMMING SUPPLIES		(44.78)	
812	61800	CHEMICALS		712.72	
812	62300	BUILDING MAINT. SUPPLIES		(1,193.90)	
812	65000	GENERAL EQUIPMENT		5,012.09	
812	71350	SEWER		(777.39)	
812	72300	MAINT. OTHER EQUIPMENT		(14,012.00)	
812	72800	MAINT. SERVICES-SWIMMING		16,964.78	
812	73200	LICENSES & FEES		(1,200.00)	
812	73700	BANK SERVICE FEES		(88.65)	
812	76500	MAINT. SERVICES-GROUNDS		3,276.28	
812	77000	OTHER SERVICES		1,842.64	
812	77100	POOL MANAGEMENT FEES		(10,075.00)	
812	77600	SWIM TEAM		(1,540.52)	
812	90200	EQUIPMENT REPLACEMENT		(10,608.58)	

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
812	90400	STRUCTURAL IMPROVEMENTS		13,303.56	
					1,465.08
		813 - Tennis Operations			
813	44670	MISCELLANEOUS	(1,489.75)		
813	45035	FAMILY TENNIS	(3,791.25)		
813	45070	INDIVIDUAL TENNIS	11,189.00		
813	46210	TENNIS GUEST FEES	1,100.00		
813	46220	OUTDOOR TENNIS LESSONS	3,705.00		
813	46230	SUMMER TENNIS PROGRAM	41,596.45		
813	46810	PRO-SHOP SALES	6,485.00		
					58,794.45
813	61400	TENNIS SUPPLIES		85.09	
813	62300	BUILDING MAINT. SUPPLIES		228.24	
813	65000	GENERAL EQUIPMENT		(2,183.71)	
813	72200	MAINTENANCE BUILDINGS		(6,100.00)	
813	72900	MAINT. SERVICES-TENNIS		466.15	
813	76500	MAINT. SERVICES-GROUNDS		(59.00)	
813	77000	OTHER SERVICES		(75,670.18)	
					(83,233.41)
		816-Open Fields			
816	46020	OPEN FIELD RENTAL	(149.98)		
					(149.98)
816	61800	CHEMICALS		(9,490.00)	
816	71200	NATURAL GAS		361.31	
816	71300	ELECTRIC		340.62	
816	72200	MAINTENANCE BUILDINGS		(1,523.25)	
816	76500	MAINT. SERVICES-GROUNDS		(32,306.31)	
816	77000	OTHER SERVICES		359.41	
					(42,258.22)
		821-Clubhouse F& B Operations			
821	44640	RENTAL INC	17,873.24		
					17,873.24
821	62300	BUILDING MAINT. SUPPLIES		(8,447.36)	
821	71200	NATURAL GAS		1,453.77	

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			Revenue (Increase)/ Decrease	Expense (Decrease)/ Increase	
821	71350	SEWER		3,242.75	
821	72200	MAINTENANCE BUILDINGS		6,181.55	
821	72300	MAINT. OTHER EQUIPMENT		500.50	
821	76500	MAINT. SERVICES-GROUNDS		(82.00)	
					2,849.21
		822 - Poolside Food & Beverage			
822	44640	RENTAL INCOME	(3,000.00)		
822	47300	FOOD SALES POOLSIDE	(56,226.97)		
822	47700	BEVERAGE SALES POOLSIDE	(33,723.06)		
					(92,950.03)
822	72300	MAINT. OTHER EQUIPMENT		1,054.50	
822	77000	OTHER SERVICES		92,251.62	
					93,306.12
		823-Golf Food & Beverage			
823	44640	RENTAL INCOME	4,350.00		
823	47400	FOOD SALES-GOLF	(51,590.34)		
823	47800	BEVERAGE SALES-GOLF	75,250.00		
					28,009.66
823	63250	BEVERAGE/LIQUOR COST		(782.50)	
					(782.50)
		831-Golf Club General Operations			
831	44670	MISCELLANEOUS	(39,052.88)		
831	45510	GOLF UNLIMITED RESIDENT	1,925.00		
831	45520	GOLF JUNIOR RESIDENT	7,650.00		
831	45530	GOLF SENIOR RESIDENT	24,500.00		
831	45540	GOLF UNLIMITED NON-RES	9,450.00		
831	45550	GOLF UNLIMITED CORP RESID	2,200.00		
831	45560	GOLF NON-RESIDENT SENIOR	52,500.00		
831	46510	GOLF GREEN FEES NON-RES	(55,618.71)		
831	46520	GOLF GREEN FEES RESIDENT	105,866.03		
831	46710	EQUIPMENT RENTAL	(5,203.60)		
831	46810	PRO-SHOP SALES	(13,847.12)		
831	46820	HANDICAP SALES	200.00		
831	46990	OVER/SHORT CASH	(53.42)		
					90,515.30

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Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
831	50000	SALARIES FULL-TIME		(14,305.42)	
831	50200	SALARIES-SEASONAL		(154.24)	
831	50490	BONUS POOL		501.50	
831	51100	I.M.R.F.		2,596.11	
831	51400	F.I.C.A.		558.81	
831	51500	HEALTH INSURANCE		(2,010.84)	
831	52300	TRAINING		1,539.43	
831	52400	DUES & MEMBERSHIPS		(327.38)	
831	60200	POSTAGE		(500.00)	
831	60450	UNIFORMS		(270.66)	
831	61100	CLEANING SUPPLIES		(66.67)	
831	61200	GENERAL OFFICE SUPPLIES		237.01	
831	61300	BUSINESS FORMS		(341.61)	
831	61600	PAPER PRODUCTS		(329.04)	
831	61700	GOLF COURSE SUPPLIES		885.19	
831	62300	BUILDING MAINT. SUPPLIES		7,051.56	
831	62400	COMPUTER SUPPLIES		(320.09)	
831	62450	COPYING & PRINTING		1.16	
831	63000	COST OF SALES		851.59	
831	63100	COST OF SALES-HANDICAP		2,000.00	
831	65000	GENERAL EQUIPMENT		(4,113.81)	
831	70100	LIABILITY INSURANCE		(2,748.97)	
831	71100	TELECOM SERVICES		(840.71)	
831	71200	NATURAL GAS		193.26	
831	71300	ELECTRIC		38,577.61	
831	71350	SEWER		313.36	
831	71400	LAUNDRY & CLEANING		(8,440.00)	
831	72200	MAINTENANCE BUILDINGS		(14,667.30)	
831	72500	MAINTENANCE COMPUTERS		(5,000.00)	
831	72600	RENTALS		(53.62)	
831	73000	ADVERTISING		(500.00)	
831	73200	LICENSES & FEES		700.00	
831	73700	BANK SERVICE FEES		(17,126.17)	
831	76100	AUDITING SERVICES		(1,147.00)	
831	76700	CONTRACT SERVICES		(43,005.39)	
831	77000	OTHER SERVICES		(11,045.56)	
831	90400	STRUCTURAL IMPROVEMENTS		(51,094.83)	
					(122,402.72)
		832-Golf Learning & Practice			
832	46530	GOLF LESSO	(77,735.00)		
832	46610	DRVG RNG F	(44,958.68)		
832	46620	PRO RENT	(19,250.00)		
					(141,943.68)
832	50200	SALARIES-SEASONAL		5,509.00	

Exhibit A

Village of Oak Brook
Budget Amendment
12/31/2025

For Village President and Board of Trustee Approval

Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
832	50500	COMMISSIONS		63,412.25	
832	51400	F.I.C.A.		(2,638.23)	
832	61700	GOLF COURSE SUPPLIES		3,290.85	
832	65000	GENERAL EQUIPMENT		132.34	
832	72300	MAINT. OTHER EQUIPMENT		2,972.42	
832	76500	MAINT. SERVICES-GROUNDS		3,954.47	
					76,633.10
		833 - Golf Cart Operations			
833	46720	POWER CART RENTAL	(11,748.72)		
833	46730	HAND CART RENTAL	(1,033.35)		
					(12,782.07)
833	50200	SALARIES-SEASONAL		26,841.42	
833	51400	F.I.C.A.		2,053.72	
833	61100	CLEANING SUPPLIES		(500.00)	
833	62200	MAINTENANCE SUPPLIES		(994.65)	
833	72300	MAINT. OTHER EQUIPMENT		4,593.91	
833	72600	RENTALS		(1,500.00)	
833	90100	NEW EQUIPMENT		(529.60)	
					29,964.80
		834 - Golf Course Maintenance			
834	50000	SALARIES FULL-TIME		(60,985.58)	
834	50200	SALARIES-SEASONAL		34,081.88	
834	50300	SALARIES-OVERTIME		15,962.98	
834	51100	I.M.R.F.		674.86	
834	51400	F.I.C.A.		(1,752.08)	
834	51500	HEALTH INSURANCE		(33,465.02)	
834	52400	DUES & MEMBERSHIPS		315.00	
834	54050	UNEMPLOYMENT COMPENSATION		8,564.00	
834	60300	GAS & OIL		1,820.81	
834	60450	UNIFORMS		(355.43)	
834	60500	TOOLS & HARDWARE		(223.57)	
834	61100	CLEANING SUPPLIES		297.20	
834	61700	GOLF COURSE SUPPLIES		756.27	
834	61800	CHEMICALS		24,167.66	
834	61900	GOLF MAINT. SUPPLIES		4,984.98	
834	61950	IRRIGATION/DRAIN SUPPLIES		3,814.97	
834	62000	FLOWERS		531.56	
834	62100	TREES & SHRUBS		(6,728.90)	
834	62200	MAINTENANCE SUPPLIES		(152.10)	
834	65000	GENERAL EQUIPMENT		3,830.29	
834	71200	NATURAL GAS		92.93	
834	71350	SEWER		106.40	

Village of Oak Brook
Budget Amendment
12/31/2025

Exhibit A

For Village President and Board of Trustee Approval

Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
834	72000	MAINT.-ROADS & PATHS		(23,271.52)	
834	72300	MAINT. OTHER EQUIPMENT		(1,271.60)	
834	72600	RENTALS		4,413.00	
834	77000	OTHER SERVICES		(2,130.85)	
834	90200	EQUIPMENT REPLACEMENT		(9,029.55)	
					(34,951.41)
		844 - GOLF SRCHG			
844	46590	GOLF SRCHG	(14,622.55)		
					(14,622.55)
Total Sports Core Fund			**(158,648.54)**	**(161,865.25)**	
Insurance Fund					
61	43410	VILLAGE CONTRIBUTION	524,573.30		
61	43420	EMPLOYEE CONTRIBUTION	(45,526.51)		
61	43440	RETIREE CONTRIBUTION	105,604.54		
61	43450	COBRA CONTRIBUTION	30,000.00		
61	44600	INTEREST	(1,571.23)		
					613,080.10
		133-Employee Benefits			
133	70320	HEALTH INSURANCE PREMIUMS		(369,301.68)	
133	70340	HEALTH INS PREMIUMS		(57,240.64)	
133	70350	VISION INSURANCE		(4,420.95)	
133	70400	RETIREE 65+ SUPPLEMENTAL		-	
133	70500	LIFE INSURANCE		(159.93)	
133	70600	ADMINISTRATIVE FEE		(2,406.03)	
133	70800	HSA VILLAGE CONTRIBUTION		21,344.78	
133	70900	DENTAL PREMIUMS		(73,154.28)	
133	76860	HEALTH & WELLNESS		730.94	
133	76950	CONSULTING SERVICES		(14,292.52)	
133	77000	OTHER SERVICES		(11,983.26)	
					(510,883.57)
Total Insurance Fund			**613,080.10**	**(510,883.57)**	
Garage Fund					
62	43910	CHARGES FOR SERVICES	72,575.24		
62	44600	INTEREST	(1,447.55)		
					71,127.69
		341-Garage Operations			

Exhibit A

Village of Oak Brook
Budget Amendment
12/31/2025

For Village President and Board of Trustee Approval

Account Number		Account Title	Amount		
			Revenue (Increase)/ Decrease	**Expense** (Decrease)/ Increase	
341	50000	SALARIES FULL-TIME		(34,497.88)	
341	50300	SALARIES-OVERTIME		(374.06)	
341	51100	I.M.R.F.		(1,010.60)	
341	51400	F.I.C.A.		(1,924.95)	
341	51500	HEALTH INSURANCE		(37,838.48)	
341	52300	TRAINING		(3,510.29)	
341	53100	PENSION EXPENSE - IMRF		45,394.00	
341	60100	SUBSCRIPTIONS & PUBLICATIONS		(23.50)	
341	60300	GAS & OIL		(61,411.52)	
341	60450	UNIFORMS		585.38	
341	60500	TOOLS & HARDWARE		440.61	
341	61100	CLEANING SUPPLIES		(262.32)	
341	61200	GENERAL OFFICE SUPPLIES		(202.02)	
341	65000	GENERAL EQUIPMENT		(2,204.77)	
341	71100	TELECOM SERVICES		(260.00)	
341	71200	NATURAL GAS		(1,000.00)	
341	71600	MAINTENANCE VEHICLES		105,094.38	
341	72300	MAINT. OTHER EQUIPMENT		(3,721.71)	
341	72400	MAINTENANCE RADIOS		(750.00)	
341	72600	RENTALS		896.49	
341	72700	UNIFORM RENTAL		280.72	
341	77000	OTHER SERVICES		(914.16)	
341	78200	VEHICLE REPLACEMENT CHRG		(765.87)	
					2,019.45
Total Garage Fund			**71,127.69**	**2,019.45**	
Equipment Replacement Fund					
63	43910	CHARGES FOR SERVICES	112,781.24		
63	44600	INTEREST	(44,099.47)		
63	44670	MISCELLANEOUS	(28,408.32)		
					40,273.45
		342 - Equipment Replacement			
342	73950	CAPITAL LEASE PAYMENT		225,629.23	
342	90200	EQUIPMENT REPLACEMENT		(162,832.54)	
					62,796.69
Total Equipment Replacement Fund			**40,273.45**	**62,796.69**	
Total-All Funds			**(9,599,822.56)**	**(8,149,087.82)**	

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 24, 2026

SUBJECT: 2026 Taste of Oak Brook Drone Show

FROM: Greg Summers, Village Manager
Rania Serences, Purchasing and Budgeting Coordinator

BUDGET SOURCE/BUDGET IMPACT: Account 171-79400, $40,000

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 Opensky 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:

- **Opensky** – 200 drones: $40,000
- **Skyworkx** – 200 drones: $60,000

- **Sky Elements** – 200 drones: $60,000
- **Chicago Drone** – 200 drones: $45,000 + 12,500 = $62,500

Opensky submitted the lowest-cost proposal and is recommended by our event coordinator, Duff Entertainment, as a preferred vendor.

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 Opensky for the 2026 Taste of Oak Brook Drone Show, Pending Final Attorney Review and Approval.

Attachments:

1. Resolution R-2351 TOB Drone Opensky
2. Opensky Contract

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 OPENSKY DRONE LIGHT SHOWS, 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 24th 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 OPENSKY DRONE LIGHT SHOWS, 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 Opensky Drone Light Shows, ("Company"), attached hereto and incorporated herein as Exhibit A, for the 2026 Taste of Oak Brook event, in the total amount of $40,000.00; 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 24th day of March 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of March 2026.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]

Show Contract

Open Sky Productions, LLC (the “Company”)
922 S 500 W STE F
Salt Lake City, UT 84101
801-996-4857

Date: 3/16/2026

Project Reference: Taste of Oak Brook
To: Village of Oak Brook % Greg Summers (the “Client”)
Address: 1200 Oak Brook Road | Oak Brook, IL 60523

Show Date(s): 7/3/26
Launch Time: 9:15PM-9:30PM
Show Size: 200 drones
Venue Name & Address: Taste of Oak Brook 700 Oak Brook rd. Oak Brook, IL 60523

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1) Company Services:
   a) Subject to the terms of this Agreement the Company will provide the following services (the “**Services**”):
      i) FAA flight authorization
      ii) Launch site check (as applicable)
      iii) Custom show design with up to 10 custom animations approved by Client
      iv) Programmed music soundtrack
      v) Duration of show: 12-13 minutes
      vi) Staff travel and expenses
      vii) Equipment freight and logistics expenses
      viii) Set up, installation, dismantle of equipment
   b) The Company will be responsible for providing the Special Flight Operations Certificate from the FAA and any other necessary flight authorizations, if required (the “**Company Permits**”). All permits licenses and authorizations other than the Company Permits will be the sole responsibility of the Client.

2) Client Responsibilities:
   a) Access and permission to use the location specified for the show, in such form as the Company may require, in order to obtain the Company Permits and for event coordination, which must be provided at least seven (7) days prior to the scheduled event date
   b) An appropriate site for the Services to be performed. Approval and confirmation of the Latitude and Longitude for the event site must be confirmed by the Client in writing upon signing this Agreement, as the site location and characteristics may influence the design and performance of the Services
   c) All necessary security services to ensure the safety of Company equipment and personnel
   d) All permits, licenses, and authorizations necessary for the event and Services, save and except for the Company Permits.

3) Price Includes:
   a) The Services described above
   b) The Company Permits
   c) Company travel to and from the event location

a) General Aviation Liability Insurance and Workers Comp coverage

4) Price and Payment Terms:
   a) Price for Services: $40,000 (Final Price)
      i) 50% due as deposit upon signing of contract
      ii) 50% due by September 3, 2026

5) Additional Provisions:
   a) The Client will approve all renderings no later than 5 days before the show, which approval is final, and binding and the Company will perform the show substantially as presented
   b) Company shall provide evidence to the Client of workers' compensation coverage of at least $1,000,000
   c) Company shall provide evidence to the Client of general liability insurance of at least $5,000,000
   d) Company shall provide evidence to the Client of aviation liability insurance of at least $5,000,000

6) General:
   a) The Terms and Conditions attached as Schedule "A" form part of this Agreement. By signing below the parties each acknowledge that they have had an opportunity to review such terms and conditions and the parties accept and agree to such terms.
   b) This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. This Agreement may be executed by electronic signature and/or transmitted in electronic form and the parties to this Agreement consent thereto.

THE PARTIES have entered into this Agreement as of.

For and on Behalf of
Open Sky Productions, LLC

The above quotation is accepted by:

B Jones

_____ _____

Authorized Signature

Name: Brittany Jones

Title: Account Executive

Date: 3/13/2026

Authorized Signature

Name:

Title:

Date:

Schedule “A” - Terms and Conditions

1. ***Deposits.*** A non-refundable deposit equal to fifty percent (50%) of the total price (the “Deposit”) is required upon execution of this Agreement to secure your booking. If a show is booked within two weeks (14 days) of the required date, then full payment is required upon booking.
2. ***Payment.*** All payments shall be made by way of a money transfer, wire transfer, or other form of immediately available funds. Any amounts not paid when due hereunder shall accrue interest at the rate of 12% per annum, compounding monthly.
3. ***FAA Approval.*** Drone shows are subject to the Company obtaining the Company Permits. In the event such Company Permits are not obtained for any reason (other than the failure of the Client to provide any information reasonably requested by the Company to obtain such Company Permits), this Agreement shall terminate, and the sole right and remedy of the Client shall be a refund of any prepaid amounts. In the event such Company Permits are not obtained due to the failure of the Client to provide any information reasonably requested by the Company, this Agreement shall terminate, without liability of the Company to the Client, and the Company shall be entitled to retain the Deposit as liquidated damages, which amount the parties agree is a reasonable estimate of the Company’s damages in such circumstance.
4. ***Performance.*** The Client acknowledges that performance of the Services are subject to reasonable technical or other errors, and that the Services shall be deemed to be fully performed provided that at least 90% of the drones function substantially in the manner intended for the Services.
5. ***Limited Warranty.*** All Services to be provided hereunder will be provided in a good and professional manner and in accordance with applicable laws. The Company will not knowingly infringe upon the intellectual property rights of third parties.
6. ***Disclaimer of Warranties.*** The Company makes no representation or warranty whatsoever either expressed or implied, statutory, or otherwise other than as expressly set forth herein and the Client hereby waives the benefit of any such expressed or implied, statutory or other representations or warranties.
7. ***Force Majeure.*** The Company shall not be liable for any modification of the Services or any failure to perform or delay in performance under this Agreement if such modification, failure, or delay is due to any strike, lockout, riot, civil commotion, sabotage, embargo, epidemic, inclement weather, act of government, war, act of God or other cause beyond its reasonable control (each a “**Force Majeure Event**”). Without limiting the foregoing, the Client acknowledges that the performance of the Services and the safety of all person’s present is dependent upon suitable weather conditions on the day of the event. The Company will have the sole discretion to determine if weather conditions are suitable for performance of the Services, and may delay, modify, or cancel the Services in their sole discretion.
8. ***Cancellations.*** The Client acknowledges that the Company will spend considerable time and resources in planning the Services, traveling to the event venue and in setting up to perform the Services. In the event of cancellation due to a Force Majeure Event or failure of client to fulfill their contractual obligations, the Client will be issued a credit (the “Credit”) equal to the amount of the Deposit less any expenses incurred prior to cancellation, including but not limited to labor costs, fees for Company Permits and other expenses. The Credit may be applied to a future event to be scheduled within one (1) year of the date of the original event date. Future event dates will be scheduled based on availability at the time of booking. Any unused credits will expire one (1) year following the date of the original event. The foregoing credit shall be the Client’s sole right in the case of any Force Majeure Event and in no case will the Client be entitled to any refund of any amounts paid.
9. ***Insurance.*** The parties will each maintain and keep in force during the term of this Agreement general or aviation liability insurance including coverage for personal injury, products liability, and contractual liability, in the amount equivalent to at least USD $5,000,000.00
10. ***Limitation of Liability.*** Limitation of Liability. The aggregate liability of the respective parties, and their officers, directors, employees, agents, and consultants (who shall collectively be included in the definition of the “Company” or “Client” for purposes of this section), whether arising under this agreement, contract, tort, negligence, statutory liability or other legal theory, shall be limited to the direct and actual money damages effectively incurred by the indemnified party.
11. ***Mutual Indemnity.*** Mutual Indemnity. The Company agrees to defend, indemnify and hold harmless the Client, its’ employees, agents, invitees and/or volunteers from any claims, demands, causes of action, liability, loss, property damage or any type of damage and/or injury (to property or person, including without limitation wrongful death), whether brought by an individual or other entity, or imposed by a court of law or by administrative action of any federal, state or local government body or agency, arising out the services provided by the Company. The Client agrees to defend, indemnify and hold harmless the Company, its’ employees, agents, invitees and/or volunteers from any claims, demands, causes of action, liability, loss, property damage or any type of damage and/or injury (to property or person, including without limitation wrongful death), whether brought by an individual or other entity, or imposed by a court of law or by administrative action of any federal, state or local government body or agency, arising out of or incident to any acts, omissions, negligence, or conduct of the Client, its personnel, employees, agents, contractors, or volunteers in connection with or arising out of the Client’s negligence, or intentional acts or failure to act, arising out of this Agreement.
12. ***Termination.*** Without limiting any other rights or remedies available at law or in equity or otherwise, the Company may terminate this Agreement if:
    (a) the Client is in breach or default of any of its obligations under this Agreement and such breach or default continues unrectified for fifteen (15) days following the provision of written notice of such breach or default.
    (b) the Client enters into proceedings in bankruptcy or insolvency, makes an assignment for the benefit of its creditors, is adjudged to be bankrupt or insolvent, a petition is filed against the Client under a bankruptcy law, corporate reorganization law, or any other law for the relief of debtors or similar law or a receiver, trustee or similar person is appointed with respect to the Consultant’s assets; or
    (c) the Client ceases to carry on its business.
13. ***Assignment.*** Neither the Company nor the Client shall have the right to transfer or assign this Agreement or any rights, remedies, obligations or benefits hereunder without the prior written permission from the other party.
14. ***Waiver.*** The waiver of one breach or default shall not constitute the waiver of any subsequent breach or default and shall not act to amend or negate the rights of any party.
15. ***Severability.*** Any provision of this Agreement prohibited by or unlawful or unenforceable under any applicable law shall, at the sole option of the Company, be ineffective without invalidating the remaining provisions of this Agreement; provided, however, that to the extent that the provisions of any such applicable law can be waived, they are hereby waived by the Client.
16. ***Relationship.*** The relationship between the Company and the Client will, at all times be one of independent contractors and nothing herein shall be construed as implying a partnership or joint venture relationship.
17. ***Headings.*** The inclusion in this Agreement of headings and subheadings is for convenience of reference only and shall not affect the construction or interpretation of this Agreement.
18. ***Applicable Laws.*** This Agreement shall be governed by the laws of the State of Utah. Jurisdiction and venue shall be the courts of Illinois in and for DuPage County.
19. ***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.

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 24, 2026

SUBJECT: Resolution R-2354, 50 Timber Trail Drive – Final Plat of Consolidation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concurs with the recommendation from the Planning & Zoning Commission and approve Resolution R-2354 approving the Final Plat for 50 Timber Trail Drive Plat of Consolidation, subject to the following conditions:

1. Final engineering review and approval.
2. Adoption of attached Resolution R-2354.
3. Recording of the document by Village Staff.

Background/History:

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

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

At their meeting on March 4, 2026, the Planning & Zoning Commission reviewed and deliberated on the petition. No members of the public spoke to the commission for or against the requested consolidation Plat. The Planning & Zoning Commission discussed the Plat and asked about the reason(s) for the request. The questions were answered to the satisfaction of the Planning & Zoning Commission.

Resolution R-2354 and the case file have been included with the Planning & Zoning Commission recommendation letter, both providing additional information and details pertaining to the application.

By a vote of 9 to 0, the Planning & Zoning Commission recommended approval of the final plat for the 50 Timber Trail Drive Consolidation as presented.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2354, a resolution approving the final plat of consolidation for 50 Timber Trail Drive, Oak Brook, Illinois.

Attachments:

1. 2026-SR-FP-EX-R-2354
2. Exhibits -R-2354

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2026-SR-FP-EX-R-2354

A RESOLUTION APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE PROPERTY COMMONLY KNOWN AS 50 TIMBER TRAIL DRIVE, OAK BROOK, ILLINOIS

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 24th day of March 2026

RESOLUTION NO. R-2354

A RESOLUTION
APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE PROPERTY COMMONLY KNOWN AS 50 TIMBER TRAIL DRIVE, OAK BROOK, ILLINOIS

50 Timber Trail Drive,
Oak Brook, Illinois

PIN(s): 06-23-207-017 & 06-23-207-018

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 Owner of the property commonly known as 50 Timber Trail Drive, Oak Brook, Illinois, has submitted a petition requesting approval of a Final Plat of Consolidation to combine the two (2) existing parcels (the "Subject Property"; legally described in the attached Exhibit A) to create one lot consisting of approximately .66 acres (or 28,829 SF);

WHEREAS, at its meeting on March 4, 2026, the Village of Oak Brook Planning & Zoning Commission (the "Commission") completed its review and deliberations on the Owner's application requesting approval of a final plat to consolidate the two underlying parcels for the Subject Property into one residential lot, consisting of approximately 28,829 square-feet in total.;

WHEREAS, by a vote of 9-0, the Commission recommended approval of the request for a final plat of consolidation for the Subject Property; and

WHEREAS, the Village President and Board of Trustees (collectively, the "Corporate Authorities") have reviewed the recommendation of the Commission and have determined the approval of the Owner's request to approve the final plat of consolidation for the Subject Property, as set forth below, to be in the best interests of the Village;

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 of Final Plat of Consolidation.

A. Approval of Final Plat. Subject to and contingent upon the conditions set forth in Section Three of this Resolution, the Final Plat of Consolidation, substantially in

the form attached hereto and incorporated herein as Exhibit B (the "Final Plat"), is hereby approved.

B. Authorization and Execution. The Village President, Clerk, and other appropriate Village officials are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat of Consolidation and the customary certifications indicating such approval.

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

Section Three --Conditions.

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

A. Recording of the document by Village staff;

B. The Final Plat and final engineering review be approved by the Village Engineer; and

C. The Owner and all subsequent owners of the Subject Property shall comply with all applicable requirements of law, including without limitation, federal, state, and local laws, ordinances, resolutions, and regulations, relating to the Subject Property.

Section Four – Effective Date

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

Section Five - Publication

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

Section Six – Conflict Clause

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

Section Seven – 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 Eight – 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 24th day of March 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of March 2026.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

06-23-207-018

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

06-23-207-017

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

EXHIBIT B

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

50 Timber Trail Drive Consolidation
of

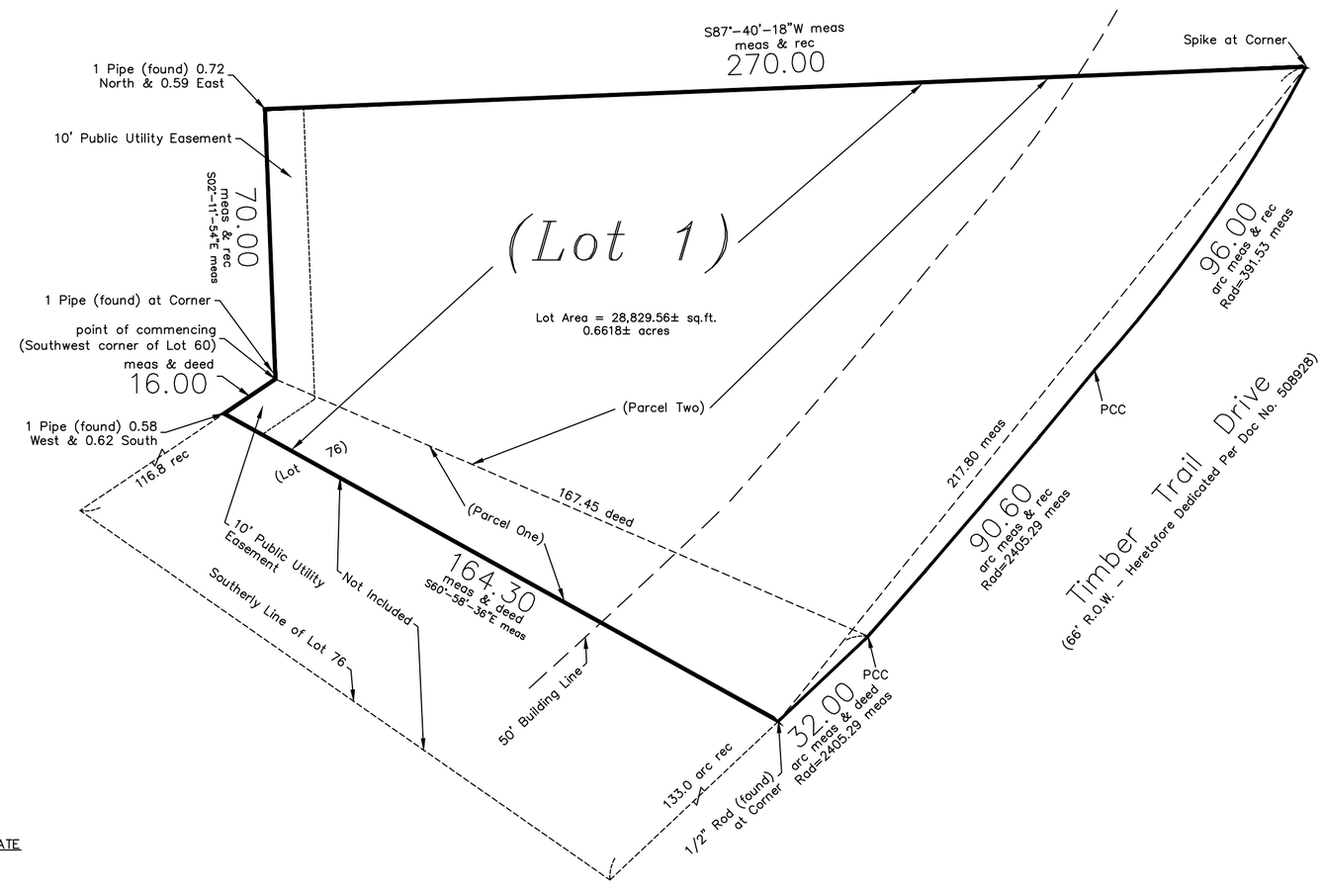
Lot 60 and that part of Lot 76 in Timber Trail Estates Unit One, being a Subdivision of part of the Northeast quarter of Section 23, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 16, 1946 as Document 508928 in DuPage County, Illinois.

Address: 50 Timber Trail Drive, Oak Brook

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

(assumed)

Graphic Scale (feet)
30 0 15 30 60



PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
CHAIRMAN

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____ VILLAGE

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

THIS _____ DAY OF _____ A.D. 2026

_____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____ VILLAGE

ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
VILLAGE ENGINEER

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

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

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

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

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____ VILLAGE

TREASURER OF THE VILLAGE OF OAK BROOK, ILLINOIS, DO CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____, COUNTY

CLERK OF DuPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE DuPAGE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
DuPAGE COUNTY CLERK

RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, AFORESAID,

ON THE _____ DAY OF _____ A.D. 2026

AT _____ O'CLOCK ____ M.

_____
RECORDER OF DEEDS

50 Timber Trail Drive Consolidation
was prepared on January 13, 2026

Project:
50 Timber Trail Drive Consolidation
Address: 50 Timber Trail Drive
Oak Brook, Illinois 60523

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

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT KURTIS E. SCHWEIG IS THE OWNER OF THE LAND HEREIN DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREON SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, TO THE BEST OF MY/OUR KNOWLEDGE, THE PROPOSED 50 TIMBER TRAIL DRIVE CONSOLIDATION PLAT, IN THE VILLAGE OF OAK BROOK, COUNTY OF DuPAGE, STATE OF ILLINOIS, GENERALLY KNOWN AS 50 TIMBER TRAIL DRIVE, IS LOCATED WITHIN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT 48 AND HIGH SCHOOL DISTRICT 88 AND COLLEGE OF DuPAGE DISTRICT 502 COMMUNITY COLLEGE.

DATED AT _____, _____

THIS _____ DAY OF _____ A.D. 2026

BY: _____
OWNER

BY: _____
OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF_____)

I, _____, A NOTARY PUBLIC IN AND

FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY

CERTIFY THAT KURTIS E. SCHWEIG

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN. GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 2026

AT _____, ILLINOIS.

_____
NOTARY PUBLIC

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I,_____, EXECUTIVE DIRECTOR OF

THE FLAGG CREEK WATER RECLAMATION DISTRICT, DuPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDE IN THE PLAT.

DATED AT _____, ILLINOIS, THIS ____ DAY

OF _____ A.D. 2026.

_____
EXECUTIVE DIRECTOR

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, MITCHEL P. BALEK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3250, HAVE SURVEYED AND CONSOLIDATED THE HEREON DESCRIBED PROPERTY AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION AND DESCRIBED AS: PARCEL ONE: THAT PART OF LOT 76 IN TIMBER TRAIL ESTATES UNIT ONE, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 60 OF TIMBER TRAIL ESTATES UNIT ONE, AND RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 60, 167.45 FEET TO THE NORTHWESTERLY LINE OF TIMBER TRAIL DRIVE SOUTH; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF LOT 76, 32 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE 164.3 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 76 THAT IS 16 FEET SOUTHWESTERLY MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 76 TO THE PLACE OF BEGINNING, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1946 AS DOCUMENT 508928 IN DUPAGE COUNTY, ILLINOIS, AND PARCEL TWO: LOT 60 IN TIMBER TRAIL ESTATES UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1946 AS DOCUMENT 508928 IN DUPAGE COUNTY, ILLINOIS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK, WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT A PART OF THE LAND SHOWN ON THIS PLAT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL 17043C0177J EFFECTIVE DATE 8/1/2019.

SCALE OF MAP IS 30 FEET PER ONE INCH.

GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF JANUARY, 2026, IN WESTCHESTER, ILLINOIS

_____
Mitchell P. Balek

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

_____
ORIGINAL SEAL IN RED

VILLAGE OF OAK BROOK
Illinois

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

March 12, 2025

Village President and Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: 50 timber Trail Drive Consolidation - Final Plat

Dear Village President and Board of Trustees:

Background
At its meeting on March 4, 2026, the Planning & Zoning Commission completed its review and deliberations on a petition from the owner of the properties located at 50 Timber Trail Drive seeking approval of a final plat to consolidate the two existing parcels into one.

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

The Commission was in receipt of the Village Engineer's review and recommended approval of the proposed final plat.

Public Comment
All interested parties were notified of the public meeting. No one spoke in support of or in opposition to the request.

Planning & Zoning Commission Recommendation
By a vote of 9 to 0, the Planning & Zoning Commission recommended approval of the final plat for the 50 Timber Trail Drive Consolidation subject to final engineering approval.

Very truly yours,

Wayne Ziemer
Chairman
Planning & Zoning Commission

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: February 4, 2026

CASE NO: 2026-1-SR-FP

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

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

ADDRESS: 50 Timber Trail Drive

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

ZONING/USE OF SURROUNDING PROPERTY:

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

South: Same

East: Same

West: Same

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

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

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

STAFF COMMENTS:

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

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

RESPONSIBILITIES OF HEARING BODIES:

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

CONCLUSION:

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

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

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

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

Respectfully Submitted,

Rama Raman

_____

Rama Raman
Village Planner

January 30, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

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

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

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

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

GENERAL COMMENTS

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

This final plat of consolidation is recommended for approval.

January 28, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

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

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

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

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

GENERAL COMMENTS

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

January 19, 2026

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

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

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

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

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

GENERAL COMMENTS

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

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
February 10, 2026

SUBJECT: 50 Timber Trail Drive - Final Plat of Consolidation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

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

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

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

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

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

Attachments:
1. Exhibits for referral

Record No: SD-26-1

Subdivision Application

Status: Active

Submitted On: 1/27/2026

Primary Location

50 TIMBER TRAIL DR
OAK BROOK, IL 60523

Owner

Kurt Schweig
50 TIMBER TRAIL DR OAK BROOK , IL 60523

Applicant

Kurt Schweig
[redacted]
[redacted]
50 Timber Trail Dr.
Oak Brook, IL 60523

Project Information

Subdivision Type*

Final Plat of Consolidation and/or Plat of Vacation

Subdivision Title*

50 Timber Trail Drive Consolidation

Date Filed*

01/20/2026

Village Code Info

Number of Street Frontages for Public Hearing Signs*

1

General Location and Legal Address of Property to be Subdivided*

Residential

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

No

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

Relationship of Applicant to Property Owner*

Agent

Owner of Record*

Kurt Schweig

Phone*

[redacted]

Address*

50 Timber Trail Drive

City, State, Zip*

Oak Brook, IL 60523

Is the property in Trust?*

Yes

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

Cathy Chiarelli
Jan 27, 2026

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

Cathy Chiarelli
Jan 27, 2026

Sizing by Land Use Category

Number of Lots by Type*

Residential

Number of Lots*

2

Number of Acres by Type*	Number of Acres*
Residential	0.634

Number of Square Feet by Type*	Number of Square Feet*
Residential	28829

CERTIFICATION

Surrounding Property Owners

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

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

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

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

Kurtis E. Schweig
Printed Name of Property Owner

Kurtis E. Schweig
Printed Name of Applicant

Kurtis E. Schweig 12-26-25
Signature of Owner Date

Kurtis E. Schweig 12-26-25
Signature of Applicant Date

BILL TO INFORMATION:

Kurtis Schweig
Print Name/Company

Kurtis Schweig [redacted]
Print Contact Person Name Contact Phone

50 Timber Trail Dr. Oak Brook, IL 60523
Address To be Billed Alternate Phone

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

Names of Surrounding Property Owners

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

Name of Property Owner	Mailing Address of Property Owner	Property Address	Permanent Index Number
Ronald Kleinschmidt	131 Green Leaf Dr Oak Brook, IL 60523	131 Green Leaf Dr	06-23-207-007
Nicolas Wood	121 Green Leaf Dr. Oak Brook, IL 60523	121 Green Leaf Dr.	06-23-207-008
Vito Castelli	65 Green Leaf Dr. Oak Brook, IL 60523	65 Green Leaf Dr.	06-23-207-019
Robert Kania	106 Timber Trail Dr. Oak Brook, IL 60523	106 Timber Trail Dr.	06-23-207-015
Ed Smithy	80 Timber Trail Dr. Oak Brook, IL 60523	80 Timber Trail Dr.	06-23-207-016
Angelo Halaris	55 Timber Trail Dr. Oak Brook, IL 60523	55 Timber Trail Dr.	06-23-208-055
Keith McGrath	43 Timber Trail Dr. Oak Brook, IL 60523	43 Timber Trail Dr.	06-23-208-056

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

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

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

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

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

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

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

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

SIGNED - VILLAGE CLERK _____ Date _____

Names of Surrounding Property Owners

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

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FINAL PLAT – with Improvements	_____	$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
AMENDMENT or VARIATION	_____	$750.00*
ASSESSMENT PLAT (12/11/79)	_____	No Charge
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Name of Property Owner	Mailing Address of Property Owner	Property Address	Permanent Index Number
Olga Otkina	101 Timber Trail Dr. Oak Brook, IL 60523	101 Timber Trail Dr.	06-23-208-014
James Carolla	120 Green Leaf Dr. Oak Brook, IL 60523	120 Green Leaf Dr	06-23-205-008
Mary Thiel	122 Timber Trail Dr. Oak Brook, IL 60523	122 Timber Trail Dr.	06-23-207-014
Thomas Woltjen	131 Woodland Dr. Oak Brook, IL 60523	131 Woodland Dr.	06-23-208-008
Michael Janet	89 Timber Ct. Oak Brook, IL 60523	89 Timber Ct.	06-23-208-061
Stephanie Kladis	134 Green Leaf Dr. Oak Brook, IL 60523	134 Green Leaf Dr.	06-23-205-017
Erin Quinlan	145 Green Leaf Dr. Oak Brook, IL 60523	145 Green Leaf Dr.	06-23-207-005

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SIGNED - VILLAGE CLERK _____ Date _____

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NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
David Hickey	5223 W. Belmont Ave Chicago, IL 60641	63 Timber Ct.	06-23-209-060
Nelson Emmons	140 Timber Trail Dr. Oak Brook, IL 60523	140 Timber Trail Dr.	06-23-207-013
James Lasko	115 Woodland Dr. Oak Brook IL 60523	115 Woodland Dr	06-23-208-007

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SIGNED - VILLAGE CLERK _____ Date _____

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

50 Timber Trail Drive Consolidation
of

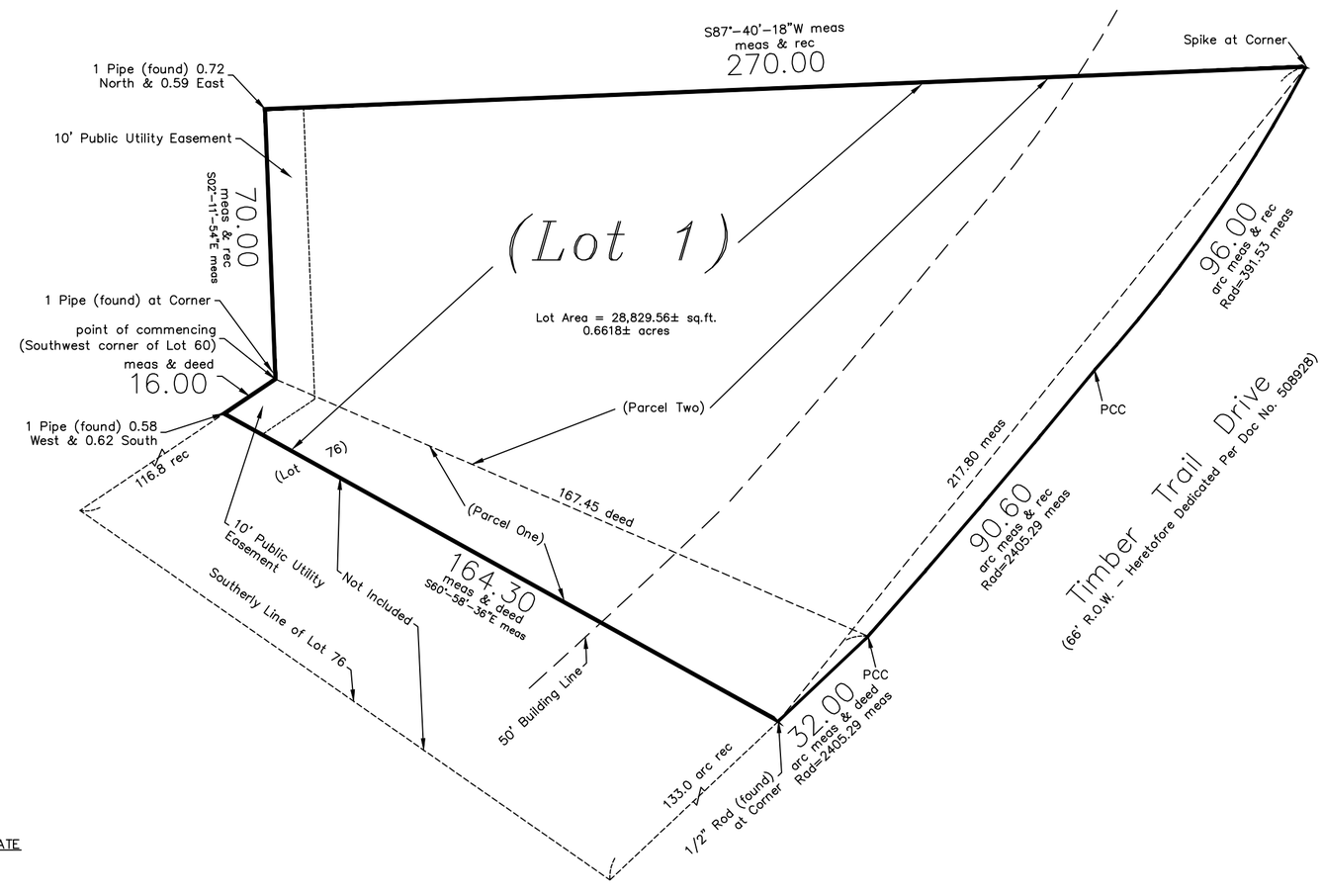
Lot 60 and that part of Lot 76 in Timber Trail Estates Unit One, being a Subdivision of part of the Northeast quarter of Section 23, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 16, 1946 as Document 508928 in DuPage County, Illinois.

Address: 50 Timber Trail Drive, Oak Brook

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

(assumed)

Graphic Scale (feet)
30 0 15 30 60



PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
CHAIRMAN

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____ VILLAGE

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

THIS _____ DAY OF _____ A.D. 2026

_____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____ VILLAGE

ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
VILLAGE ENGINEER

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

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

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

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

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____ VILLAGE

TREASURER OF THE VILLAGE OF OAK BROOK, ILLINOIS, DO CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____, COUNTY

CLERK OF DuPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE DuPAGE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____ A.D. 2026

_____
DuPAGE COUNTY CLERK

RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, AFORESAID,

ON THE _____ DAY OF _____ A.D. 2026

AT _____ O'CLOCK ____ M.

_____
RECORDER OF DEEDS

50 Timber Trail Drive Consolidation
was prepared on January 13, 2026

Project:
50 Timber Trail Drive Consolidation
Address: 50 Timber Trail Drive
Oak Brook, Illinois 60523

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

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT KURTIS E. SCHWEIG IS THE OWNER OF THE LAND HEREIN DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREON SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, TO THE BEST OF MY/OUR KNOWLEDGE, THE PROPOSED 50 TIMBER TRAIL DRIVE CONSOLIDATION PLAT, IN THE VILLAGE OF OAK BROOK, COUNTY OF DuPAGE, STATE OF ILLINOIS, GENERALLY KNOWN AS 50 TIMBER TRAIL DRIVE, IS LOCATED WITHIN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT 48 AND HIGH SCHOOL DISTRICT 88 AND COLLEGE OF DuPAGE DISTRICT 502 COMMUNITY COLLEGE.

DATED AT _____, _____

THIS _____ DAY OF _____ A.D. 2026

BY: _____
OWNER

BY: _____
OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF_____)

I, _____, A NOTARY PUBLIC IN AND

FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY

CERTIFY THAT KURTIS E. SCHWEIG

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN. GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 2026

AT _____, ILLINOIS.

_____
NOTARY PUBLIC

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I,_____, EXECUTIVE DIRECTOR OF

THE FLAGG CREEK WATER RECLAMATION DISTRICT, DuPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDE IN THE PLAT.

DATED AT _____, ILLINOIS, THIS ____ DAY

OF _____ A.D. 2026.

_____
EXECUTIVE DIRECTOR

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, MITCHEL P. BALEK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3250, HAVE SURVEYED AND CONSOLIDATED THE HEREON DESCRIBED PROPERTY AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION AND DESCRIBED AS: PARCEL ONE: THAT PART OF LOT 76 IN TIMBER TRAIL ESTATES UNIT ONE, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 60 OF TIMBER TRAIL ESTATES UNIT ONE, AND RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 60, 167.45 FEET TO THE NORTHWESTERLY LINE OF TIMBER TRAIL DRIVE SOUTH; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF LOT 76, 32 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE 164.3 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 76 THAT IS 16 FEET SOUTHWESTERLY MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 76 TO THE PLACE OF BEGINNING, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1946 AS DOCUMENT 508928 IN DUPAGE COUNTY, ILLINOIS, AND PARCEL TWO: LOT 60 IN TIMBER TRAIL ESTATES UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1946 AS DOCUMENT 508928 IN DUPAGE COUNTY, ILLINOIS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK, WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT A PART OF THE LAND SHOWN ON THIS PLAT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL 17043C0177J EFFECTIVE DATE 8/1/2019.

SCALE OF MAP IS 30 FEET PER ONE INCH.

GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF JANUARY, 2026, IN WESTCHESTER, ILLINOIS

_____
Mitchell P. Balek

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

_____
ORIGINAL SEAL IN RED

KABAL SURVEYING COMPANY

Land Surveying Services

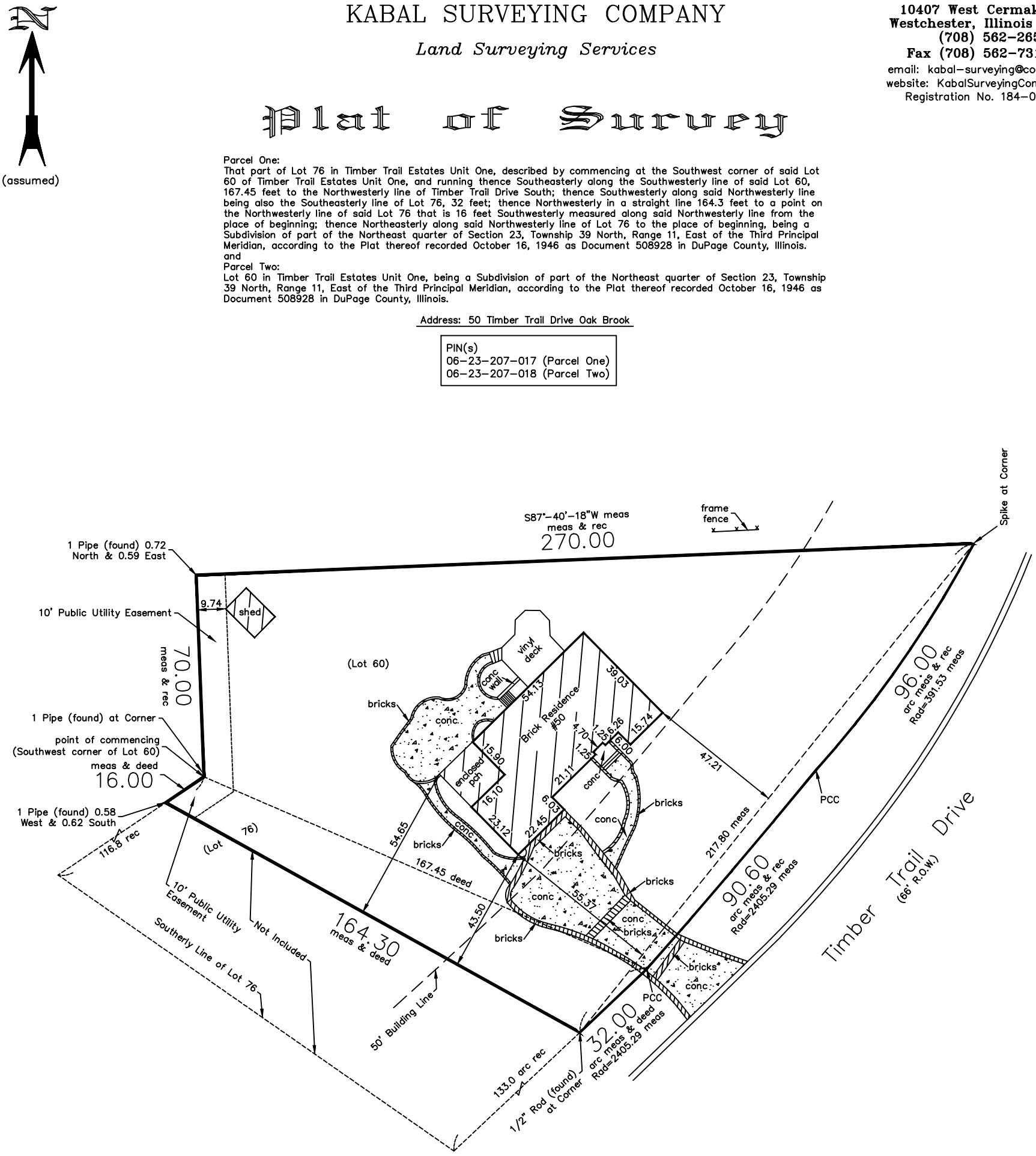
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

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

Address: 50 Timber Trail Drive Oak Brook

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



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

Area of property is approximately 28,829 square feet

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

Surveyed November 21, 20 25

Scale: 1 inch = 40 ft.

Order No. 971240

Ordered By: Owner

ORIGINAL SEAL IN RED

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

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

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

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

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

Mitchell P. Balek

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


GREEN LEAF DR
145
65
135
121
131
145
39
50
TIMBER TRAIL DR
50
43
80
106
55
122
140
TIMBER CT

Village of Oak Brook, IL

February 24, 2026

Application Fee

Record No.**SD-26-1**

Status Completed

Type Payment

Assignee Kurt Schweig

Invoice ID 250196

Became Active January 27, 2026

Due Date None

Payment History

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

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 24, 2026

SUBJECT: Resolution R-2355, VOB Official Zoning Map

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concur with the recommendation from the Planning & Zoning Commission to approve the 2026 Village of Oak Brook Official Zoning Map by Resolution R-2355.

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

All changes incorporated into the 2026 Official Zoning Map have previously received recommendations from the Commission and have been adopted by the Corporate Authorities.

The 2026 Official Zoning Map changes include the following:

1050 22nd Street – Final Plat of Subdivision
405 Canterberry Lane – Final Plat of Consolidation
2222 35th Street - Final Plat of Subdivision
328 Walnut Lane – Final Plat of Consolidation
3500 Madison Street – Final Plat of Consolidation
2903 Oak Brook Hills Road – Final Plat of Consolidation
15W321 Roosevelt Road - Annexation

Planned Developments that have been approved for individual properties since 2009 when the Planned

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

*Approved Planned Developments:

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

Recommendation:

I move that the Village Board concur with the recommendation from the Planning & Zoning Commission approving the 2026 Official Zoning Map and approve Resolution R-2355.

Attachments:

1. 2026-ZO-OZM-EX-R-2355
2. Exhibits - Casefile

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2026-ZO-OZM-EX-R-2355

A RESOLUTION
APPROVING THE 2026 VILLAGE OF OAK BROOK OFFICIAL ZONING MAP

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 24th day of March 2026

RESOLUTION NO. R-2355

A RESOLUTION
APPROVING THE 2026 VILLAGE OF OAK BROOK OFFICIAL ZONING MAP

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 Illinois Municipal Code (65 ILCS 5/11-13-19) generally requires that a municipality adopt and publish an official zoning map on an annual basis;

WHEREAS, the Planning & Zoning Commission reviewed the 2026 Village of Oak Brook Official Zoning Map and recommended its approval at their meeting on March 4, 2026 by a vote of 9-0; and

WHEREAS, the Village President and Board of Trustees (collectively, the "Corporate Authorities") have reviewed the recommendation of the Commission and have determined the approval and adoption of the 2026 Zoning Map to be in the best interests of the Village;

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 & Adoption

The Corporate Authorities hereby approve and adopt the 2026 Village of Oak Brook Official Zoning Map, attached hereto and incorporated herein as Exhibit A, as the 2026 Village of Oak Brook Official Zoning Map.

Section Three – Effective Date

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

Section Four - Publication

This Resolution shall be published in book or pamphlet form as provided by the Illinois Municipal Code. Furthermore, copies of the Oak brook Official Zoning Map shall be published and made available to the public in accordance with 65 ILCS 5/11-13-19

Section Five – Conflict Clause

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

Section Six – 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 Seven – 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 24th day of March 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of March 2026.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

Village of Oak Brook
2026 Zoning Map

Zoning

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

Map Legend

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

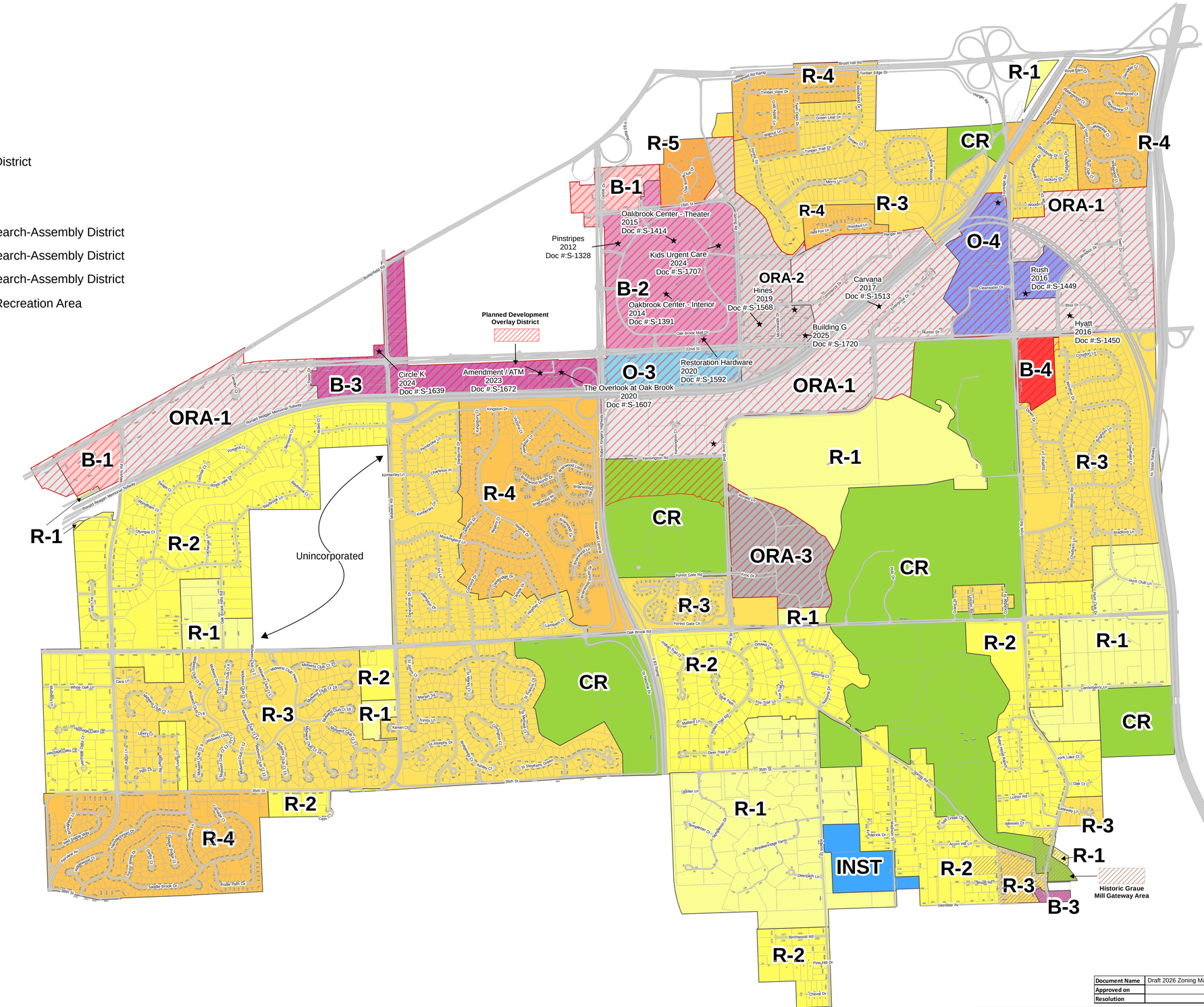
General Requirements : Village of Oak Brook

District	Maximum Height		Minimum Lot Width	Minimum Lot Area Within Buildable Area	Maximum F.A.R.	Lot Coverage
	Stories	Feet				
Residential*						
R-1	None	50 ft (R)* 45 ft (N)	220 ft	2 acres	0.4	0.375
R-2 (Lots > 1 acre)		45 ft (R) 45 ft (N) & (I)	150 ft	1 acre		
R-2 (Lots < 1 acre)		40 ft (R) 45 ft (N) & (I)	None	None		
R-3		40 ft (R)* 45 ft (N) & (I)	100 ft	25,000 sq ft		
R-4		35 ft (R)* 45 ft (N) & (I)	75 ft	18,000 sq ft		
R-5 (Lots > 4 acres)		Duplexes 35ft Flat roofs 30 ft **	NA	**	0.1	0.2
Business						
B-1	2 stories	50 ft	None	None	0.5	
B-2	None	None			0.5	
B-3	3 stories	35 ft			1.2	
B-4	5 stories	None			0.6	
Institutional						
INST, INST (R)		45 ft 90 ft (towers, spires, steeples)	None	None	0.4	
Office Research Assembly						
ORA-1	5 stories	76 ft	None	None	0.48	
ORA-2	12 stories	174 ft			See code 13-10B-3A	
ORA-3	3 stories	35 ft		24 acres	0.44	
Office						
O-3	None	None	None	None	0.8	
O-4	8 stories	118 ft			0.8	
O-4 (mixed use)	16 stories	180 ft			1	
Conservation / Recreation						
CR	None	30 ft	220 ft	5 acres	0.15	

* See Exceptions

** See Zoning Regulations, Residence District - Article E

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



N

0 0.13 0.25 0.5 0.75 1 Miles

Document Name	Draft 2026 Zoning Map
Approved on	
Resolution	

RELEASE, WAIVER AND LIMITATION OF LIABILITY

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

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

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: February 20, 2026

CASE NO: 2026-02-ZO-OZM

DESCRIPTION: Adoption of 2026 Official Zoning Map

PETITIONER: Village of Oak Brook

DISCUSSION:

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

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

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

The 2026 Official Zoning Map changes include the following:

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

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

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

*Approved Planned Developments:

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

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

Respectfully Submitted,

Rebecca Von Drasek
Development Services Director

Village of Oak Brook
2026 Zoning Map

Zoning

- R-1 Single-Family Detached Residence District
- R-2 Single-Family Detached Residence District
- R-3 Single-Family Detached Residence District
- R-4 Single-Family Detached Residence District
- R-5 Residence District
- B-1 Local Shopping Center District
- B-2 Regional Shopping Center District
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- B-4 Hotel-Office District
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- O-4 Office District
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- CR Conservation/Recreation Area

Map Legend

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

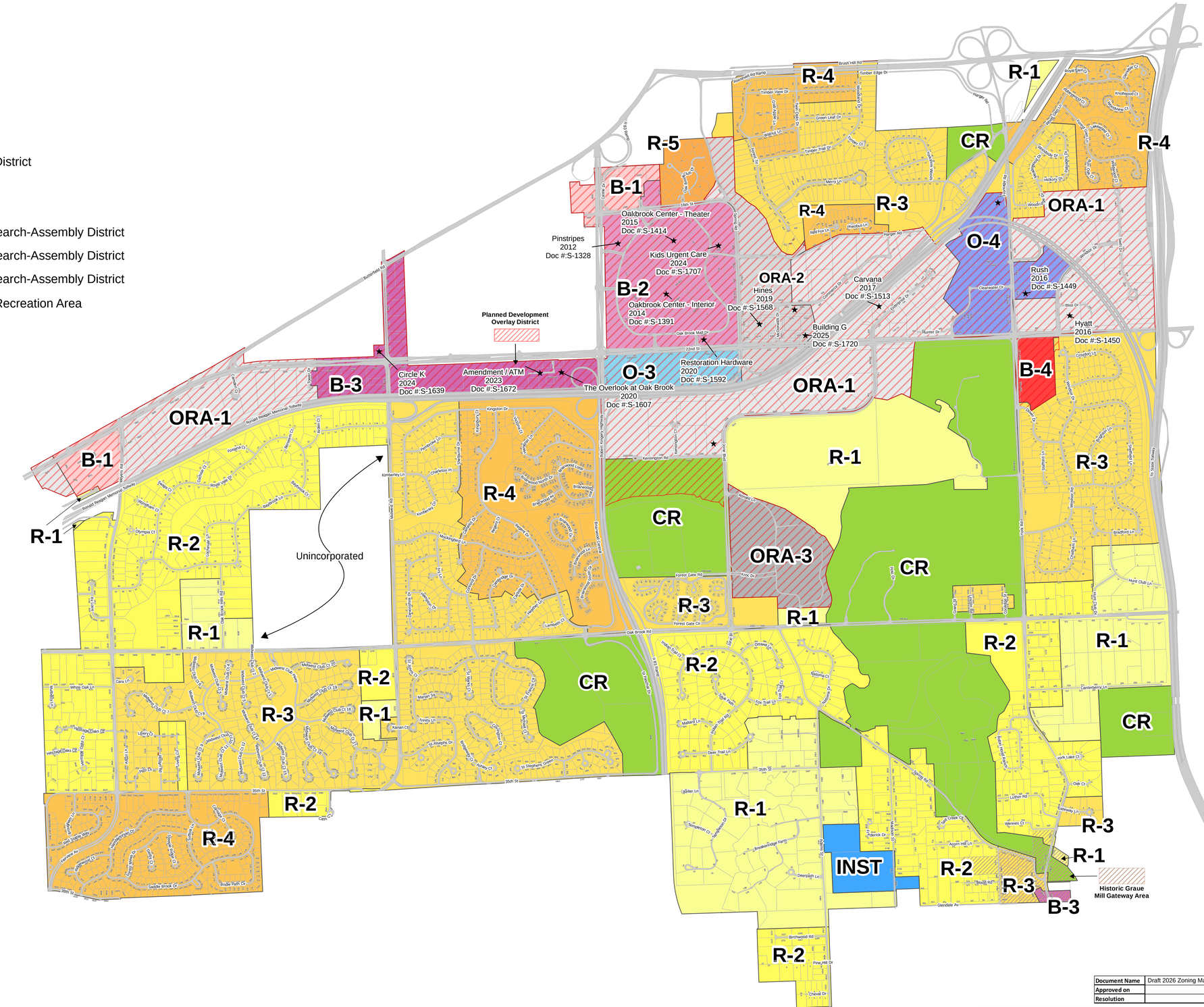
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R-2 (Lots < 1 acre)		40 ft (R) 45 ft (N) & (I)	None	None		
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ORA-2	12 stories	174 ft			See code 13-10B-3A	
ORA-3	3 stories	35 ft		24 acres	0.44	
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O-4 (mixed use)	16 stories	180 ft			1	
Conservation / Recreation						
CR	None	30 ft	220 ft	5 acres	0.15	

* See Exceptions

** See Zoning Regulations, Residence District - Article E

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



N

0 0.13 0.25 0.5 0.75 1 Miles

Document Name	Draft 2026 Zoning Map
Approved on	
Resolution	

RELEASE, WAIVER AND LIMITATION OF LIABILITY

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

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

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 24, 2026

SUBJECT: Ordinance S-1738, Granting Variations from Section 13-7C-3.C of Title 13 ("Zoning Regulations") Relative to the Lot Area Requirements for the Property Located at 1901 22nd Street

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concur with the recommendation from the Planning & Zoning Commission approving the requested variations to Section 13-7C-3.C of the Code and the Eastman Kodak Subdivision for the property located at 1901 22nd Street to allow for building additions subject to the following:

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

Background/History:

Brad Prischman, V3 Companies, representative for owners of the property, has submitted a zoning variation request seeking to reduce the required side yard setback from 30 feet to approximately 26 feet, and the rear yard setback from 40 feet to approximately 30 feet. The property is zoned B-3 – General Business District. The Eastman Kodak Subdivision includes depicted building setbacks, and the requested variations are needed to accommodate an expansion of the existing retail space and the removal of the current office space. Section 13-7C-3.c of Title 13 ("Zoning Regulations") of the Village

Code of the Village of Oak Brook Relative to the Lot Area Requirements has a rear yard of 60-feet.

At their meeting on March 4, 2026, the Planning & Zoning Commission reviewed and deliberated on the petition. The Commission debated the overall rationale for the request. The Commission recognized hardship and unique circumstances. The applicant addressed the standards in writing and by their testimony at the public hearing.

Finding that the applicant had satisfied the requirements for variations by a vote of 8 to 1, the Planning & Zoning Commission recommended approval of the requested variations, subject to conditions.

Ordinance S-1738 and the case file have been included with the P&Z Commission's recommendation letter, both providing additional information and details pertaining to the application.

Recommendation:

Staff recommends that the Village Board concur with the recommendation from the Planning & Zoning Commission and approve Ordinance S-1738, An Ordinance Approving 1901 22nd Street, Setback Variations.

Attachments:

1. 2026-ZO-VAR- S-1738
2. Exhibits for S-1738

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2026-ZO-VAR-S-1738

AN ORDINANCE GRANTING VARIATIONS FROM PROVISIONS OF SECTION 13-7C-3.C OF TITLE 13 ("ZONING REGULATIONS") OF THE VILLAGE CODE OF THE VILLAGE OF OAK BROOK RELATIVE TO THE LOT AREA REQUIREMENTS FOR THE PROPERTY LOCATED AT 1901 22nd STREET IN THE VILLAGE OF OAK BROOK, ILLINOIS

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 24th day of March 2026

AN ORDINANCE
GRANTING VARIATIONS FROM PROVISIONS OF SECTION 13-7C-3.C OF TITLE 13 ("ZONING REGULATIONS") OF THE VILLAGE CODE OF THE VILLAGE OF OAK BROOK RELATIVE TO THE LOT AREA REQUIREMENTS FOR THE PROPERTY LOCATED AT 1901 22nd STREET IN THE VILLAGE OF OAK BROOK, ILLINOIS

PIN(s): 06-27-200-009

WHEREAS, the Village of Oak Brook (hereinafter the "Village") 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 those ordinances of the Village which are of a general and permanent nature, which said codified set is known and designated as the Village Code of the Village of Oak Brook, as amended (the "Village Code");

WHEREAS, the Village is authorized by the Illinois Municipal Code, 65 ILCS 5/11-13-5, to vary its zoning regulations where there are practical difficulties or particular hardship in observing those regulations for the use, construction, alteration of buildings or structures or the use of land;

WHEREAS, Brad Prischman, of V3 Companies, representative for Owner (collectively the "Applicant"), of the property has submitted a zoning variation request to allow reductions to the side yard and rear yard setbacks ("Application") for property located in the B-3 General Business District commonly known as 1901 22nd Street, Oak Brook, Illinois, and further described in Exhibit A ("Subject Property");

WHEREAS, as part of the request, Applicant is requesting certain departures from Village Code to allow a side yard setback of approximately 26-feet and to allow a rear yard setback of approximately 30-feet in lieu of the provisions of Section 13-7C-3.C of the Village Code and the setbacks otherwise identified on the Eastman Kodak Subdivision, which the Subject Property is otherwise required to adhere to, in order to expand the existing structure located thereon in accordance with the proposed site plan and building plans, attached hereto as Exhibit B;

WHEREAS, On March 4, 2026, the Village's Planning & Zoning Commission (the "Commission") conducted a duly noticed public hearing for the purpose of hearing and considering testimony on the Applicant's request for approval of the Applicant's request which resulted in overall positive findings and a recommendation to the Corporate Authorities for approval of the same, (the "Commission's Recommendation"; attached to this Ordinance as Exhibit C);

WHEREAS, after careful consideration of the foregoing, the Corporate Authorities of the Village of Oak Brook find that the approval of the Application has no detrimental impact on the health, welfare or safety of the public in general and finds that the Applicant has met his burden in demonstrating the grounds for the requested relief including the demonstration of practical difficulties or particular hardship in the application of the Village's Zoning Regulations.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Oak Brook, Cook and DuPage 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 -- Approval. Subject to, and contingent on the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Corporate Authorities shall, and does hereby, approve a Variation to the Zoning Regulations as follows:

Variation to Section 13-7C-3.C of the Oak Brook Zoning Regulations to allow a side yard setback of approximately 26 feet and to allow a rear yard setback of approximately 30 feet for the construction of an addition to the existing structure located on the Subject Property, as provided herein.

Section Three -- Conditions. The approval granted in Section 2 of this Ordinance is expressly subject to and contingent upon each of the following conditions:

A. Substantial Conformance with Plans. The proposed addition to the principal structure shall be constructed in substantial conformance with the site plan and building plan as submitted and attached hereto and incorporated herein as Exhibit B.

B. The applicant shall record a 14-foot no-build easement along the west property line for the property located at 2155 22nd Street;

C. A complete landscaping plan shall be submitted including landscaping along north and south sides of the property including replacement of trees;

D. Compliance with Zoning Regulations and Village Code. The Owner shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived by this, or subsequent, Ordinances; and

E. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance all of the operations and activities conducted on and in the Property, must comply at all times with all applicable federal, state, and local laws, statutes, ordinances, resolutions, rules, codes, and regulations.

Section Four -- Failure to Comply with Conditions. Upon failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Variation granted herein, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section Five -- Binding Effect. This Ordinance and the privileges, obligations, and provisions contained herein shall inure solely to the benefit of, and be binding upon the Owner and any and all of its heirs, successors, and assigns, and upon any and all current and successor legal or beneficial Owner of all or any portion of the Subject Property.

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

Section Seven -- Conflict Clause. All ordinances, parts of ordinances or board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Eight -- Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the President and Board of Trustees in the manner required by law;

2. Publication in pamphlet form in the manner required by law;

3. The filing by the Applicant with the Development Services Director of proof of recording for the 14-foot no-build easement along the west property line for the property located at 2155 22nd Street.

4. The filing by the Applicant with the Development Services Director of a complete landscaping plan including landscaping along north and south sides of the Subject Property including replacement of trees;

5. The recordation of this Ordinance in the Office of the DuPage County Recorder. The Applicant will bear the full cost of this recordation. This Ordinance will be recorded against all lots comprising the Subject Property.

6. the filing by the Owner with the Village Clerk, for recording in the Office of the DuPage County Recorder of Deeds, of an unconditional agreement and consent ("Unconditional Agreement and Consent") to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Owner. The unconditional agreement and consent must be substantially in the form attached hereto and incorporated herein as Exhibit D. In the event that the Owner does not file with the Village Clerk the unconditional agreement and consent required herein within 60 days after the date of final passage of this Ordinance, the Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

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

Section Thirteen -- 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 vote to follow]

PASSED THIS 24th day of March 2026.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of March 2026.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

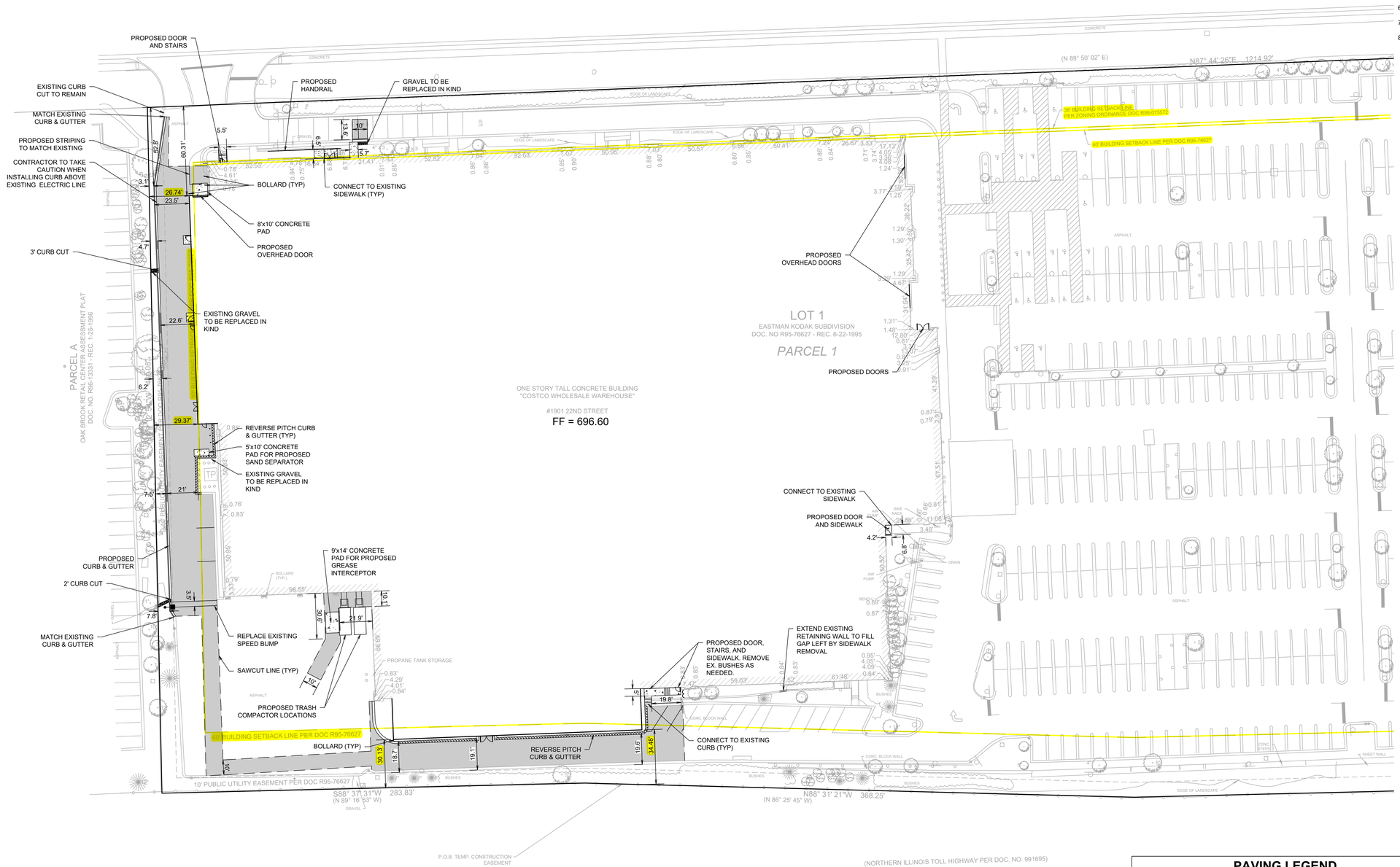
LOT 1 IN EASTMAN KODAK SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1995 AS DOCUMENT R95-076627, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 1901 22nd Street, Oak Brook, Illinois

PINs: PINs: 06-27-200-009

EXHIBIT B

SITE & BUILDING PLANS



NOTES:

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

PAVING LEGEND

BITUMINOUS PAVEMENT (HEAVY DUTY)

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

CONCRETE PAVEMENT

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

CONCRETE SIDEWALK

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

GRAVEL

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

GRAPHIC SCALE
30 15 0 30
1" = 30'

COSTCO WHOLESALE

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

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

1101 Second Ave. Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

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

Visio. Vertere. Virtute... "The Vision to Transform with Excellence"

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

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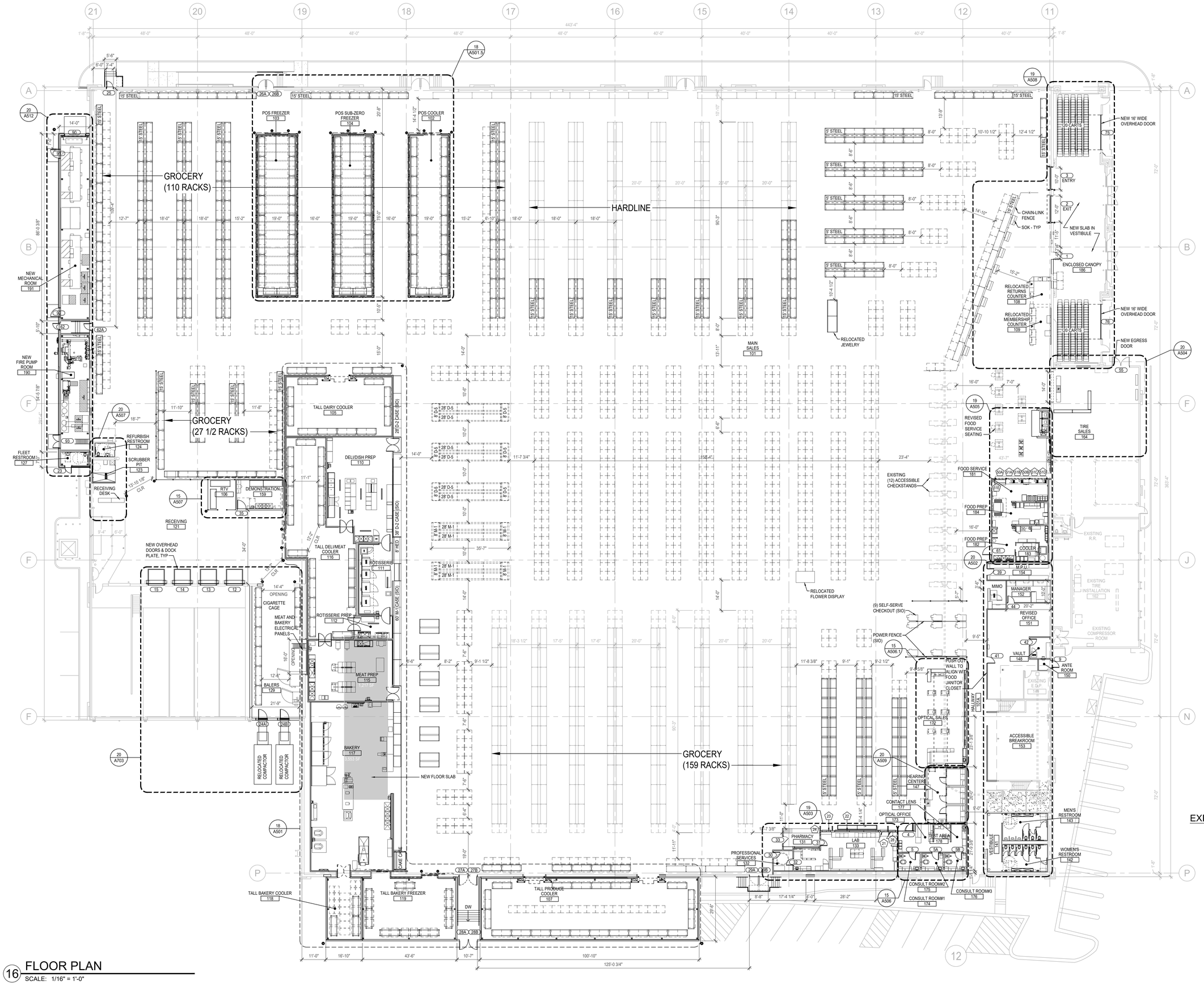
△	DATE	DESCRIPTION
1	01/20/26	ISSUED FOR 80% QA REVIEW
2	01/23/26	HEALTH DEPT PERMIT SET
3	01/30/26	P&Z APPLICATION

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

LAYOUT AND PAVING PLAN

C3.1

PLOTTED BY: PETER WAGENMAKER DATE/TIME: 1/29/2026 4:37 PM FILE: N:\1997\97075\97075.14WR (2025)\DRAWINGS\ACAD\LDS04\SHEET DRAWINGS\C3.1 LAY\97075.14WR.DWG



16 FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXISTING MEZZANINE

KEY PLAN

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

BRIAN J. BONAR, ARCHITECT

COSTCO WHOLESALE

OAK BROOK
#388

1901 W. 22ND ST.
I-88 OAK BROOK, IL 60523

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

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
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PERMIT SET

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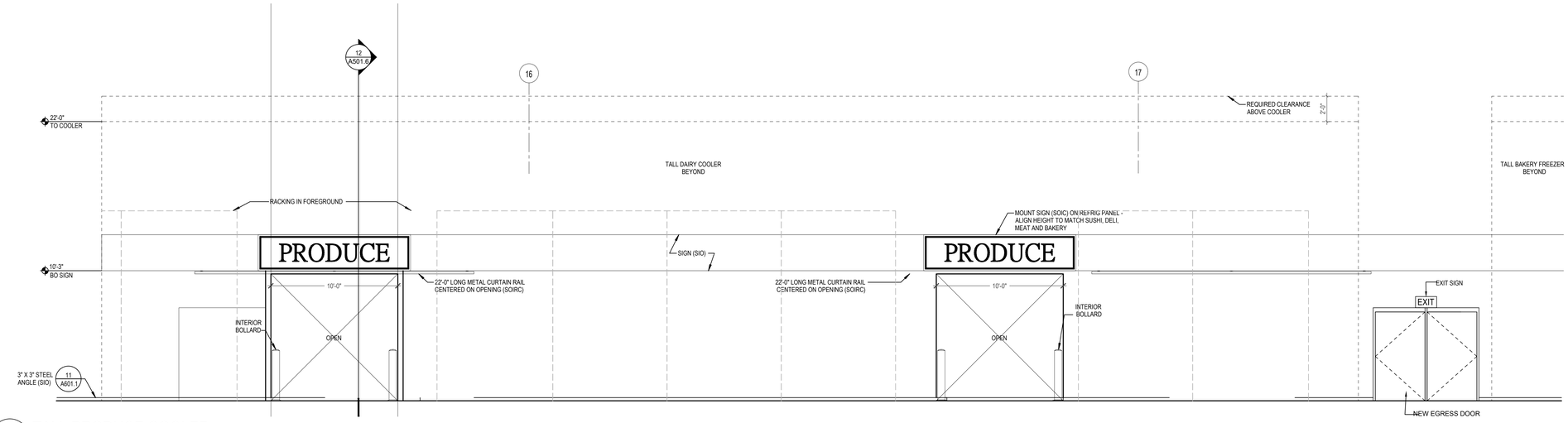
△	DATE	DESCRIPTION
	1/23/26	HEALTH DEPT PERMIT SET
	1/30/26	P&Z APPLICATION

96-1770-35
PM: RENEE PEDERSEN
DRAWN:

FLOOR PLAN

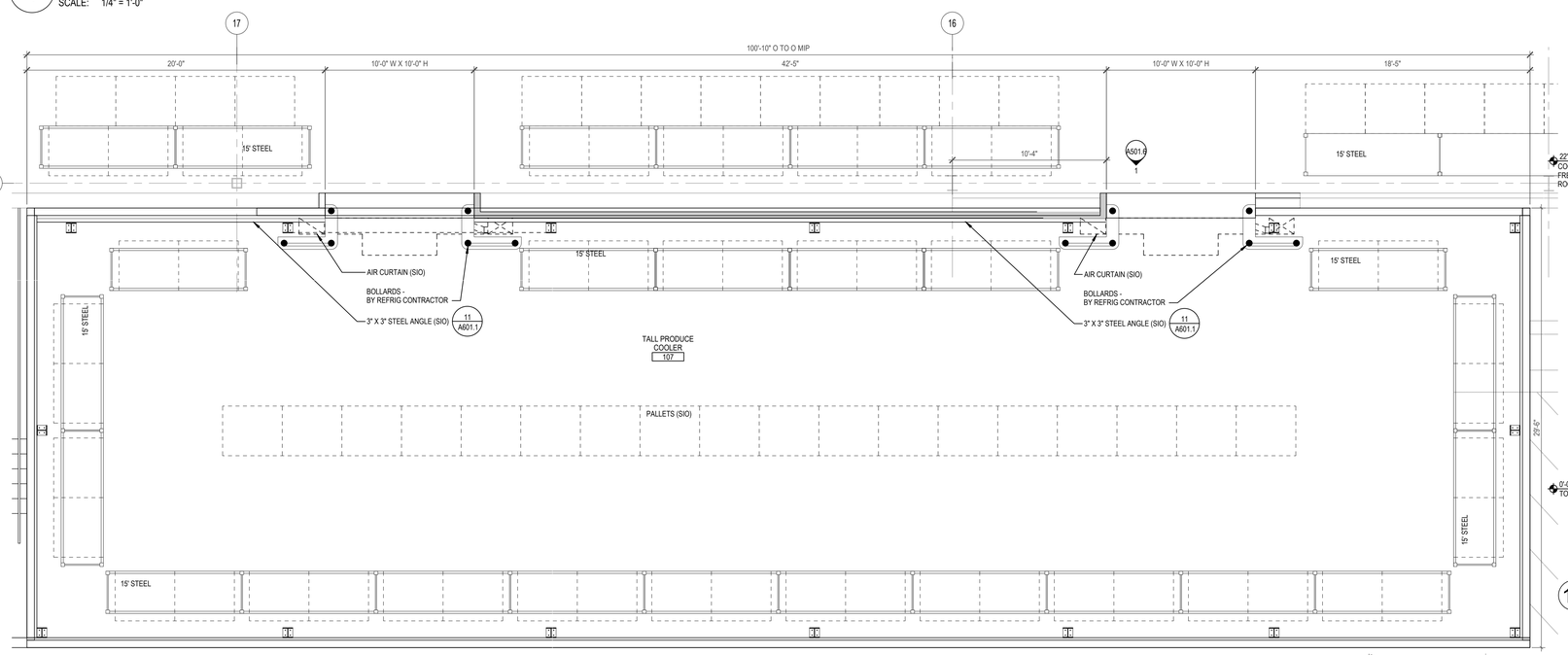
A101

PLOTTED BY: TAYLOR CHADWICK DYER DATE/TIME: 1/30/2026 12:49 PM FILE: H:\RETAIL\COSTCO\96\96-1770-35 OAK BROOK, IL - REGIONAL OFFICE CONVERSION AND BUILDING ADDITION\07_CAD\703_CONSTDOCS\96177035A101.DWG



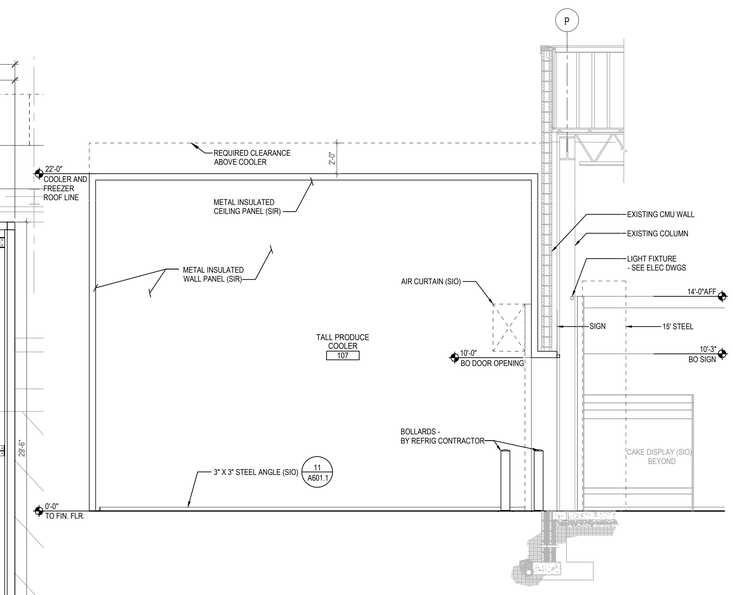
1 TALL PRODUCE COOLER

SCALE: 1/4" = 1'-0"



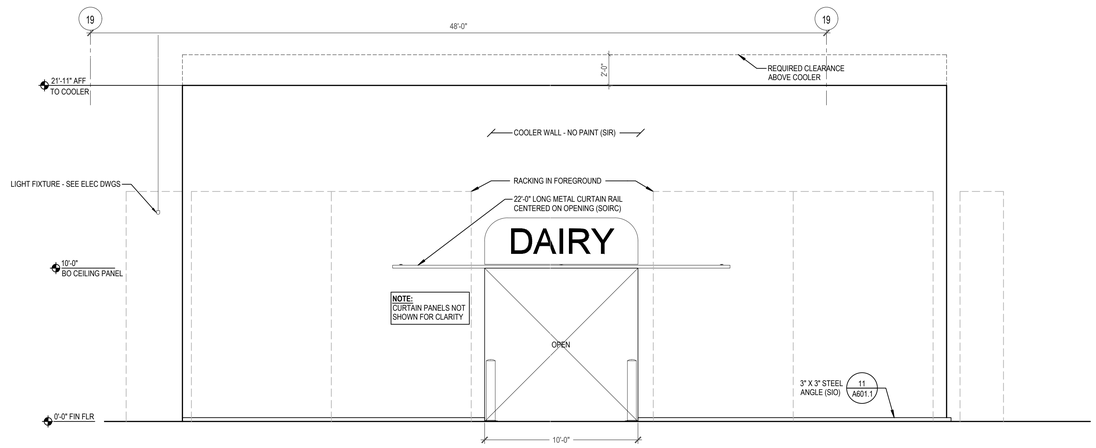
11 TALL PRODUCE COOLER ENLARGED PLAN

SCALE: 1/4" = 1'-0"



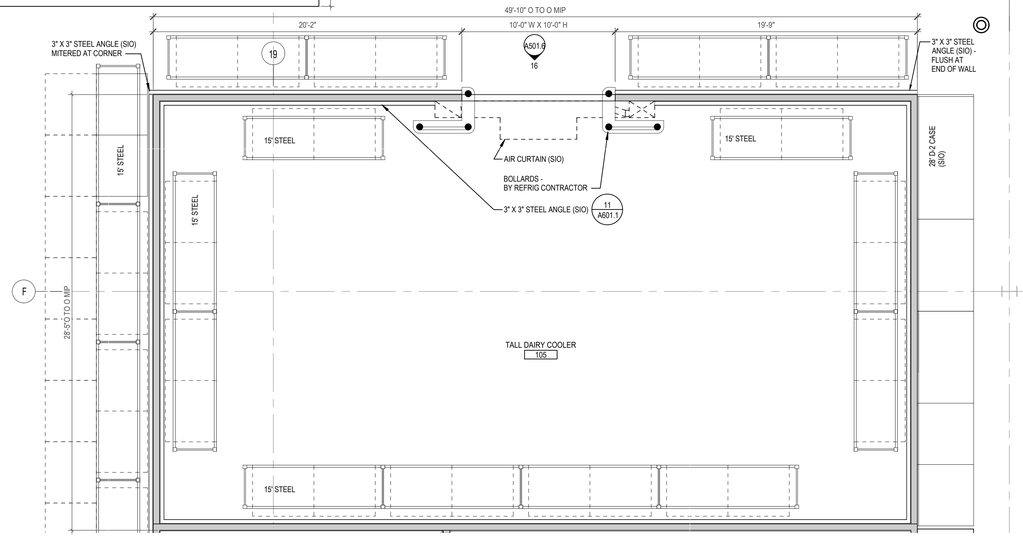
12 ADDITION COOLER AND FREEZER SECTION

SCALE: 1/4" = 1'-0"



16 TALL DAIRY COOLER

SCALE: 1/4" = 1'-0"



19 TALL DAIRY COOLER ENLARGED PLAN

SCALE: 1/4" = 1'-0"

COSTCO WHOLESALE

OAK BROOK
#388

1901 W. 22ND ST.
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www.costco.com

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Seattle, WA 98101
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PERMIT SET

KEY PLAN



BRIAN J. BONAR, ARCHITECT

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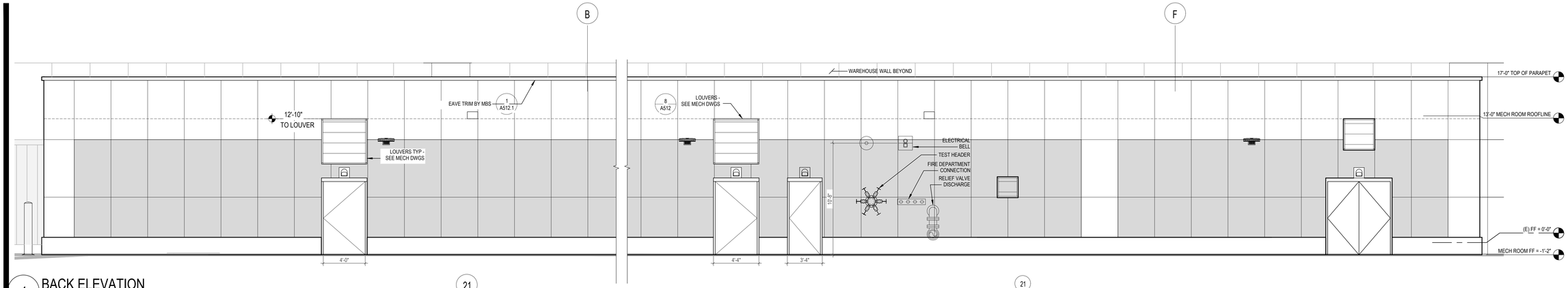
△	DATE	DESCRIPTION
	1/23/26	HEALTH DEPT PERMIT SET
	1/30/26	P&Z APPLICATION

96-1770-35
PM: RENEE PEDERSEN
DRAWN: JS

PRODUCE AND
DAIRY COOLERS
PLANS, ELEVATIONS
AND DETAILS

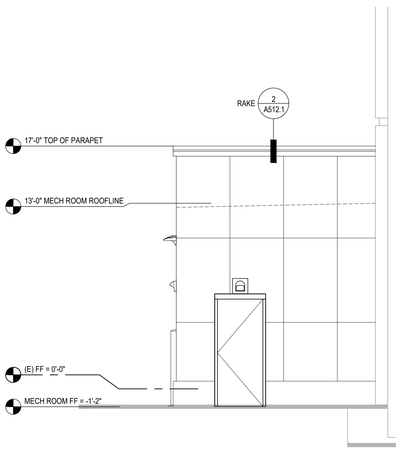
A501.6

PLOTTED BY: TAYLOR CHADWICK DYER DATE/TIME: 1/30/2026 12:59 PM FILE: H:\RETAIL\COSTCO\96\96-1770-35 OAK BROOK, IL- REGIONAL OFFICE CONVERSION AND BUILDING ADDITION\07 CAD\703 CONSTDOCS\96177035-A501.6.DWG



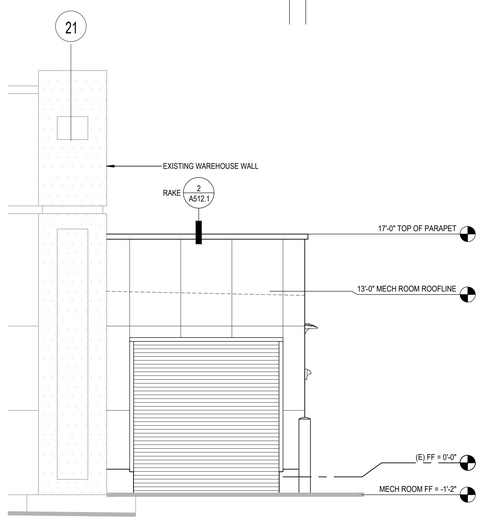
1 BACK ELEVATION

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



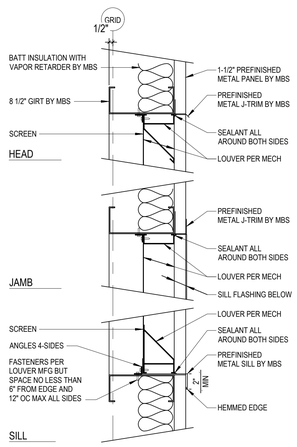
6 SIDE ELEVATION

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



7 SIDE ELEVATION

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



11 LOUVER AT EXTERIOR WALL

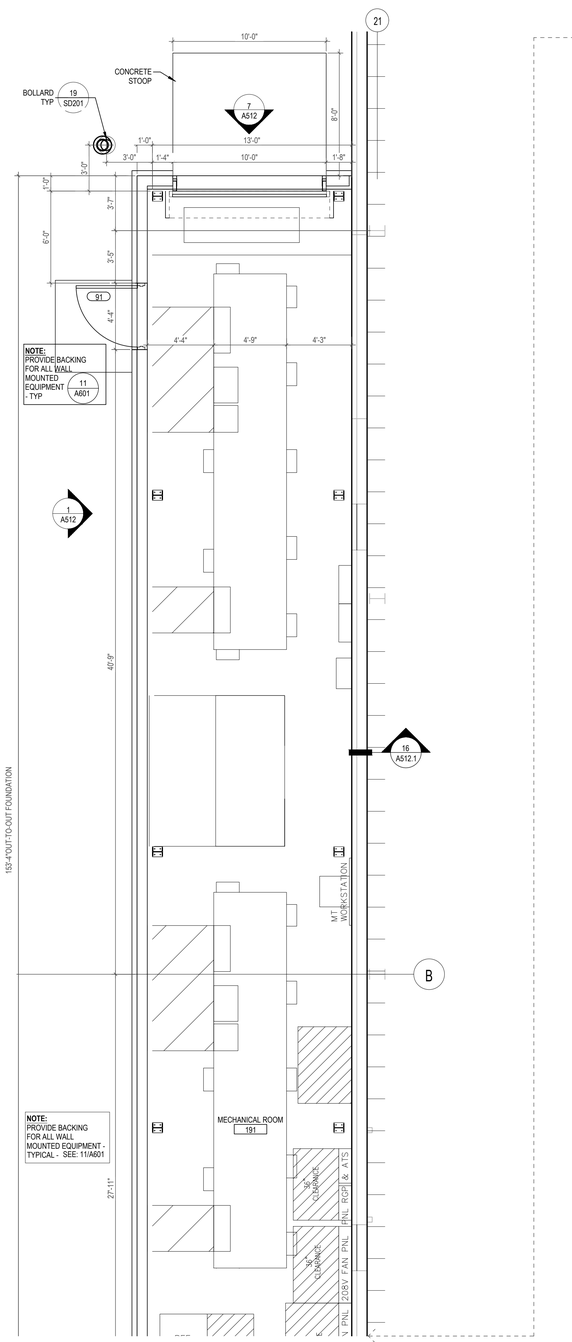
SCALE: 1 1/2" = 1'-0" 0125

EQUIPMENT LEGEND - FIRE DEPARTMENT ROOM - ENCLOSED CANOPY

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

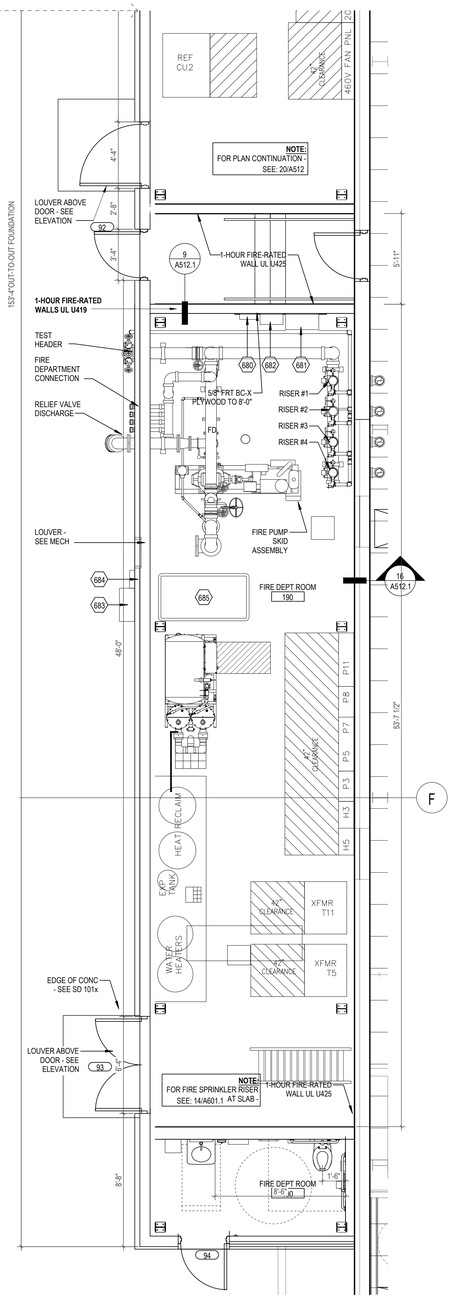
EQUIPMENT LEGEND - MECHANICAL ROOM - ENCLOSED CANOPY

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



18 ENLARGED MECHANICAL ROOM PLAN

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



20 ENLARGED FIRE DEPT ROOM PLAN

SCALE: 1/4" = 1'-0" 0725

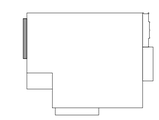
COSTCO WHOLESALE
OAK BROOK #388
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PERMIT SET

KEY PLAN



BRIAN J. BONAR, ARCHITECT

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

96-1770-35
PM: RENEE PEDERSEN
DRAWN: VN

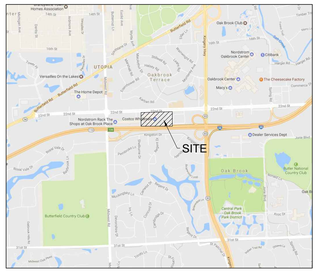
MECHANICAL AND FIRE DEPT ROOM PLAN, ELEVATIONS, AND DETAILS

A512

PLOTTED BY: TAYLOR CHADWICK DYER DATE/TIME: 1/30/2026 12:51 PM FILE: H:\RETAIL\COSTCO\96\96-1770-35 OAK BROOK, IL - REGIONAL OFFICE CONVERSION AND BUILDING ADDITION\07 CAD\703_CONSTDOCS\96177035-A512.DWG

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

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


SITE
UTOPIA
Oakbrook Terrace
Oak Brook
Butterfield Country Club
Central Park Oak Brook (Park District)
Oak Brook Polo Club
Nordstrom Oakbrook Center
Dealer Services Dept
Prairie Bank Oak Brook Plaza
Nordstrom Rack The Shops at Oak Brook Plaza
The Chesecake Factory
The Home Depot
Versailles On the Lake
Meijer
Oak Brook Golf Club
Oak Brook Bowl
Oak Brook Hills Resort & Conference Center
Oakbrook Center
Mercy's
Oakbrook Terrace Tower
Oakbrook Terrace Fire Protection District
Oak Brook Terrace Park
Oak Brook Terrace Golf Club
Oak Brook Terrace Pool
Oak Brook Terrace Tennis Club
Oak Brook Terrace Recreation Center
Oak Brook Terrace Museum
Oak Brook Terrace Theatre
Oak Brook Terrace Fire Station
Oak Brook Terrace Police Department
Oak Brook Terrace Public Works
Oak Brook Terrace Post Office
Oak Brook Terrace Tower
Oak Brook Terrace Tower Condominium
Oak Brook Terrace Tower Condominium Association
Oak Brook Terrace Tower Condominium Association
Oak Brook Terrace Tower Condominium Association

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

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



REVISIONS		
NO.	DATE	DESCRIPTION
1	09/17/2022	ADDED ADDITIONAL AREA - SEE REVISION CLOUD
2	12/17/2025	BLDG SETBACK ZONING PER ORDINANCE, DOCUMENT NUMBER

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

Project No: 97075.08
Group No: VP01.1
SHEET NO. 2 of 4

DRAFTING COMPLETED: 03/08/17 — DRAWN BY: EJM
FIELD WORK COMPLETED: 02/28/17 — CHECKED BY: AJS
PROJECT MANAGER: AJS
SCALE: 1" = 30'

PREPARED FOR:
COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
425-313-8052

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.0200 voice
630.724.0384 fax
v3co.com

Engineers
Scientists
Surveyors

EXHIBIT C

COMMISSION'S RECOMMENDATION

VILLAGE OF OAK BROOK Illinois

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

March 4, 2026

Village President and Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: 1901 22nd Street - Costco – Rear & Side Yard Setback Variations

Dear Village President and Board of Trustees:

Background

At its meeting on March 4, 2026 the Planning & Zoning Commission held the required public hearing on a petition from Brad Prischman, V3 Companies, representative for the owners of the property – Costco, seeking to reduce the required side yard setback from 30 feet to approximately 26 feet, and the rear yard setback from 40 feet to approximately 30 feet. The property is zoned B-3 – General Business District. The Eastman Kodak Subdivision includes depicted building setbacks, and the requested variations are needed to accommodate an expansion of the existing retail space and the removal of the current office space.

The subject property is located at 1901 22nd Street in the B-3 General Business District.

Public Comment

All interested parties were notified of the public meeting. No one spoke in support of or in opposition to the request at the hearing.

Planning & Zoning Commission Discussion and Recommendation

The Planning & Zoning Commission discussed the overall rationale for the variations. The Board recognized hardship and unique circumstances. The applicant addressed the standards in writing.

By a vote of 8 to 1, the Planning & Zoning Commission recommended approval of the requested variation, subject to the following conditions.

1. The applicant shall record a 14-foot no-build easement along the west property line for the property located at 2155 22nd Street;
2. A complete landscaping plan shall be submitted including landscaping along north and south sides of the property including replacement of trees;
3. The proposed development shall be constructed in substantial conformance to the plans as submitted and approved;
4. No additional signs are permitted.

5. Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Very truly yours,

Wayne Ziemer
Chairman
Planning & Zoning Commission

2026-ZO-PUD-EX-S-1738
1901 22nd St,
Oak Brook, Illinois
PIN(s): 06-27-200-009
:

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Oak Brook, Illinois ("***Village***"):

WHEREAS, an application has been submitted by, Brad Prischman, V3 Companies (the "***Petitioner***") with the consent Costco (the "***Owner***"), the owner of certain real property located in the Village's B-3 General Business District at 1901 22nd Street, Oak Brook, Illinois, (the "***Property***"), which property is legally described in Exhibit 1, requesting approval side and rear yard setback variations; and

WHEREAS, Ordinance No. 2026-ZO-PUD-EX-S-1738 adopted by the President and Board of Trustees of the Village of Oak Brook on March 24, 2026, ("***Ordinance***") grants approval of setback variations, subject to certain conditions, restrictions, and provisions; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until Petitioner has filed this Unconditional Agreement and Consent with the Village Clerk and consents to accept and abide by each of the terms, conditions and limitations set forth in the Ordinance;

NOW, THEREFORE, Owner does hereby agree and covenant as follows:

1. Owner, having read a copy of the Ordinance, does hereby unconditionally agrees to accept, concur with, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance, inclusive of, but not in any way limited to, those that pertain to the development, use, operation, and maintenance of the Subject Property.

2. Owner acknowledges and agrees that: (i) public notices and hearings have been properly given and held with respect to the adoption of the Ordinance; (ii) Owner has considered the possibility that the variations granted by the Ordinance may be revoked in the event of noncompliance with the Ordinance; and (iii) Owner agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the construction or use of the Property, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure Owner against damage or injury of any kind and at any time.

4. Any person violating the terms and conditions of the Ordinance shall, following prior notice thereof by the Village to such offending person and such opportunity to correct such violation(s) as the Village may determine appropriate, be subject to a penalty not exceeding $750.00, with each and every day that such violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other actions they deem proper to enforce the terms and conditions of the Ordinance including, without limitation, an action in equity to compel compliance with its terms.

5. Owner agrees and affirms that the undersigned individual(s) is(are) duly authorized to execute and enter into the binding nature of this Unconditional Agreement and Consent.

6. The Village shall record the Ordinance against the Subject Property, inclusive of this Unconditional Agreement and Consent, such that the terms provided herein shall be binding upon all parties in interest and all successors and assigns, to the extent such party continues to use the Subject Property in accordance with the approving Ordinance; and Owner shall remain subject to the terms of the Ordinance unless otherwise transferred by execution of a Transferee Assumption Agreement.

7. This Unconditional Agreement and Consent may not be amended, modified, released or annulled except upon the express, prior written approval of the Village of Oak Brook.

8. This Unconditional Agreement and Consent may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, _____, Authorized Signatory, executed this Unconditional Agreement and Consent on behalf of Owner _____ on this ___ day of _____, 2026.

BY: _____

ITS: Authorized Signatory

SUBSCRIBED and SWORN to
before me this __ day of
_____, 2026.

_____
Notary Public

EXHIBIT 1

LEGAL DESCRIPTION

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

Common Address: 1901 22nd Street, Oak Brook, Illinois

PINs: PINs: 06-27-200-009

VILLAGE OF OAK BROOK Illinois

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

March 4, 2026

Village President and Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: 1901 22nd Street - Costco – Rear & Side Yard Setback Variations

Dear Village President and Board of Trustees:

Background

At its meeting on March 4, 2026 the Planning & Zoning Commission held the required public hearing on a petition from Brad Prischman, V3 Companies, representative for the owners of the property – Costco, seeking to reduce the required side yard setback from 30 feet to approximately 26 feet, and the rear yard setback from 40 feet to approximately 30 feet. The property is zoned B-3 – General Business District. The Eastman Kodak Subdivision includes depicted building setbacks, and the requested variations are needed to accommodate an expansion of the existing retail space and the removal of the current office space.

The subject property is located at 1901 22nd Street in the B-3 General Business District.

Public Comment

All interested parties were notified of the public meeting. No one spoke in support of or in opposition to the request at the hearing.

Planning & Zoning Commission Discussion and Recommendation

The Planning & Zoning Commission discussed the overall rationale for the variations. The Board recognized hardship and unique circumstances. The applicant addressed the standards in writing.

By a vote of 8 to 1, the Planning & Zoning Commission recommended approval of the requested variation, subject to the following conditions.

1. The applicant shall record a 14-foot no-build easement along the west property line for the property located at 2155 22nd Street;
2. A complete landscaping plan shall be submitted including landscaping along north and south sides of the property including replacement of trees;
3. The proposed development shall be constructed in substantial conformance to the plans as submitted and approved;
4. No additional signs are permitted.

5. Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Very truly yours,

Wayne Ziemer
Chairman
Planning & Zoning Commission

Motioned by Member Hasan, seconded by Member Bulin to recommend approval of the final plat of consolidation, subject to the following conditions:

- Final engineering review and approval.
- Recording of the document by Village Staff.

ROLL CALL:

Ayes: 9 – Chairman Ziemer, Vice Chairman Wilczak, Members Bulin, Cappetta, DiBernardo, Hasan, Nimry, Pontrelli and Simon. Motion carried.

Absent: 0 -

Vice Chairman Ziemer announced that the public meeting for this matter was concluded.

5.

B. 1901 22ND STREET – COSTCO – REAR & SIDE YARD SETBACKS

1901 22ND ST – COSTCO REAR & SIDE YARD SETBACKS

Chairman Ziemer announced the commencement of the public hearing for the petition and swore in everyone that was presenting for the petition.

Planned Raman summarized the request seeking to reduce the required side yard setback from 30 feet to approximately 26 feet, and the rear yard setback from 40 feet to approximately 30 feet.

Larry Dziurdzik 1955 Raymond Drive, Northbrook, IL, Costco Real Estate Consultant explained that the Costco regional office relocated from Oak Brook to Addison. With more than 100 people no longer going to the regional office at the Oak Brook location and they found it was the right time to renovate the store. He mentioned renovations would include space for products that Oak Brook has not seen in the past. He reviewed several PowerPoint slides showing existing and proposed plans.

Member Bulin questioned any Village Engineer or Fire Department review. He was concerned about changing the fire lane.

Director Von Drasek assured members that Village Engineer EZA had reviewed the application and that further engineering would be required during the permit process.

Attorney Castaldo mentioned the commission could add conditions to include engineering and fire department review.

Vice Chairman Wilczak questioned the recording of the 14-foot no-build easement along the west property line located at 2155 22nd Street.

Director Von Drasek noted the applicant had assured the Village that they would have an agreement with The Shops of Oak Brook (2155 22nd Street) regarding the no-build 14-foot easement prior to recording any ordinance or issuing any building permit.

Member Nimry was concerned about reducing the truck lanes on the west side of the property.

Brad Prischman, V3 Companies, 7325 Janes Ave, Woodridge, Civil Engineer and representative for owners of the property, pointed out on a slide that the truck drive isle would actually be enlarged.

Members were concerned about the loading docks expansion and the dumpster location without any pedestrian walkway.

Motioned by Member Hasan, seconded by Member Bulin to recommend approval of the setback variations, subject to the following conditions:

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

ROLL CALL:

Ayes:	8	–	Chairman Ziemer, Members Bulin, Cappetta, DiBernardo, Hasan, Nimry, Pontrelli and Simon. Motion carried.
Nayes:	1	-	Vice Chairman Wilczak
Absent:	0	-	

Vice Chairman Ziemer announced that the public hearing for this matter was concluded.

5.

C. 2026 VOB OFFICIAL ZONING MAP

2026 VOB OFFICIAL ZONING MAP

Chairman Ziemer announced the commencement of the public meeting for the petition.

Planner Raman reviewed the changes to the 2026 official zoning map.

Motioned by Member Hasan, seconded by Member Cappetta to recommend approval of the 2026 Official Zoning Map.

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: February 11, 2026

CASE NOS: 2026-3-ZO-VAR

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

PETITIONER: Brad Prischman

ADDRESS: 1901 22nd Street

EXISTING ZONING: B-3, General Business District

ZONING/USE OF SURROUNDING PROPERTY:

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

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

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

West: Same, The Shops of Oak Brook Place.

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

Staff Comments:

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

3. Ordinance S-1415 was approved in 2015 granting a variation to reduce the front yard setback from 38 feet to 32'.

4. Reducing the side yard setback from 30 feet to 26 feet, would also require establishing a 14-foot no-build easement, on the property at 2155 22nd Street along the west property line.

5. The proposal would remove approximately 27 parking spaces, including 4 accessible spaces. Costco previously added 85 parking spaces in the southeast corner adjacent to its gas station, approved as part of the Planned Development for The Overlook (S-1607). The applicant has provided existing and proposed parking data (see case file). Based on that information, the existing and proposed parking ratios are approximately 1 space per 245 square feet of floor area.

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

6. Existing landscaping along the west property line and along the south building wall is proposed to be removed. A new landscaping plan for the west property line has been provided (see case file).

7. The site plan has been reviewed by Engineering and the proposed encroachment does not appear to cause any issues of non-compliance.

8. The applicant will meet all other applicable regulations.

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

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

"Section 13-14-6 D". Standards:

1. The Planning and Zoning Commission shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:

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

b. The plight of the owner is due to unique circumstances.

c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:

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

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

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

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

e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property."

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

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

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

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

Respectfully Submitted,

Rama Raman
Village Planner

R. Von Drasek
Rebecca Von Drasek
Development Services Director

PUBLIC HEARING

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

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

PIN: 06-27-200-009

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

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

Netasha Scarpiniti
Village Clerk

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

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

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

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

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

BY _____
Designee of the Publisher of the Daily Herald

Control # 321926 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

VILLAGE OF OAK BROOK
Illinois

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

February 12, 2026

Dear Resident:

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

MEETING DATE AND INFORMATION:

Planning & Zoning Commission* .....6:30 p.m., Wednesday, March 4, 2026
Board of Trustees Meeting.....7:00 p.m., Tuesday, March 24, 2026***

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

The application has been filed by:	Brad Prischman V3 Companies 7325 Janes Ave Woodridge, IL 60517
The property in question is located at:	Costco 1901 22nd Street Oak Brook, IL 60523
Relationship of applicant to property:	Representative

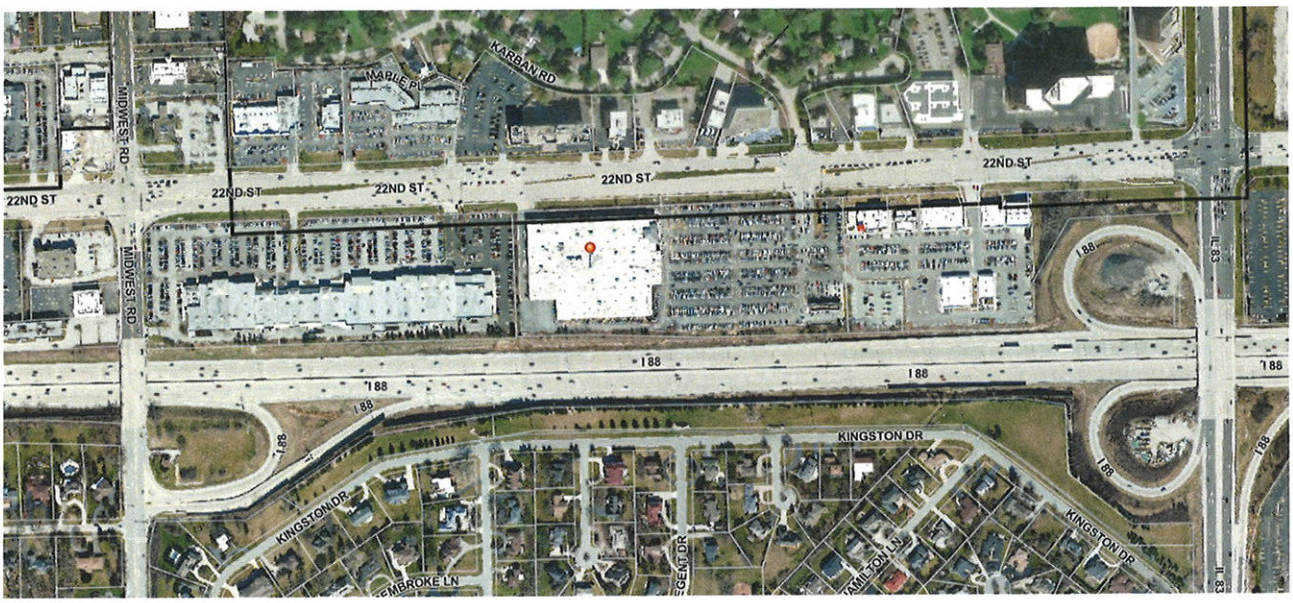
The petitioner is requesting variations to allow a reduction in the side yard from 30-feet to approximately 26-feet and the rear yard setback from 40-feet to approximately 30-feet.

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

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

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



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

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

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

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
February 10, 2026

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

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

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

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

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

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

Attachments:
1. Exhibits for Referral

Record No: PZ-26-1

Planning & Zoning Application

Status: Active

Submitted On: 1/30/2026

Primary Location

1901 22ND ST
OAK BROOK, IL 60523

Owner

COSTCO WHOLESALE CORP
999 LAKE DR ISSAQUAH , WA 98027

Applicant

Brad Prischman
[redacted]
7325 Janes Ave
Woodridge, Illinois 60517

Project Information

Type of Property*

Commercial

Zoning Ordinance Type*

Variation

Date Filed*

01/30/2026

Property Interest of the Applicant*

Agent

Owner of Record*

Costco Wholesale Corporation

Phone*

[redacted]

Address*

730 Lake Drive

City, State, Zip*

Issaquah, WA 98027

Is the property in Trust?*

No

Type of Commercial Project*

Alteration

Number of Street Frontages for Public Hearing Signs*

1

Intended Meeting Date*

03/04/2026

Property Information

Subdivision*

Other

Zoning District*

B-3 General Business

Zoning Ordinance Section (see title 13 in Village Code)

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

Proposed Use/Action Requested*

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

Location and Legal Address

1901 W 22nd Street

Permanent Parcel Number*

627200009

Variation Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Acknowledgement

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

Bradley Prischman
Jan 30, 2026

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

Bradley Prischman
Jan 30, 2026

DATE: January 30, 2026

TO: Cathy Chiarelli, Planning Technician - Development Services, Village of Oak Brook IL

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

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

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

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

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

WEST:
Existing Setback = 30'
Proposed Variation = 26'

SOUTH:
Existing Setback = 40'
Proposed Variation = 30'

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

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

If there are any questions or comments, or additional information needed, please contact Brad Prischman [redacted]

SUBJECT PROPERTY VERIFICATION

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

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

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

ALTA Survey prepared by V3 Companies

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

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

[redacted]

Printed Name

[redacted]

Signature

Date

01-30-2026

Relationship to Applicant:

SELF

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

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

Village of Oak Brook, IL

February 18, 2026

Commercial Application Fee

Record No.PZ-26-1

Status Completed

Type Payment

Assignee Brad Prischman

Invoice ID 251132

Became Active February 4, 2026

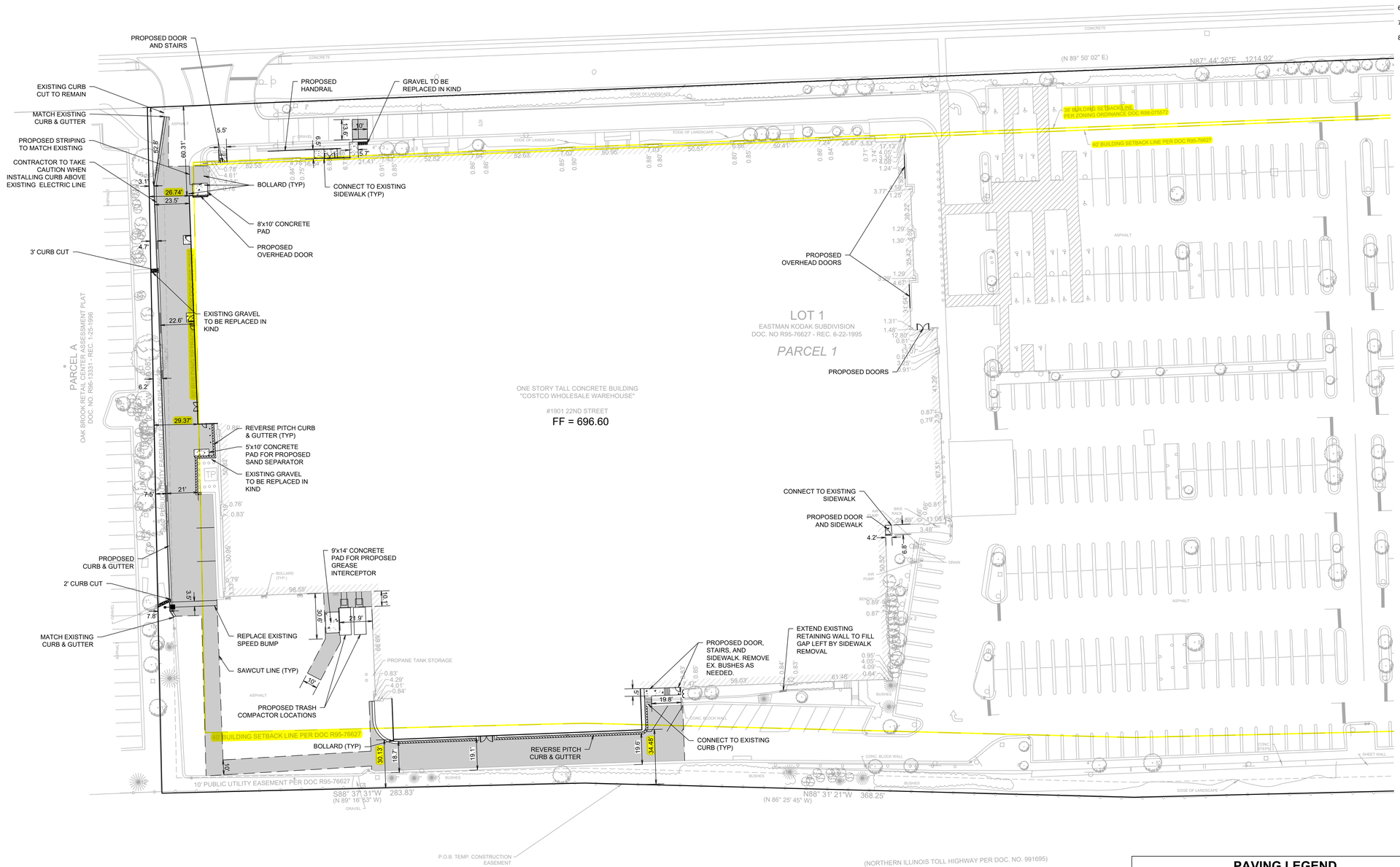
Due Date None

Fee Breakdown

Fee Name	Total Fee	Paid	Due
Variation	$750.00	$750.00	$0.00
Public Hearing Signs	$50.00	$50.00	$0.00
Daily Herald Legal Posting	$120.00	$120.00	$0.00
Total	**$920.00**	**$920.00**	**$0.00**

Payment History

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



NOTES:

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

PAVING LEGEND

BITUMINOUS PAVEMENT (HEAVY DUTY)

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

CONCRETE PAVEMENT

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

CONCRETE SIDEWALK

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

GRAVEL

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

GRAPHIC SCALE
30 15 0 30
1" = 30'

COSTCO WHOLESALE

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

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

1101 Second Ave. Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

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

Visio. Vertere. Virtute... "The Vision to Transform with Excellence"

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

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

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

LAYOUT AND PAVING PLAN

C3.1

PLOTTED BY: PETER WAGENMAKER DATE/TIME: 1/29/2026 4:37 PM FILE: N:\1997\97075\97075.14WR (2025)\DRAWINGS\ACAD\LDS04\SHEET DRAWINGS\C3.1 LAY\97075.14WR.DWG

UNOFFICIAL COPY

EASTMAN KODAK SUBDIVISION

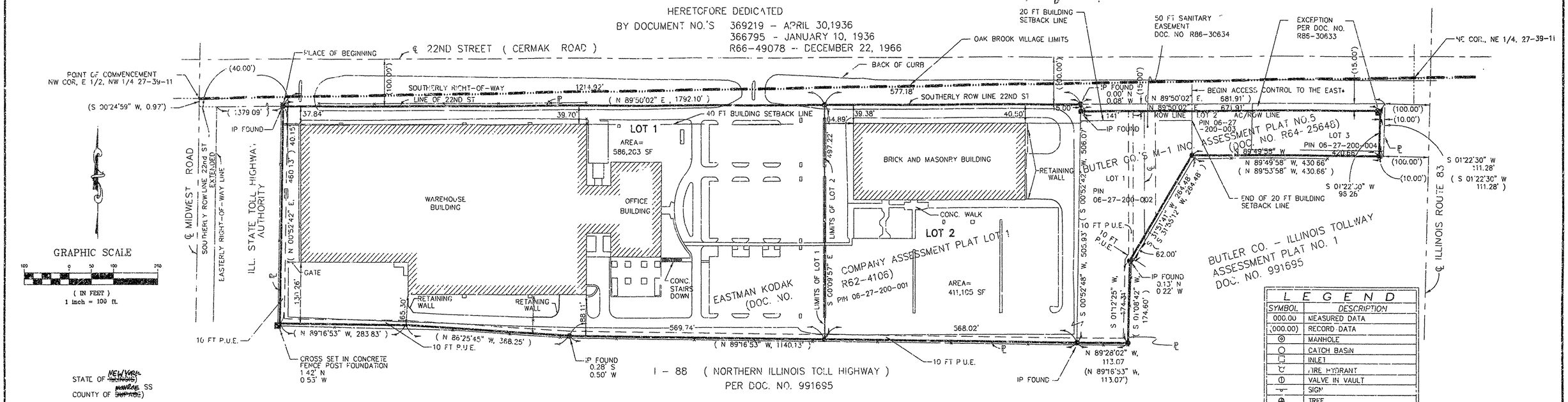
06-27-200-001 thru 007

Book 172 Page 74

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

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

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



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
000.00	MEASURED DATA
(000.00)	RECORD DATA
◎	MANHOLE
○	CATCH BASIN
□	INLET
⊄	FIRE HYDRANT
⊕	VALVE IN VAULT
⊣	SIGN
❀	TREE
●	IRON PIPE FOUND OR SET
▣	CONCRETE MONUMENT SET
☼	LIGHT POLE
⊗	IBT MANHOLE
▭	BUILDING
℄	DENOTES CENTERLINE
ℙ	DENOTES PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
♿	HANDICAP PARKING
	PROPERTY LINE
	CENTERLINE
-x-x-	FENCE LINE
	E OF PAVEMENT
	EASEMENT LINE
	SETBACK LINE
	VILLAGE LIMITS

STATE OF ~~NEW YORK~~ ILLINOIS)
COUNTY OF ~~MONROE~~ DUPAGE) SS

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

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

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

DATED THIS 19th DAY OF June 19 95

BY: _____ OFFICER ATTEST: _____ Secretary

BY: _____ OFFICER ATTEST: _____

STATE OF ~~NEW YORK~~ ILLINOIS)
COUNTY OF ~~MONROE~~ DUPAGE) SS

I, SANDRA L. CARUSO, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Jesse T. Greene, Jr AND _____ PERSONALLY KNOWN TO BE IN THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 19th DAY OF June A.D. 1995, AT Rochester, New York ~~ILLINOIS~~

Sandra L. Caruso
NOTARY PUBLIC

SANDRA L. CARUSO
Notary Public, State of New York
Monroe Co. 4620
Commission Expires Dec. 8, 19 95

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, Darrell Langlois, VILLAGE TREASURER OF THE VILLAGE OF OAK BROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS THIS 23rd DAY OF June, 1995.

Darrell Langlois
TREASURER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, Linda K. Connolly, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON May 9, 19 95, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS 31st DAY OF June, 19 95.

Linda K. Connolly
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 23rd DAY OF March, 19 95.

CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, DALE L. DURFEY, JR., VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS THIS 22nd DAY OF JUNE, 1995

Dale L. Durfey Jr.
VILLAGE ENGINEER

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, Carl T. Blomgren, SECRETARY OF THE HINSDALE SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT Burr Ridge, ILLINOIS, THIS 16th DAY OF June, 1995

Carl T. Blomgren
SECRETARY

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATER INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 16th DAY OF JUNE, 1995.

Michael W. Lach
ENGINEER

OWNER OR ATTORNEY

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, Joseph E. Kaucky, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF June, 1995

Joseph E. Kaucky
COUNTY CLERK

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS INSTRUMENT 95-176627 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE 22 DAY OF June 1995 AT 12:30 O'CLOCK P.M. AND WAS RECORDED IN BOOK 172 OF PLATS PAGE 74.

J.P. Cairney
RECORDER OF DEEDS

* ACCESS CONTROL FROM PLAT OF SURVEY "EXCESS ROW" IDOT F.A.P. ROUTE 872 (ILL 83) SECTION 543-HBK PARCEL NO. 354 EX ALSO PER DOCUMENT NO. R86-30633 DATED: APRIL 13, 1986

SUBMITTED BY:
DAVID M. GOODE
LORD, BISSELL & BROOK
100 JORIE BLVD.
OAK BROOK, IL 60521

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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

THAT PART OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 00°24'59" WEST, A DISTANCE OF 0.97 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET (EXTENDED ACROSS MIDWEST ROAD); THENCE NORTH 89°50'02" EAST, A DISTANCE OF 40.0 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET AND THE EASTERLY RIGHT OF WAY LINE OF MIDWEST ROAD; THENCE CONTINUING NORTH 89°50'02" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET A DISTANCE OF 1379.09 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89°50'02" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF 22ND STREET, A DISTANCE OF 1792.10 FEET; THENCE SOUTH 0°52'42" WEST, A DISTANCE OF 506.07 FEET; THENCE NORTH 89°16'53" WEST, A DISTANCE OF 1140.13 FEET; THENCE NORTH 86°25'45" WEST, A DISTANCE OF 368.25 FEET; THENCE NORTH 89°16'53" WEST, A DISTANCE OF 283.83 FEET, THENCE NORTH 0°52'42" EAST, A DISTANCE OF 460.13 FEET TO THE PLACE OF BEGINNING
ALSO:
BUTLER COMPANY-M-I, INC. ASSESSMENT PLAT NO. 5 (EXCEPT THEREFROM THE NORTH 15.00 FEET AND ALSO EXCEPT THEREFROM THE EAST 10.00 FEET) ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 20, 1964, AS DOCUMENT R64-25648, IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

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

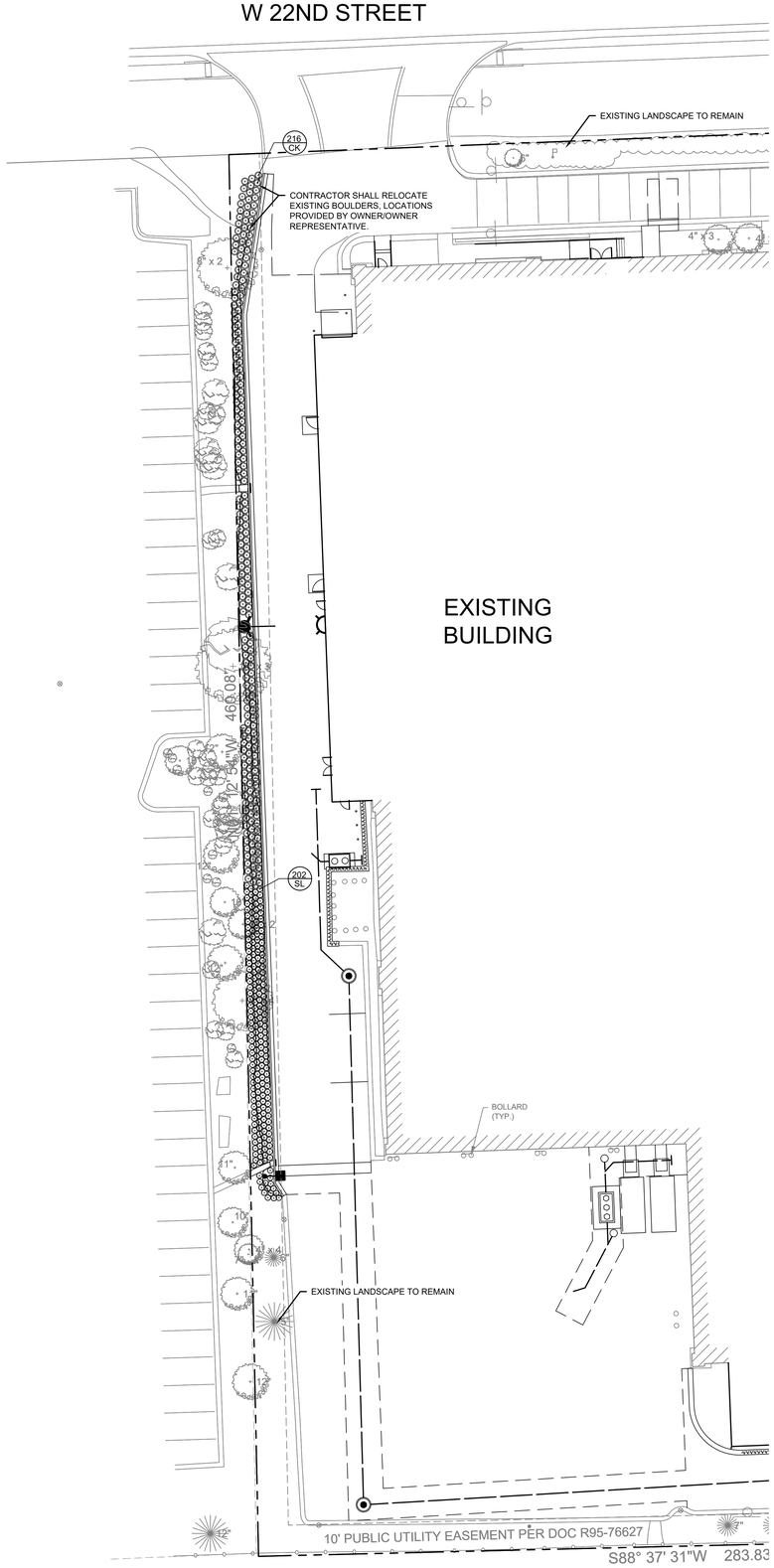
GIVEN UNDER OUR HAND AND SEAL AT OAK BROOK, ILLINOIS, THIS 16th DAY OF June, A.D. 1995

BOLLINGER, LACH & ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 30

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

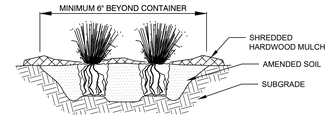
CONSULTING ENGINEERS & LAND SURVEYORS
Bollinger, Lach & Associates, Inc.
1010 JORIE BLVD • OAK BROOK, IL 60521 • 708 990 1385

Jan 16, 1995 - 11:31:47 DWG Name: C:\ACAD\SURVEY\EASMAN\SUB\SUBLDWG



PLANT SCHEDULE

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



NOTES:

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

1 ORNAMENTAL GRASS PLANTING

NTS

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

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

CONSULTANT

Kimley»Horn

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DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEAL AND SIGNATURES

COSTCO WHOLESALE

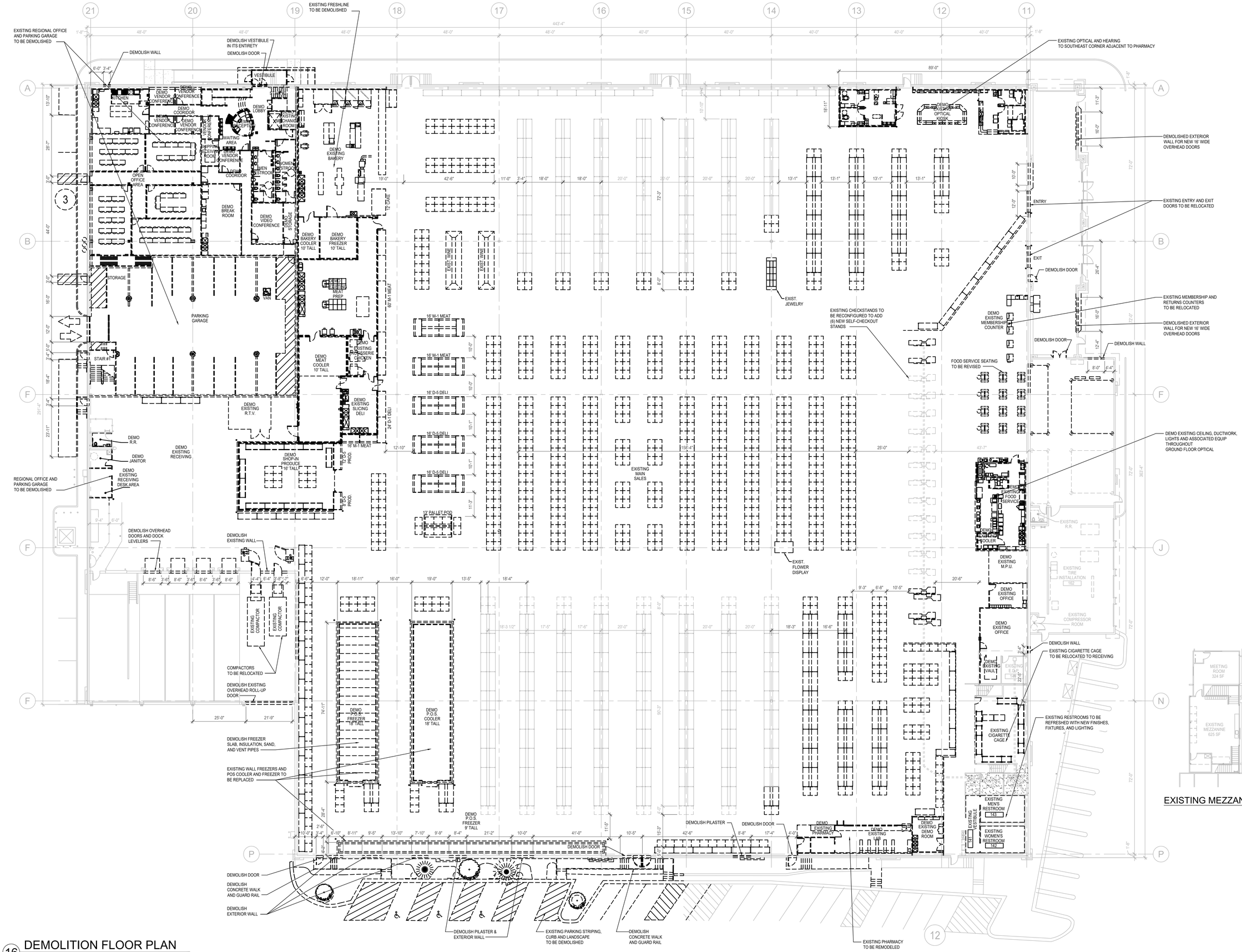
1901 WEST 22ND STREET
OAK BROOK, IL 60521

LANDSCAPE PLAN

DATE	ISSUED FOR	REV
1/30/2026	P&Z APPLICATION	

L1.0

AS INDICATED



16 DEMOLITION FLOOR PLAN
SCALE: 1/16" = 1'-0"

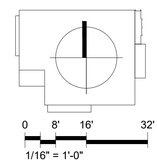
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KEY PLAN



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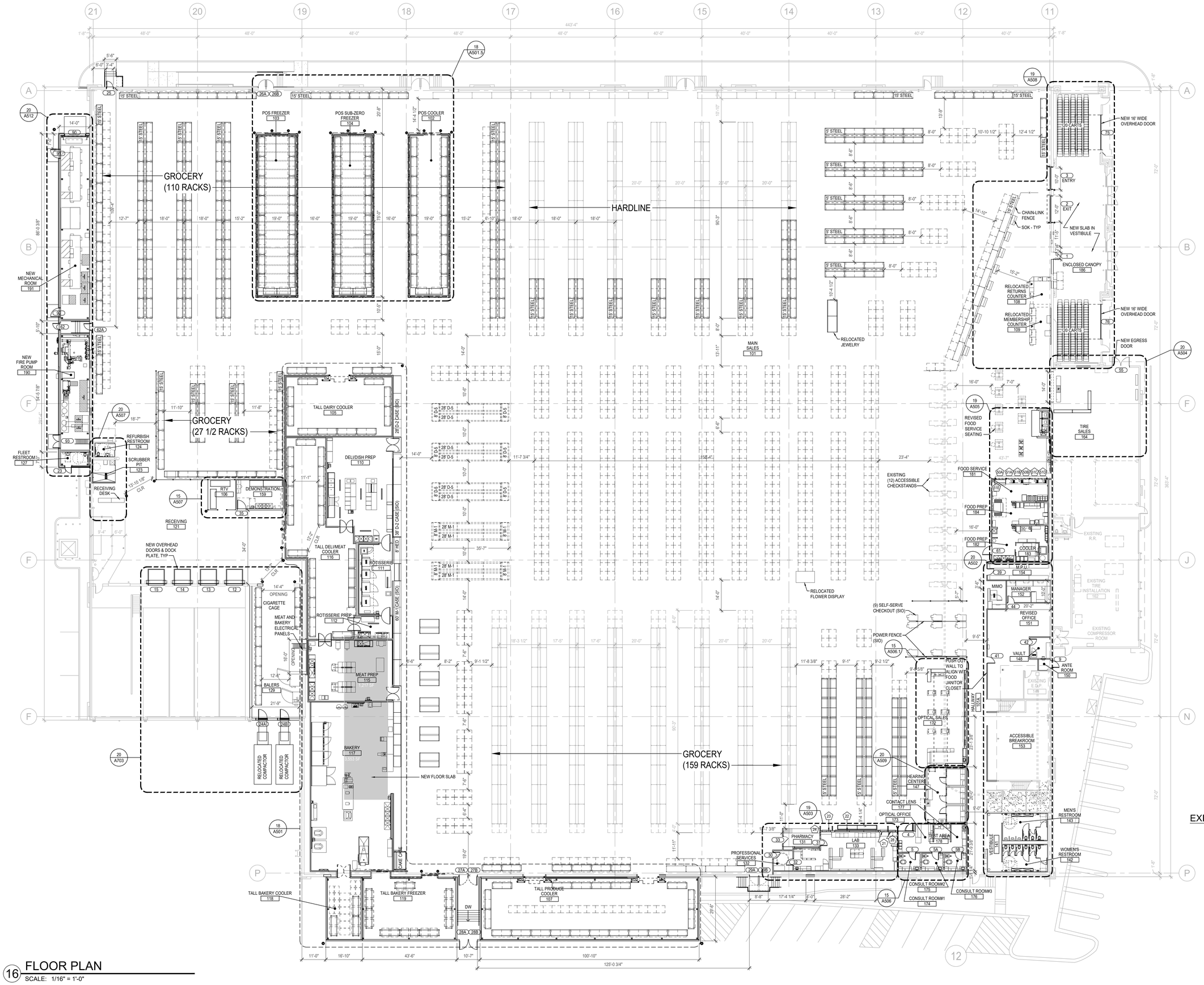
△	DATE	DESCRIPTION
	1/23/26	HEALTH DEPT PERMIT SET
	1/30/26	P&Z APPLICATION

96-1770-35
PM: RENEE PEDERSEN
DRAWN:

DEMOLITION FLOOR PLAN

A100

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16 FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXISTING MEZZANINE

KEY PLAN

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

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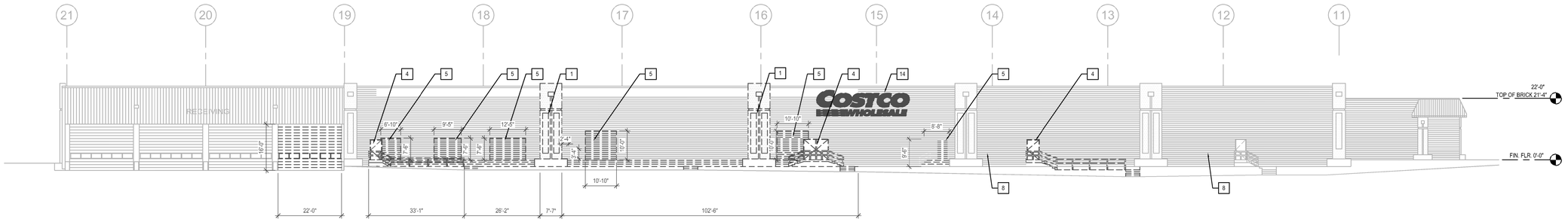
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96-1770-35
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DRAWN:

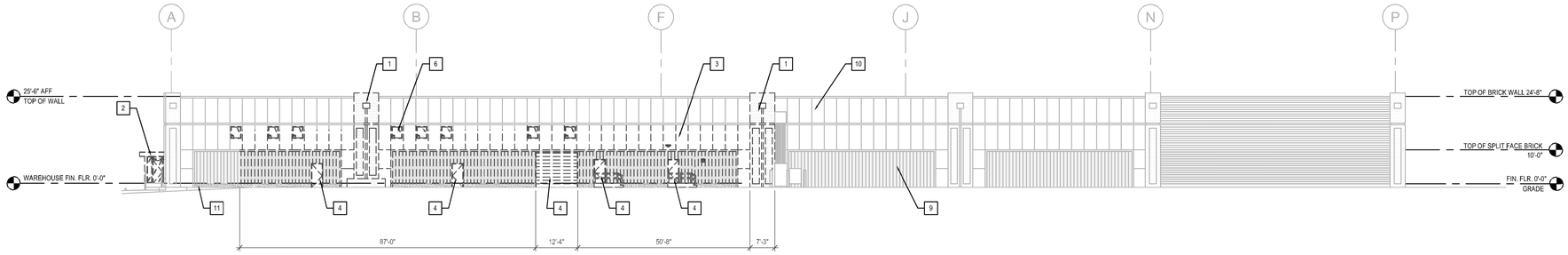
FLOOR PLAN

A101

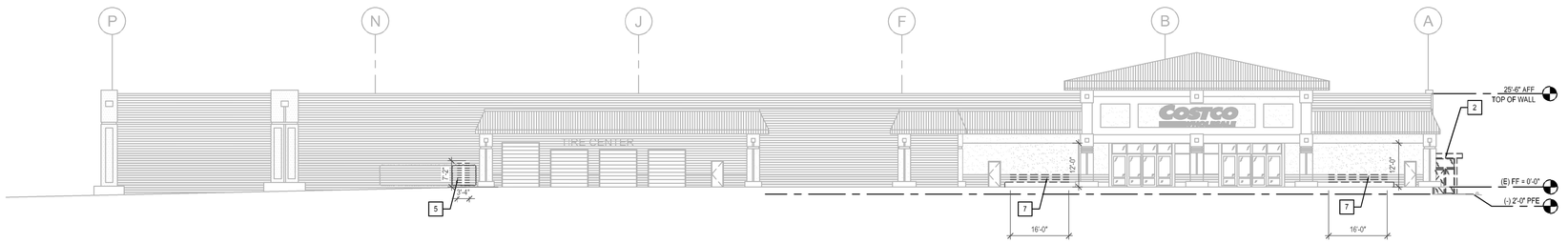
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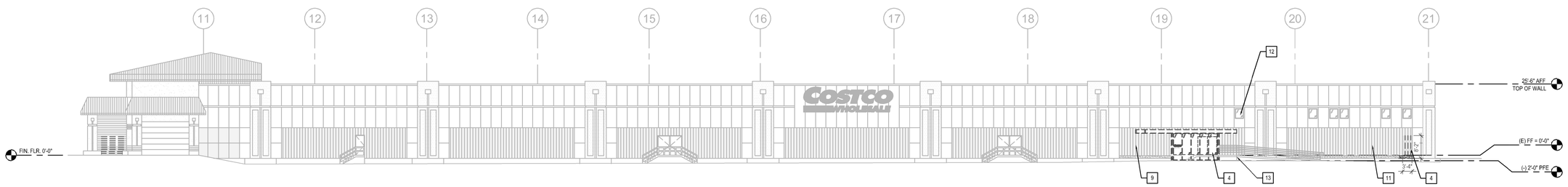
1 SOUTH EXTERIOR
SCALE: 1/16" = 1'-0"



2 WEST EXTERIOR
SCALE: 1/16" = 1'-0"



3 EAST EXTERIOR
SCALE: 1/16" = 1'-0"

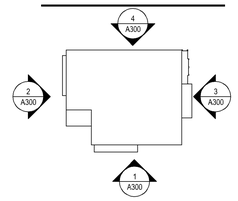


4 NORTH EXTERIOR
SCALE: 1/16" = 1'-0"

DEMOLITION NOTES

1	DEMO PILASTER AT PROPOSED ADDITIONS
2	DEMO REGIONAL OFFICE ENTRY VESTIBULE
3	TBD DEMO METAL WALL SIDING
4	DEMO EGRESS DOORS AND FRAME
5	DEMO BRICK
6	DEMO REGIONAL OFFICE WINDOWS
7	DEMO WALL AT PROPOSED OVERHEAD DOORS, MATERIALS TO BE VERIFIED
8	EXISTING FULL HEIGHT BRICK WALL
9	EXISTING METAL WALL SIDING
10	EXISTING METAL WALL SIDING (36" OC)
11	EXISTING CONCRETE STEM WALL
12	EXISTING REGIONAL OFFICE WINDOWS
13	EXISTING ADA ACCESSIBLE RAMP TO REGIONAL OFFICE
14	DEMO SIGNAGE, TO BE RELOCATED

KEY PLAN



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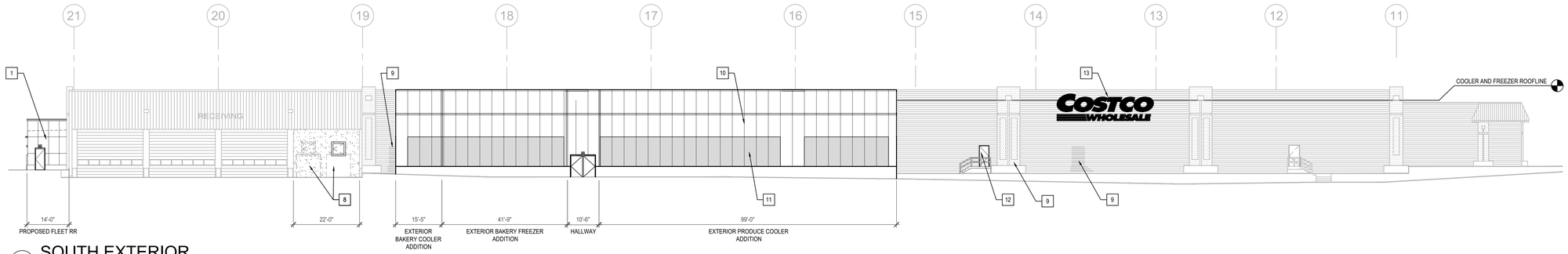
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	1/23/26	HEALTH DEPT PERMIT SET
	1/30/26	P&Z APP.,ICATION

96-1770-35
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DRAWN:

DEMO - EXISTING EXTERIOR ELEVATIONS

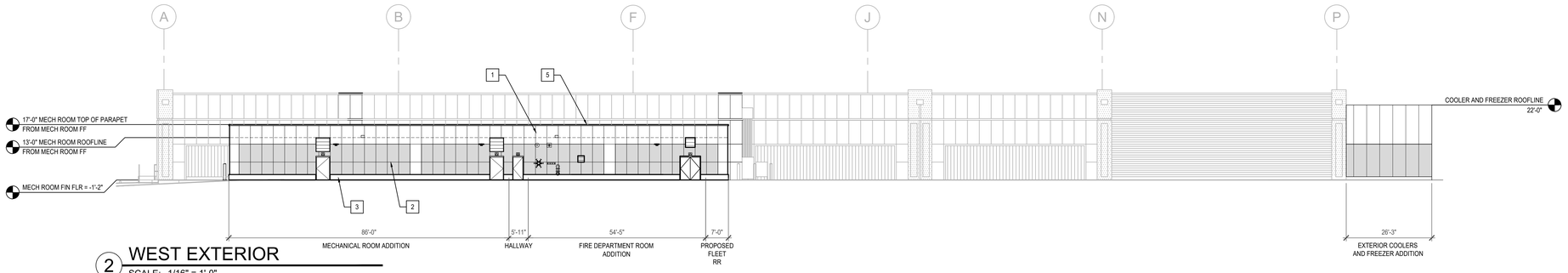
A300

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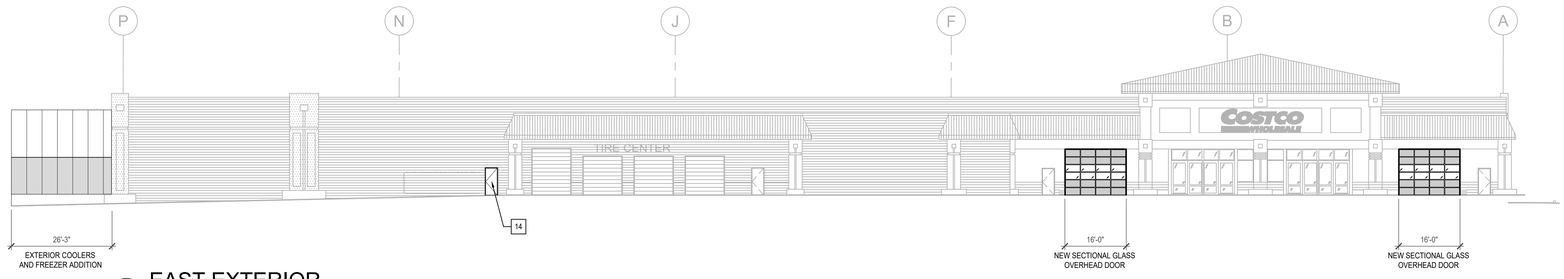
1 SOUTH EXTERIOR

SCALE: 1/16" = 1'-0"



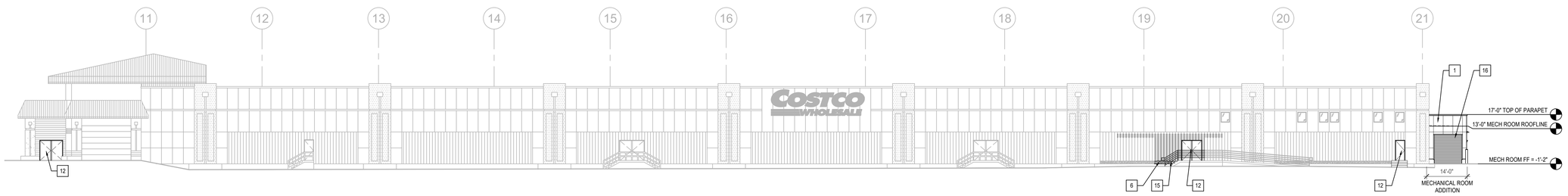
2 WEST EXTERIOR

SCALE: 1/16" = 1'-0"



4 EAST EXTERIOR

SCALE: 1/16" = 1'-0"



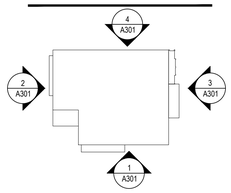
6 NORTH EXTERIOR

SCALE: 1/16" = 1'-0"

DEMOLITION NOTES

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

KEY PLAN



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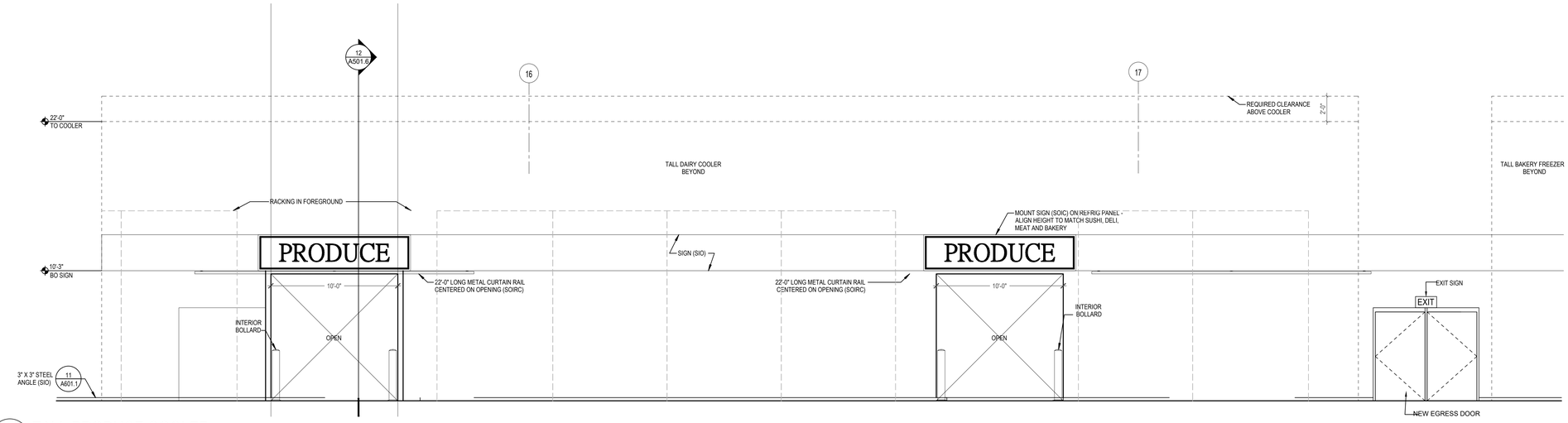
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	1/30/26	P&Z APPLICATION

96-1770-35
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DRAWN:

EXTERIOR ELEVATIONS

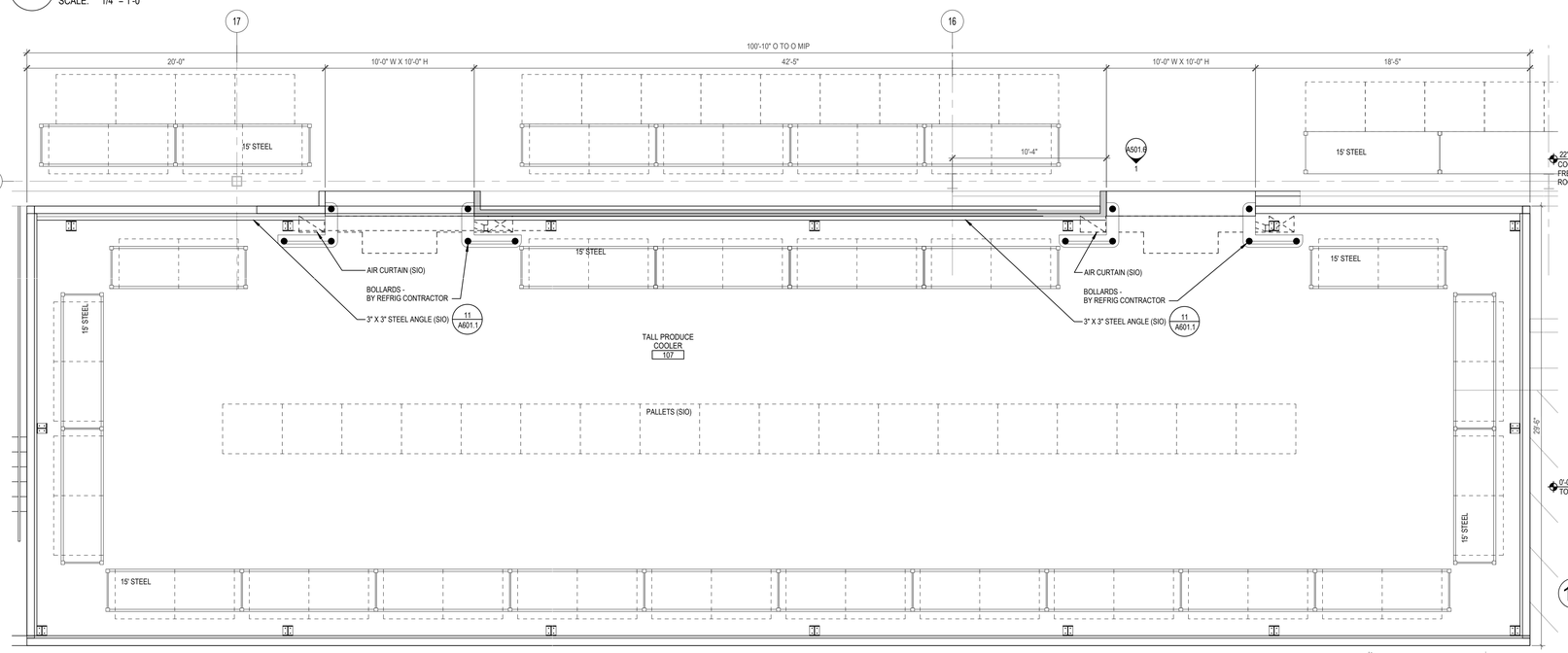
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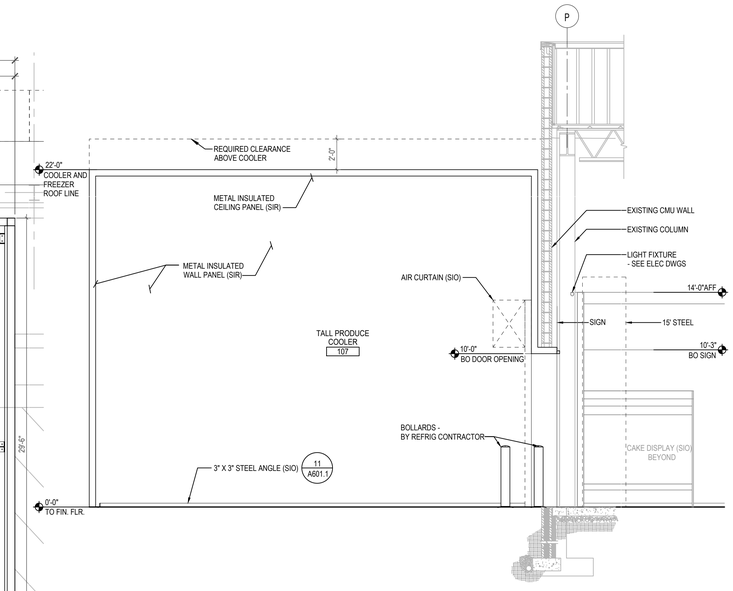
1 TALL PRODUCE COOLER

SCALE: 1/4" = 1'-0"



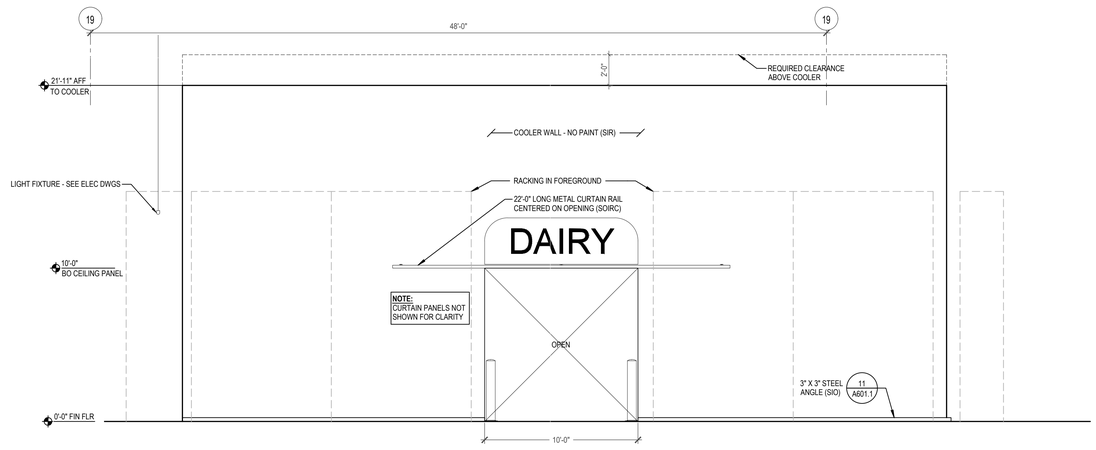
11 TALL PRODUCE COOLER ENLARGED PLAN

SCALE: 1/4" = 1'-0"



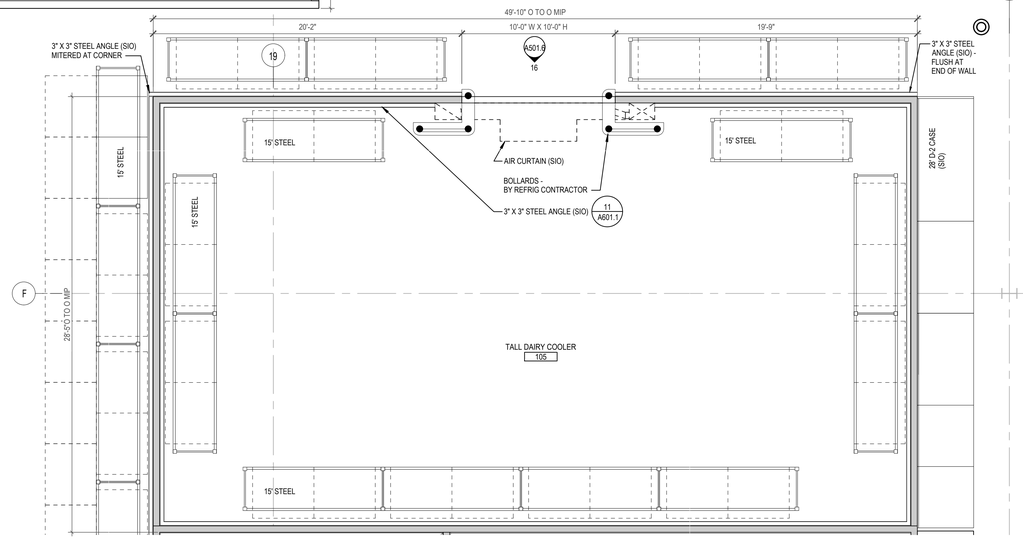
12 ADDITION COOLER AND FREEZER SECTION

SCALE: 1/4" = 1'-0"



16 TALL DAIRY COOLER

SCALE: 1/4" = 1'-0"



19 TALL DAIRY COOLER ENLARGED PLAN

SCALE: 1/4" = 1'-0"

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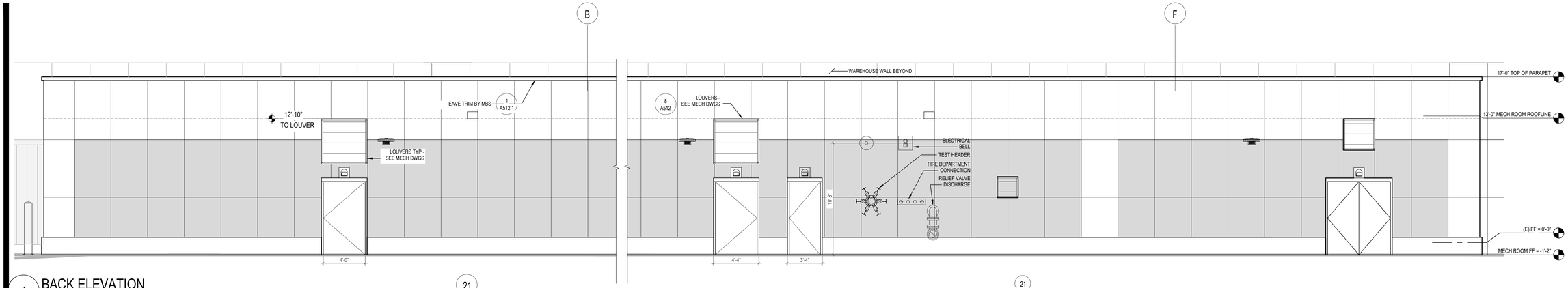
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	1/30/26	P&Z APPLICATION

96-1770-35
PM: RENEE PEDERSEN
DRAWN: JS

PRODUCE AND
DAIRY COOLERS
PLANS, ELEVATIONS
AND DETAILS

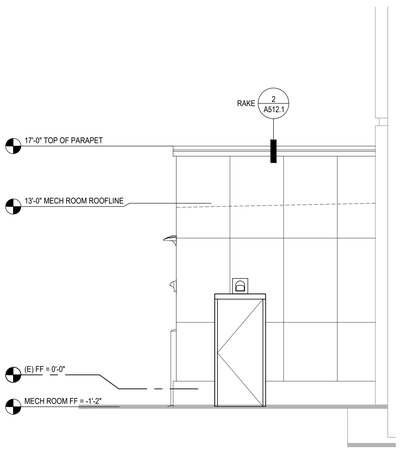
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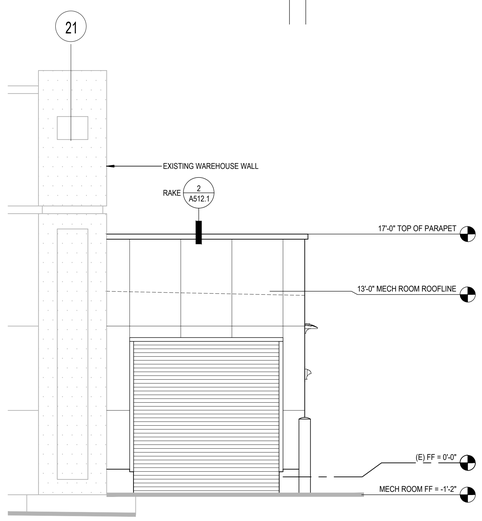
1 BACK ELEVATION

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



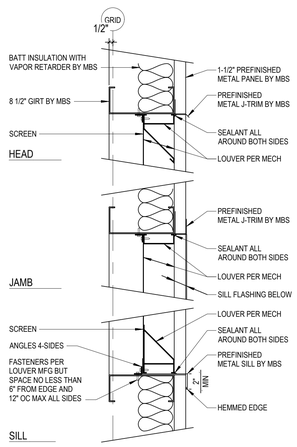
6 SIDE ELEVATION

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



7 SIDE ELEVATION

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



11 LOUVER AT EXTERIOR WALL

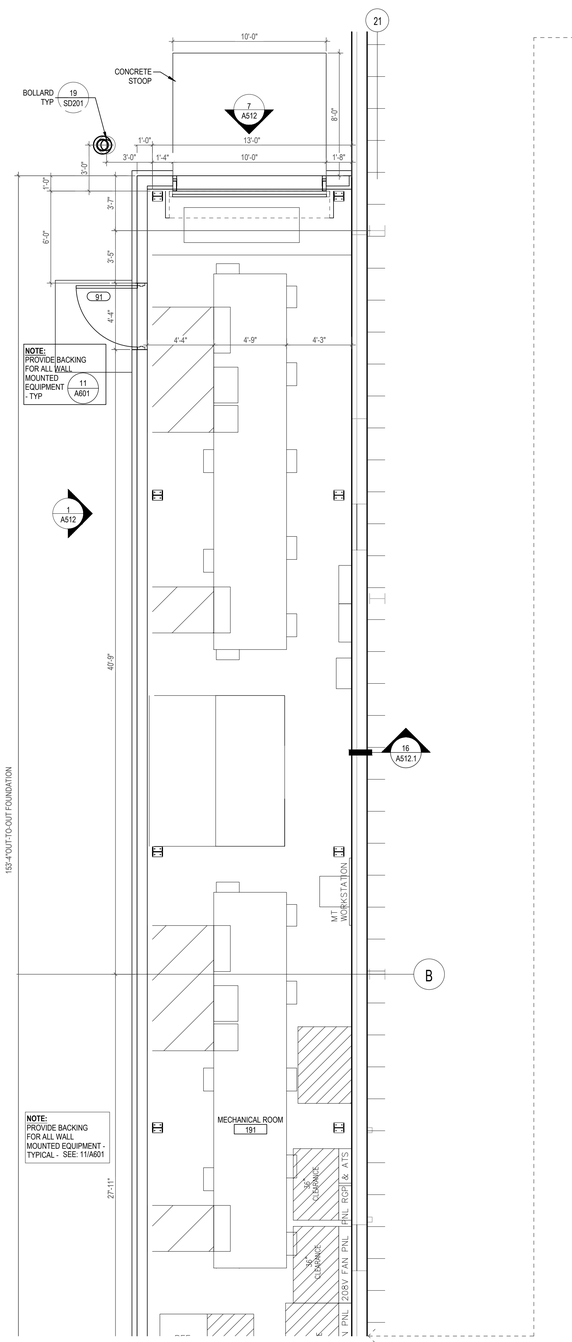
SCALE: 1 1/2" = 1'-0" 0125

EQUIPMENT LEGEND - FIRE DEPARTMENT ROOM - ENCLOSED CANOPY

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

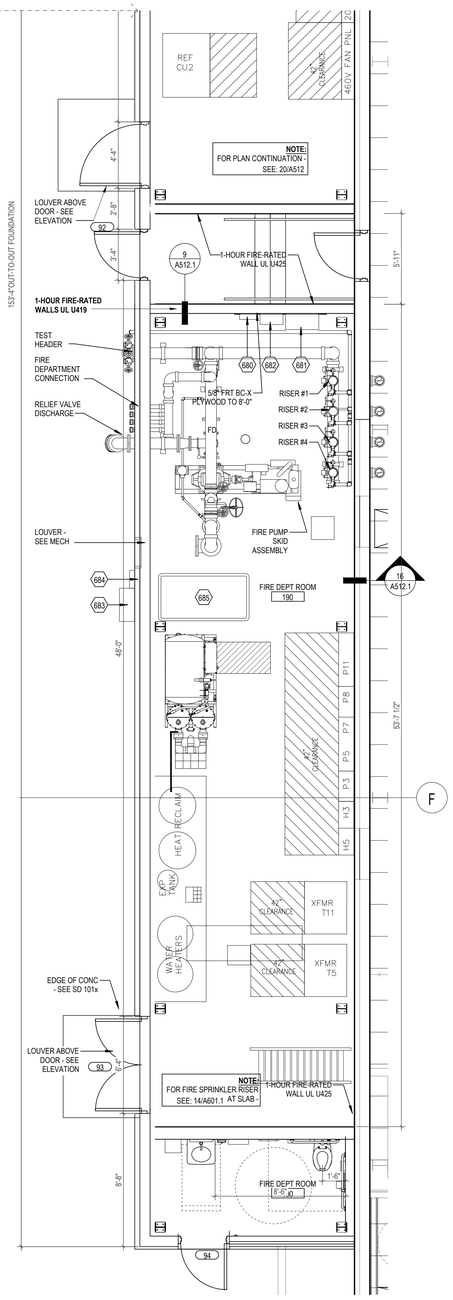
EQUIPMENT LEGEND - MECHANICAL ROOM - ENCLOSED CANOPY

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



18 ENLARGED MECHANICAL ROOM PLAN

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



20 ENLARGED FIRE DEPT ROOM PLAN

SCALE: 1/4" = 1'-0" 0725

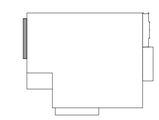
COSTCO WHOLESALE
OAK BROOK #388
1901 W. 22ND ST.
I-88 OAK BROOK, IL 60523

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

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

PERMIT SET

KEY PLAN



BRIAN J. BONAR, ARCHITECT

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

96-1770-35
PM: RENEE PEDERSEN
DRAWN: VN

MECHANICAL AND FIRE DEPT ROOM PLAN, ELEVATIONS, AND DETAILS

A512

PLOTTED BY: TAYLOR CHADWICK DYER DATE/TIME: 1/30/2026 12:51 PM FILE: H:\RETAIL\COSTCO\96\96-1770-35 OAK BROOK, IL - REGIONAL OFFICE CONVERSION AND BUILDING ADDITION\07 CAD\703_CONSTDOCS\96177035-A512.DWG

Costco Oak Brook Warehouse Remodel
Parking Calculations
2026.02.25

Existing total building area: 177,691 SF

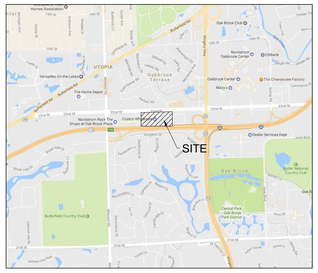
Proposed total building area: 170,859 SF

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

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

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

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


SITE
UTOPIA
Oakbrook Terrace
Oak Brook
Butterfield Country Club
Central Park Oak Brook (Park District)
Oak Brook Polo Club
Nordstrom Oakbrook Center
Dealer Services Dept
Prairie Bank Oak Brook Plaza
Nordstrom Rack The Shops at Oak Brook Plaza
The Chesecake Factory
The Home Depot
Versailles On the Lake
Meijer
Oak Brook Golf Club
Oak Brook Bowl
Oak Brook Hills Resort & Conference Center
Oakbrook Center
Mercy's
Oakbrook Terrace Tower
Oakbrook Terrace Fire Protection District
Oak Brook Terrace Park
Oak Brook Terrace Golf Club
Oak Brook Terrace Pool
Oak Brook Terrace Tennis Club
Oak Brook Terrace Recreation Center
Oak Brook Terrace Museum
Oak Brook Terrace Theatre
Oak Brook Terrace Fire Station
Oak Brook Terrace Police Department
Oak Brook Terrace Public Works
Oak Brook Terrace Post Office
Oak Brook Terrace Tower
Oak Brook Terrace Tower Condominium
Oak Brook Terrace Tower Condominium Association
Oak Brook Terrace Tower Condominium Association
Oak Brook Terrace Tower Condominium Association

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

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



REVISIONS		
NO.	DATE	DESCRIPTION
1	09/17/2022	ADDED ADDITIONAL AREA - SEE REVISION CLOUD
2	12/17/2025	BLDG SETBACK ZONING PER ORDINANCE, DOCUMENT NUMBER

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

Project No: 97075.08
Group No: VP01.1
SHEET NO. 2 of 4

DRAFTING COMPLETED: 03/08/17 — DRAWN BY: EJM
FIELD WORK COMPLETED: 02/28/17 — CHECKED BY: AJS
PROJECT MANAGER: AJS
SCALE: 1" = 30'

PREPARED FOR:
COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
425-313-8052

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Engineers
Scientists
Surveyors