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

Regular Meeting
Wednesday, September 2, 2026
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
   A. Regular Planning & Zoning Commission Meeting Minutes dated August 5, 2026
4. UNFINISHED BUSINESS
5. NEW BUSINESS
   A. 3804 Adams Road - Lot Size Variation
   B. 3804 Adams Road - Preliminary Plat
   C. 1400 Kensington Road - Planned Development - Motor Club
6. PUBLIC COMMENT
7. ADJOURNMENT

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

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: August 25, 2026

FILE NOS: **2026-10-SR-FP & 2026-11-ZO-VAR**

DESCRIPTION: Final Plat of Subdivision and Variation

PETITIONERS: Angelo Feola
225 Canal Street Unit E
Lemont, IL 60439

LOCATION: West of Adams Road and north of Birchwood Road.

ADDRESS: 3804 Adams Road (PINS: 0635405004, 0902200006)

ACREAGE: 16.5 acres

EXISTING ZONING/USE: R-1 Single-Family Detached Residence District, vacant parcels

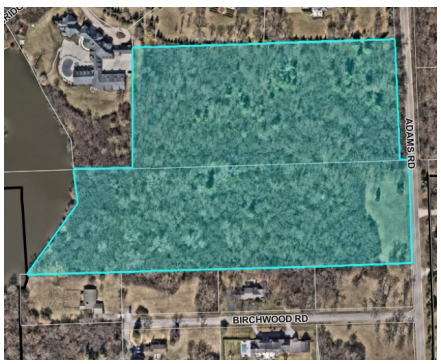
ZONING/USE OF SURROUNDING PROPERTY:

North: R-1, Single-Family Detached Residence District, single family homes, Breckenridge Farm Subdivision

South: R-2, Single-Family Detached Residence District, single family homes (Birchwood Road)

East: Bronswood Cemetery, R-1 Single-Family Detached Residence District, Vacant parcels and single family homes. Adams Road is to the immediate east.

West: R-1, Single-Family Detached Residence District, single family homes, Templeton Reserve Subdivision.



3804 Adams Road

STAFF REPORT – FINAL PLAT
LOTUS DEVELOPMENT– 3804 ADAMS RD
CASE NO. 2026-10-SR-FP & 2026-11-ZO-VAR

DISCUSSION:

Lotus Development 1873 LLC has submitted a petition requesting approval of a Preliminary Plat of subdivision. This proposal includes creation of eight (8) parcels consisting of approximately 2 acres each. The parcels are zoned R-1, Single Family Detached Residence District. The subject properties currently consist of two parcels totaling 16.5 acres. The existing parcels have no improvements and are heavily wooded.

The minimum required lot area in the R-1 District is two acres with a required lot width of 220 ft. The newly created lots will be approximately 87,120 SF or greater with a roadway dedication for access. Each of the 8 lots meets the lot size requirements of the Zoning Ordinance and will share a private access road. The applicant's request is seeking a Variation from lot width, as four (4) lots do not meet the 220' width requirement.

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

STAFF COMMENTS:

1. The subject parcels were annexed into Oak Brook in October, 1962.
2. The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
3. The proposal shows a common access drive from Adams Road. The lot lines for all the proposed parcels go up to the center of the access driveway therefore the buildable area and setbacks are impacted. This is similar to subdivisions like Templeton Reserve and Breakenridge Farm. The lots comply with the minimum lot size and setback requirements for the R-1, Single-Family Detached Residence District. However, four (4) lots to the north have a lot width of 209' and do not comply with the minimum lot width requirement of 220 feet. The final plat creates eight (8) lots ranging from 2.002 acres to 2.006 acres.
4. In addition, staff notes that Lot 8 at the southeast corner has a side yard depiction of 30' which is less than the required setback of 50' abutting Adams Road.
5. The final subdivision plat includes easements for each subdivided parcel.
6. Staff notes that this is a private road and therefore is not required to comply with Village code standards in Section: 14-6-3.
7. The Subdivision sign and fencing gate design plans are required to be included with the building permit for Subdivision improvements.
8. Landscape plans are required in accordance to the Village Landscape Standards.
9. Staff recommends the overhead power lines be installed underground along Adams Road up to Birchwood Road, in coordination with the property owner to the south.

10. The properties are densely wooded. Staff also notes that this design will require removal of several trees on the properties. A tree survey has not been provided as referenced in the submitted materials.
11. The Village Engineer has reviewed this submittal, and his comments are summarized in the memorandum included in the case file.
12. Public Works comments include the requirement to loop the water main.
13. Fire Department review comments include provision of Auto Turn Exhibit and fire hydrants to the preliminary drawings.
14. The southwest end of the property is in a regulatory floodplain.
15. Per the Village-wide adopted Shared-Use Path & Bike Route Master Plan, Adams Road is designated as an On-Street Bike Route that is recommended to be converted into marked shared lanes.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a subdivision. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for a Preliminary Plat of subdivision. The materials submitted by the applicant specifically addresses these standards.

Additionally, 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:

Staff has reviewed the 3804 Adams Preliminary Plat of Subdivision, Variation request and recommends approval of the plat and Variation 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 Preliminary Plat of Subdivision 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 Subdivision and the requested Variations to the R-1, Zoning District Regulations, a recommendation would be in order to approve the request subject to the following conditions:

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the requirements of the Variation, a recommendation would be in order to approve the Variation request as presented, subject to the following conditions:

- Covenants for the Subdivision are required. Covenants must be recorded in connection with the Subdivision, storm water, and property maintenance. The covenants and/or declarations must be in a form approved by the village attorney prior to recordation. These covenants and/or declarations may not be modified, removed, or released without consent of the corporate authorities of the Village. The Village, as well as owners of the Properties, must be authorized to enforce the covenants and/or declarations.

- Final engineering approval is required prior to recording of the Final Plat.

- Landscape plan is required for the proposed subdivision.
- 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."

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the requirements of the Subdivision Regulations for approval of the Preliminary Plat of Subdivision, a recommendation would be in order to approve this request as presented, subject to the following conditions:

- Processing of Final Plat of Subdivision.

  "Section:14-3-2. F."

  Upon approval of the preliminary plat by the village board, the following notice of approval shall be placed upon the prints thereof, and required signatures affixed:

  NOTICE OF APPROVAL OF PRELIMINARY PLAT
  Notice is hereby given that the preliminary plat of the subdivision shown hereon has received approval by the Village Board of the Village of Oak Brook, Illinois, and upon compliance by the subdivider with the following requirements or qualifications, the Village Board will receive the final plat for consideration, if submitted by the subdivider within one year in such form as required by the subdivision regulations ordinance.

  - *A Subdivision Improvement Agreement (SIA) is required.*
  - *Covenants for the Subdivision are required. Covenants must be recorded in connection with the Subdivision, storm water, and property maintenance. The covenants and/or declarations must be in a form approved by the village attorney prior to recordation. These covenants and/or declarations may not be modified, removed, or released without consent of the corporate authorities of the Village. The Village, as well as owners of the Properties, must be authorized to enforce the covenants and/or declarations.*
  - *Final engineering approval is required prior to recording of the Final Plat.*

  The Village Board of the Village of Oak Brook, Illinois
  *Date*_____
  *By*_____
  President
  *Attest*_____
  Village Clerk

Respectfully Submitted,

[redacted]

_____

Rama Raman
Village Planner

Record No: PZ-26-4

Planning & Zoning Application

Status: Active

Submitted On: 6/18/2026

Primary Location

41.818084, -87.944434

Owner

No owner information

Applicant

Angelo Feola
[redacted]
[redacted]
225 Canal Street Unit E
Lemont , IL 60439

Project Information

Type of Property*

Residential

Zoning Ordinance Type*

Variation

Date Filed*

06/15/2026

Property Interest of the Applicant*

Contract Purchaser

Owner of Record*

Institute in Basic Life Principles, Inc

Phone*

630-570-4143

Address*

PO Box 1

City, State, Zip*

Oak Brook, IL 60522

Is the property in Trust?*

No

Number of Street Frontages for Public Hearing Signs*

2

Intended Meeting Date*

08/05/2026

Type of Residential Project*

Other

Property Information

Subdivision*

Other

Zoning District*

R-1 Single-Family

Zoning Ordinance Section (see title 13 in Village Code)

Section 13-6A-3-B Lot Width

Proposed Use/Action Requested*

Single-Family Detached Dwellings

Location and Legal Address

4S055 & 3804 Adams Road

Permanent Parcel Number*

635405004

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. *

Denial of the requested relief would materially impair the property's ability to achieve a reasonable return given current market conditions and the substantial anticipated development costs associated with transforming the property into a high-quality estate residential community.

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

The plight of the owner is due to unique circumstances associated with the subject property and not a condition generally applicable to other properties within the R-1 Zoning District. The existing configuration and geometry of the property, the location of the Bronswood Tributary, the curvature of the adjacent roadway, and coordination with the neighboring property create unique site conditions that influence the feasible arrangement of the proposed lots.

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

The granting of the requested variation will not alter the essential character of the locality. The proposed subdivision will maintain the appearance, scale, and overall character of an estate-style residential community, and the granting of the requested relief will not result in any perceptible change to the finished appearance of the neighborhood. The resulting subdivision will remain consistent with the surrounding character of Oak Brook's established residential neighborhoods in the R-1 istrict.

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. *

The particular physical characteristics of the subject property create unique circumstances that result in a particular hardship if the minimum lot width requirement is applied in strict accordance with the letter of the regulation. The existing shape and geometry of the property, the curvature of the adjacent roadway, the location of the Bronswood Tributary, and the relationship with the neighboring property all influence the feasible arrangement of the proposed subdivision.

The requested variation allows the property to be developed in a manner that continues to satisfy the overall intent of the R-1 District. All proposed lots will comply with the applicable lot area requirements, required setbacks, and other dimensional standards established by the Village, providing adequate building envelopes, appropriate separation between residences, and the spacious character intended for estate residential development. The requested lot width variation is minor in nature and does not diminish the overall quality, functionality, or appearance of the proposed subdivision. The requested relief is therefore based on the unique physical circumstances of the property and is not merely a matter of convenience or a preference of the owner.

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 conditions necessitating the requested variation are unique to the subject property and are not generally applicable to other properties within the R-1 Zoning District. The need for relief is a result of the existing shape and geometry of the property, the alignment and curvature of the adjacent roadway, and the effort to thoughtfully integrate the proposed subdivision with surrounding properties and natural features like the Bronswood Tributary. These unique circumstances are specific to the subject property and do not represent conditions that would be generally applicable to other similarly zoned properties within the Village.

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 requested variation will not be detrimental to the public welfare nor injurious to neighboring properties or improvements. The relief sought is limited to a minor reduction in the minimum lot width requirement for select lots and does not alter the low-density character, intended use, or overall design of the subdivision. The proposed lots will continue to function as estate-sized residential parcels that are compatible with the surrounding neighborhood and consistent with the intent of the R-1 District. The slight reduction in lot width will not result in any perceptible change to the appearance, scale, spacing, or character of the development and will not be apparent from adjacent properties or the public right-of-way. As such, the requested variation will have no adverse impact on neighboring properties or the surrounding community.

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 variation has no impact on supply of light and/or air to adjacent property. Additionally, the variation does not increase the danger of fire. All new residences constructed in Oak Brook are required to have fire suppression systems per the applicable building codes. The requested variation does not impact emergency vehicle access, impair sight distances, or add unmanageable strain on public utilities. All proposed lots will continue to provide ample area for safe development in accordance with the intent of the R-1 District.

The requested variation is expected to have no adverse impact on neighboring property values. Lots will still achieve the R-1 District lot area requirements of 2 acres and will remain consistent with Oak Brook's character of estate-style residences.

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

The purpose of the requested variation is not based exclusively upon a desire to increase the economic return of the property. Instead, the requested relief is intended to facilitate a well-planned estate subdivision that can support the substantial investment required for private infrastructure, environmental restoration, enhanced landscaping, and long-term community maintenance.

The requested variation will also contribute to the long-term health and sustainability of the future Homeowners Association, which will be responsible for maintaining the private roadway, entrance gate & other features, landscaping, and other shared improvements. By supporting a financially stable and well-maintained homeowners association, the requested relief will help ensure that the quality, appearance, and character of the subdivision are preserved for future residents and the surrounding community.

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

The alleged hardship has not been created by any person presently having an interest in the property. Rather, the hardship results from pre-existing conditions associated with the subject property, including the natural shape and geometry of the parcels, historical divisions and conveyances of the original property, the curvature of the adjacent roadway, and the presence of the Bronswood Tributary and other natural site features.

These conditions existed prior to the current ownership and development efforts and are unique to the property itself. The requested variation is a response to existing physical circumstances and site constraints rather than any action taken by the current owner, contract purchaser, or developer.

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.*

Angelo Feola
Jun 15, 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.*

Angelo Feola
Jun 15, 2026

INSTITUTE IN BASIC LIFE PRINCIPLES, INC.
707 W. Ogden Avenue
Hinsdale, IL 60521

June 16, 2026

Ms. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Subdivision Application by Tranquility Estates, LLC
4 S 055 Adams Road (Approx. 8.69 Acres) and
3804 Adams Road, Oak Brook, Illinois (Approx. 7.729 Acres)

Dear Ms. Von Drasek:

This letter will confirm that:

1. **Owner of Record.** The Owner of Record of the above-referenced vacant parcels of real estate (together, "the Property") is "Institute in Basic Life Principles, Inc.," an Illinois not-for-profit corporation ("The Insititute"), which was formerly known as "Institute in Basic Youth Conflicts" and "Campus Teams Incorporated."

2. **Purchase/Sale Agreement.** On April 8, 2026, the Institute as Seller entered into a Real Estate Purchase / Sale Agreement ("PSA") for the Properties with Tranquility Estates, LLC, an Illinois limited liability company as Buyer.

3. **Buyer Due Diligence.** The PSA provides that the Buyer may "confirm with the Village of Oak Brook the Property's existing zoning classification(s) and, by way of Concept Plans, investigate the Village's subdivision requirements ... and confirm that the Buyer's Intended Use of single-family residential development of the Property will be permitted either under the current zoning of the Property (with any private covenants of record) or with reasonably obtainable variations."

4. **Buyer Authorization.** In accordance with the PSA, the Buyer is hereby authorized to submit to the Village of Oak Brook and to pursue a Subdivision Application for the Property.

Insititute in Basic Life Principles, Inc.

By: [redacted]
Robert J. Barth, Secretary and General Counsel

State of Illinois, County of DuPage) ss.

The undersigned, a Notary Public in and for said County and State, hereby certifies that, **Robert J. Barth**, now of 1211 Birchwood, Oak Brook, IL, personally known to me to be the same person whose name is subscribed to the foregoing instrument **as Secretary and General Cousel of Institute in Basic Life Principles, Inc.**, an Illinois not-for-profit corporation (or having produced sufficient identification), appeared before me this day in person and acknowledged signing the said instrument in such capacity as a free and voluntary act and as the free and voluntary act of such corporation, for the uses and purposes therein set forth.

Given under my hand and official Notary seal
this 16th say of June, 2026.

[redacted]
Notary Public

Notary Public, State of Illinois
Official Seal
Benjamin William Ziesemer
Commission # 989840
My Commission Expires 4/24/2028

LOTUS | Development 1873

225 Canal Street Unit E
Lemont, IL 60439

Tranquility Estates – Where Serenity Meets Estate Living

Priding themselves on complex and challenging, yet unique projects, Lotus Development 1873 LLC, has created a name for themselves as a design and development firm that transforms distressed and blighted properties into vibrant destinations with enduring value. Whether the project's focus is preserving history or developing for the future, Lotus' mission is always rooted in purposeful design and responsible investment.

The roots of the proposed Tranquility Estates Subdivision extend deeper than a typical Lotus Development project. As an Oak Brook resident and member of the Breakenridge Farm Subdivision, the founder and president of Lotus Development lives in close proximity to the proposed site and within a similarly designed estate-lot community. This personal connection provides a direct understanding of the surrounding neighborhood character, scale, and expectations for thoughtfully designed residential development. He has firsthand observed the property's underutilization and the extent of overgrowth that limits its highest and best use potential.

The current property owner has controlled the collective two parcels since around the early 1980s. When they purchased the properties, the land was acting as a farmstead. Quickly after the land was purchased, the farm was no longer in service and became overgrown with non-native trees and invasive shrubbery in the following decades. In 2003, the Dupage Forest Preserve took nearly 2 acres to the west adjacent to the Bronswood Tributary via condemnation. Four years later, the owner sold off 12 acres of land, which is now a 5-lot residential subdivision known as the Deerpath Woods. Lotus is proposing a similar estate-style neighborhood to the south. This subdivision will be known as Tranquility Estates.

The name "Tranquility Estates" is derived from the peaceful and serene character of the property and its surrounding natural features. Upon completion, entry into the neighborhood will be defined by a tree-lined boulevard, with flowering canopy trees flanking both sides of the roadway and guiding views toward the calm waters of the Bronswood Tributary. The landscape design will prioritize ecological restoration through targeted tree conservation and site-wide invasive species removal, allowing native plantings to reestablish and encourage the return of birds and local wildlife that have been displaced by invasive species such as Common Buckthorn and Callery Pear. The development team is committed to collaborating with an arborist and the Village staff to identify mature trees and prioritize their existence in the layout and design of future residences. During the winter season, a proposed evergreen within the central cul-de-sac landscape feature will serve as a focal point, decorated with seasonal lighting to provide a welcoming visual along Adams Road.

LOTUS | Development 1873

225 Canal Street Unit E
Lemont, IL 60439

Tranquility Estates is a proposed 8-lot estate, style subdivision located on approximately 16 acres. Each of these lots will be a minimum of 2 acres in size to meet the current zoning of R-1 Single-Family Detached Residence District. The subdivision will be considered a private community and it's site security will be monitored by an automatic entrance gate from Adams Road and in collaboration with the Oak Brook Police Department through the License Plate Recognition (LPR) Program. Residents and guests will be greeted by a masonry stone subdivision sign with an annual flower bed located adjacent to the entrance gate from Adams Road. The preliminary site plan includes several dry detention ponds which will include vegetation filtration in line with best management practices. Proposed utilities such as water and sewer will be tied into existing services located along Adams Road.

As part of the submitted subdivision application, the development team is seeking relief in the form of one Village of Oak Brook Code Ordinance variation, minimum lot width (reference Code Section 13-6A-3-B) in the R-1 Single Family Residence District. Three of the proposed eight lots will be needing relief from the 220-foot minimum lot width standard. While all proposed lots will meet or exceed the minimum lot area requirements, comply with applicable setback standards, and maintain the estate-style character intended by the R-1 District, Lotus is seeking this limited lot width relief because of several unique pre-existing site conditions that influence the layout and configuration of the proposed subdivision.

The requested variation is a result of the existing shape and geometry of the property, the historical division and sale of portions of the original parcels over time, the curvature and alignment of adjacent roadways, the presence of the Bronswood Tributary, and the relationship of the site to a neighboring property. These pre-existing conditions have resulted in a unique parcel configuration that influences the arrangement of the proposed lots and is not generally applicable to other properties within the R-1 District. The requested relief is minor in nature and will not alter the appearance, character, or quality of the proposed subdivision. The requested relief does not alter the overall design intent of the development and remains fully consistent with the estate-lot character envisioned for the property and with the intent of the Village's zoning regulations. Given the substantial investment required for infrastructure improvements, ecological restoration, enhanced landscaping, and long-term community maintenance, the requested relief is pivotal to the viability and long-term sustainability of the Tranquility Estates subdivision.

A Homeowners Association will be established by the developer to provide for the long-term maintenance and stewardship of the subdivision's common areas, landscaping, and shared improvements. Upon the lots' sales and transition from developer control, the

225 Canal Street Unit E
Lemont, IL 60439

homeowners will assume governance of the Association and may either elect to manage the Association through a homeowner-appointed board or engage a professional management company. The subdivision has been designed without common ownership parcels, minimizing long-term ownership and maintenance obligations. Common landscape features, entry enhancements, and other shared improvements will be maintained through easements administered by the Homeowners Association, ensuring their long-term preservation while avoiding the need for separate HOA-owned property. The internal roadway will remain privately owned and maintained by the Homeowners Association, including responsibility for pavement maintenance, snow removal, and other related improvements, eliminating any long-term maintenance obligations to the Village of Oak Brook.

In summary, Tranquility Estates represents a thoughtfully planned residential community that transforms an underutilized and overgrown property into a high-quality estate neighborhood consistent with the character and expectations of the surrounding area. Through careful site planning, ecological restoration, enhanced landscaping, and responsible infrastructure design, the development seeks to improve the overall appearance, functionality, and long-term value of the property while preserving its tranquil natural setting. The proposed subdivision reflects a balanced approach to development that respects the site's history, enhances its environmental quality, and establishes a framework for lasting stewardship through private ownership and homeowner association management. Lotus Development 1873 looks forward to working collaboratively with Village staff, appointed officials, and neighboring residents as the plan continues to evolve through the review process.

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-35-405-004
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

$273.13 PAID May 26, 2026

1

ON OR BEFORE:	PAY:
JUN 01, 2026	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 18	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10635405004661430000027313 61

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-35-405-004
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

2

ON OR BEFORE:	PAY:
SEP 01, 2026	273.13

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	277.23
OCT 1 THRU 31	281.32
* NOV 1 THRU 18	295.42

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20635405004661430000027313 62

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	12.64	COUNTY OF DU PAGE	0.0775	11.76
0.0165	2.50	PENSION FUND	0.0152	2.32
0.0250	3.80	HEALTH DEPARTMENT	0.0276	4.20
0.0114	1.74	PENSION FUND	0.0062	0.96
0.1213	18.42	FOREST PRESERVE DIST	0.1165	17.70
0.0097	1.48	PENSION FUND	0.0064	0.98
0.0122	1.86	DU PAGE AIRPORT AUTH	0.0113	1.72
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0425	6.46	YORK TOWNSHIP	0.0412	6.26
0.0020	0.30	PENSION FUND	0.0018	0.28
NO LEVY	0.00	YORK TWP MENTAL HLTH	0.0165	2.52
0.0443	6.74	YORK TWP ROAD	0.0430	6.52
0.0008	0.12	PENSION FUND	0.0005	0.08
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	43.22	OAK BROOK PARK DIST	0.2724	41.40
0.0219	3.32	PENSION FUND	0.0218	3.32
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2255	186.30	GRADE SCHOOL DIST 53	1.1823	179.72
0.0148	2.24	PENSION FUND	0.0232	3.52
1.5964	242.66	HIGH SCHOOL DIST 86	1.5317	232.82
0.0366	5.56	PENSION FUND	0.0299	4.54
0.1794	27.26	COLLEGE DU PAGE 502	0.1687	25.64
		** TIF **		
3.7277	566.62	TOTALS	3.5937	546.26
2024	**15,200**	**Assessed Value**	**2025**	**15,200**

Mailed to:
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

Property Location:
ADAMS ST
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-35-405-004

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 26, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	45,600
Land Value	15,200
+ Building Value	
= Assessed Value	**15,200 ***
x State Multiplier	1.0000
- Equalized Value	15,200
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	15,200
x Tax Rate	3.5937
= Total Tax Due	546.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/01/26	273.13

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-02-200-006
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

$310.49 PAID May 26, 2026

1

ON OR BEFORE:	PAY:
JUN 01, 2026	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 18	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10902200006291460000003104901

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-02-200-006
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

2

ON OR BEFORE:	PAY:
SEP 01, 2026	310.49

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	315.15
OCT 1 THRU 31	319.80
* NOV 1 THRU 18	334.46

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20902200006291460000003104902

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	14.48	COUNTY OF DU PAGE	0.0775	13.50
0.0165	2.88	PENSION FUND	0.0152	2.64
0.0250	4.34	HEALTH DEPARTMENT	0.0276	4.80
0.0114	1.98	PENSION FUND	0.0062	1.06
0.1213	21.12	FOREST PRESERVE DIST	0.1165	20.26
0.0097	1.68	PENSION FUND	0.0064	1.12
0.0122	2.12	DU PAGE AIRPORT AUTH	0.0113	1.98
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0303	5.28	DOWNERS GROVE TWP	0.0290	5.04
0.0001	0.02	PENSION FUND	0.0001	0.02
0.0506	8.80	DOWNERS GR TWP RD	0.0485	8.44
0.0006	0.10	PENSION FUND	0.0006	0.10
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	49.44	OAK BROOK PARK DIST	0.2724	47.40
0.0219	3.82	PENSION FUND	0.0218	3.80
		** EDUCATION **		
1.2255	213.22	GRADE SCHOOL DIST 53	1.1823	205.72
0.0148	2.58	PENSION FUND	0.0232	4.04
1.5964	277.78	HIGH SCHOOL DIST 86	1.5317	266.52
0.0366	6.36	PENSION FUND	0.0299	5.20
0.1794	31.22	COLLEGE DU PAGE 502	0.1687	29.34
		** TIF **		
3.7197	647.22	TOTALS	3.5689	620.98
2024	**17,400**	**Assessed Value**	**2025**	**17,400**

Mailed to:
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

Property Location:
4S055 N ADAMS ST
OAK BROOK IL 60523

Township Assessor:
DOWNERS GROVE
630-719-6630

Tax Code:
9146

Property Index Number:
09-02-200-006

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0790**

1st INST PAID May 26, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	52,200
Land Value	17,400
+ Building Value	
= Assessed Value	**17,400 ***
x State Multiplier	1.0000
- Equalized Value	17,400
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	17,400
x Tax Rate	3.5689
= Total Tax Due	620.98
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/01/26	310.49

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

PIN	BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAM	BILLAPT	BILLCITY	BILL	BILLZIP
0902101006	FOREST PRESERVE DISTR			PO BOX 5000		WHEATON	IL	61895
0635405008	HADESMAN, WILLIAM & N			20 DEERPATH LN		OAK BROOK	IL	60523
0635400012	MANSOOR AHMED & SADIA			125 BREAKENRIDGE FRM		OAK BROOK	IL	60523
0635405009	RAMANI, K & S KAUR			25 DEER PATH LN		OAK BROOK	IL	60523
0635405004	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902200003	O NEIL, DONALD P			1224 BIRCHWOOD RD		OAK BROOK	IL	60523
0902200005	CTLTC 9002346478			10 S LASALLE ST, STE 2750		CHICAGO	IL	60603
0902200006	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902200004	LINDGREN, ROBERT E & S L			1020 BIRCHWOOD RD		OAK BROOK	IL	60523
0902200002	O NEIL TR, DONALD P			1224 BIRCHWOOD RD		OAK BROOK	IL	60523
0635301013	FOREST PRESERVE DISTR			PO BOX 5000		WHEATON	IL	61895
0635401034	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0635405007	CTLTC MDL015-179			10 S LA SALLE STUNIT 2750		CHICAGO	IL	60603
0902205001	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0635401033	TIMBER LANE HOLDINGS LLC			5 DEERPATH LN		OAK BROOK	IL	60523
0635405010	DEERPATH WOODS HOA			215 WILLIAM ST		BENSENVILLE	IL	60106
0902201004	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201002	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201003	SIMPSON, ALEXANDRA M			1017 BIRCHWOOD RD		OAK BROOK	IL	60523
0635401010	BRONSWOOD CEMETERY INC			PO BOX 207		FEASTERVILLE	PA	19053
0635405005	TIMBER LANE HOLDINGS LLC			5 DEERPATH LN		OAK BROOK	IL	60523
0635405006	POWELL, PAUL			8918 SPANISH RDG AVE, STE 100		LAS VEGAS	NV	89148
0635400031	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201006	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201015	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201014	CAREY, JASON			4006 ADAMS RD		OAK BROOK	IL	60523
0902201016	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201009	SWEENEY, R & C SALERNO			4 PINE HILL DR		OAK BROOK	IL	60523
0902201008	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522

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William & Nikole Hadesman
20 Deer Path Lane
Oak Brook, IL 60523

LTC MDL015-179
35 W. Wacker Drive, 11th Floor
Chicago, IL 60601

Suman Kaur & Kishin Ramani
25 Deer Path Lane
Oak Brook, IL 60523

Timber Lane Holdings LLC
5 Deer Path Lane
Oak Brook, IL 60523

Paul Powell
8918 Spanish Ridge Ave, Suite 100
Las Vegas, NV 89148

Deerpath Woods HOA
215 William Street
Bensenville, IL 60106

Timber Lane Holdings LLC
5 Deer Path Lane
Oak Brook, IL 60523

Bronswood Cemetery Inc.
PO Box 207
Feasterville, PA 19053

Hin OB Dev LLC
150 S. Bloomington Road Suite 200
Bloomingdale, IL 60108

Mary O Neil
24930 Goldcrest Drive
Bonita Springs, FL 34134

Robert Lindgren
1020 Birchwood Road
Oak Brook, IL 60523

Robert & Sharon Lindgren
1020 Birchwood Road
Oak Brook, IL 60523

CTLTC 9002346478
1020 Birchwood Road
Oak Brook, IL 60523

Institute in Basic Life
PO Box 1
Oak Brook, IL 60522

Alexandra Simpson
1017 Birchwood Road
Oak Brook, IL 60523

Forest Preserve District
PO Box 5000
Wheaton, IL 61895

Ahmed & Sadia Mansoor
125 Breakenridge Farm
Oak Brook, IL 60523

Donald Oneil TR
1224 Birchwood Rd
Oak Brook, IL 60523

CTLTC 9002346478
10 S. LaSalle St. Ste 2750
Chicago, IL 60603

CTLTC MDL015-179
10 S. LaSalle St. Ste 2750
Chicago, IL 60603

Rdc Salerno Sweeney
4 Pine Hill Dr
Oak Brook, IL 60523

Jason Carey
4006 Adam Rd
Oak Brook, IL 60523

Lotus Development
225 Canal St. Unit E
Lemont, IL 60438

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to expose Pop-up Edge™

AVERY® 5160®

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 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.

Institute in Basic Life Principles, Inc.
Printed Name of Owner

LOTUS DEVELOPMENT 1873, LLC
Printed Name of Applicant

By: [redacted] 6/17/26
Signature of Owner Date

[redacted]
Signature of Applicant MANAGER

06/17/26
Date

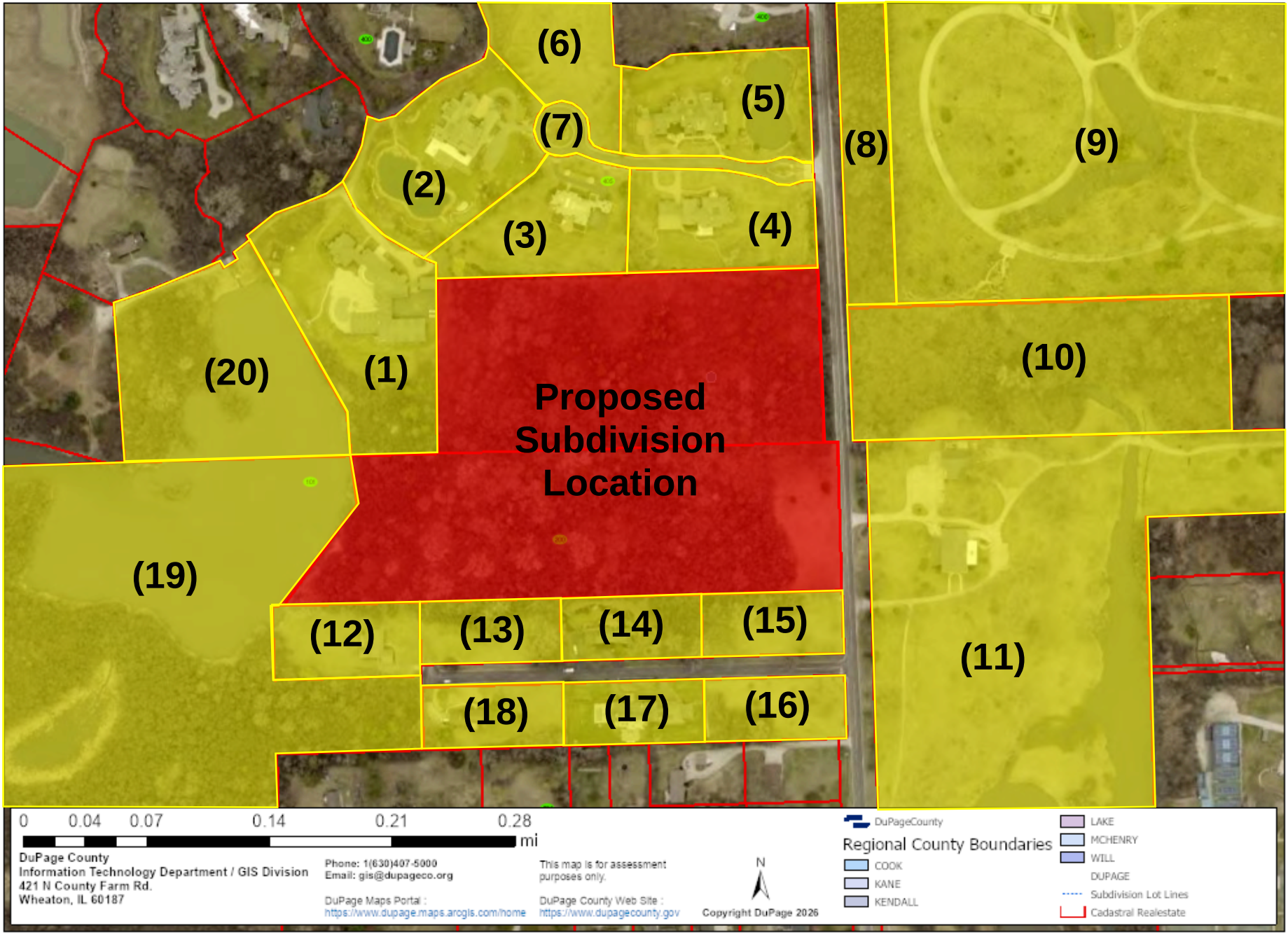
BILL TO INFORMATION:

Lotus Development 1873, LLC. Print Name/Company	Matt Crockett Contact Person	630-863-7280 Contact Phone
225 Canal Street Unit E Lemont, IL 60439 Address To be Billed		630-273-3049 Alternate Phone

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

Surrounding Property Owner Map

DuPage Web Mapping Application - DuPage County, Illinois



SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-35-405-004
2. Common Address: 3804 Adams Road Oak Brook, IL 60523
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 Engineering Resource Associates, Inc.

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

Nick

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

ANGELO FEOLA
Printed Name

[redacted]
Signature

Date

06/18/26

Relationship to Applicant:

PROGRAM MANAGER OF APPLICANT

Legal Description

Parcel #: 06-35-405-004

THAT PART OF LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TWONSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1984 AS DOCUMENT NUMBER R84-95116, LYING SOUTH OF A LINE PARALLEL TO AND 390.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, IN DUPAGE COUNTY, ILLINOIS.

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 09-02-200-006
2. Common Address: 4S055 Adams Road Oak Brook, IL 60523
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 Engineering Resource Associates, Inc.

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

Nick

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

ANGELO FEOLA
Printed Name

[redacted]
Signature

Date

06/18/26

Relationship to Applicant:

PROGRAM MANAGER OF APPLICANT

Legal Description

Parcel #: 09-02-200-006

THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND, PURSUANT TO FINAL JUDGEMENT ORDER ENTERED JANUARY 22, 2003 IN THE CIRCUIT COURT OF DUPAGE COUNTY CASE 99 ED 22: THAT PART OF THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN O'NEIL AND SOLCH SUBDIVISION, RECORDED OCTOBER 19, 1966 AS DOCUMENT R66-41700; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF THE SAID LOT 4, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 25.31 FEET TO THE PLACE OF BEGINNING; THENCE NORTHEASTLY, ALONG A LINE FORMING AN ANGLE OF 52 DEGREES 29 MINUTES 10 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 281.14 FEET; THENCE NORTHERLY, FORMING AN ANGLE OF 42 DEGRES 27 MINUTES 25 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 109.00 FEET TO THE NORTH LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWEST CORNER OF RALPH B. THOMPSON PLAT OF SURVEY, RECORDED DECEMBER 17, 1945 AS DOCUMENT 536338, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, IN DUPAGE COUNTY, ILLINOIS, SAID PARCEL ALSO BEING DESCRIBED AS PARCEL 3 OF LOT 3 OF FPD / BASIC LIFE ASSESSMENT PLAT RECORDED APRIL 1, 2003 AS DOCUMENT R2003-12193.

(Proposed) Legal Description

LOT 1 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 2 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 3 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 4 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 5 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 6 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 7 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 8 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT INFORMATION:

AREA =

PIN: 06-35-405-004 ; 09-02-200-006

COMOMN ADDRESS: 4S055 N ADAMS STREET, OAK BROOK, IL 60523

CURRENT ZONING:

INCORPORATED OAK BROOK

DESIGNATION : R-1 - SINGLE FAMILY DETACHED RESIDENCE

SETBACKS:	REQUIRED	PROPOSED
FRONT	50'	50'
REAR	100'	100'
SIDE	30'	30'

LOT DIMENSIONS:

LOT AREA	2 ACRES	2 ACRES
LOT WIDTH	220'	208.5' (AT SMALLEST) ***
FAR	0.4	0.4
MAX LC	0.375	0.375
MAX LC STR	0.2	0.2
HEIGHT	50'	50'

***REQUESTING VARIANCE

STORMWATER MANAGEMENT:

DUPAGE COUNTY STORMWATER ORDINANCE & OAK BROOK STORMWATER MANAGEMENT WILL CONTROL.

A WETLAND DELINEATION REPORT WILL BE LIKELY FOR AREAS ALONG THE POND.

FEMA FLOODPLAIN IS LOCATED ON OR NEAR THE PROPERTY.

LANDSCAPING

LANDSCAPING SHOWN IS FOR CONCEPTUAL PURPOSES. LANDSCAPE PLAN TO BE PROVIDED BY OTHERS.

EXISTING LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- UNDERGROUND STORM
- OH — OVERHEAD WIRES (APPROXIMATE LOC)
- GUY WIRE
- UTILITY POLE
- SIGN
- CLOSED MANHOLE
- OPEN GRATE MANHOLE ROUND
- FLARED END SECTION
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE BOX
- WATER VALVE VAULT

LOCATION MAP
NOT TO SCALE

N

0 50'
SCALE: 1" = 50'

PREPARED BY:

ENGINEERING
RESOURCE ASSOCIATES

3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060

www.eraconsultants.com

PROFESSIONAL DESIGN
FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:
SITE PLAN

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	NV
DRAWN BY:	KF
CHECKED BY:	NV
DATE:	2026-06-18
PROJ NO:	W26102.00

SCALE: 1:50

SP

SHEET: 1 OF 1

G:\PROJECTS\Lotus Design and Development\W26102.00 Adams St Oak Brook\20 CAD C3D\07 CAD Site\02 Sheet\W26102.00 sht Site Exhibit.dwg

TRANQUILITY ESTATES SUBDIVISION

4S055 N ADAM STREET
OAK BROOK, ILLINOIS 60523
ERA JOB NO. W26102.00

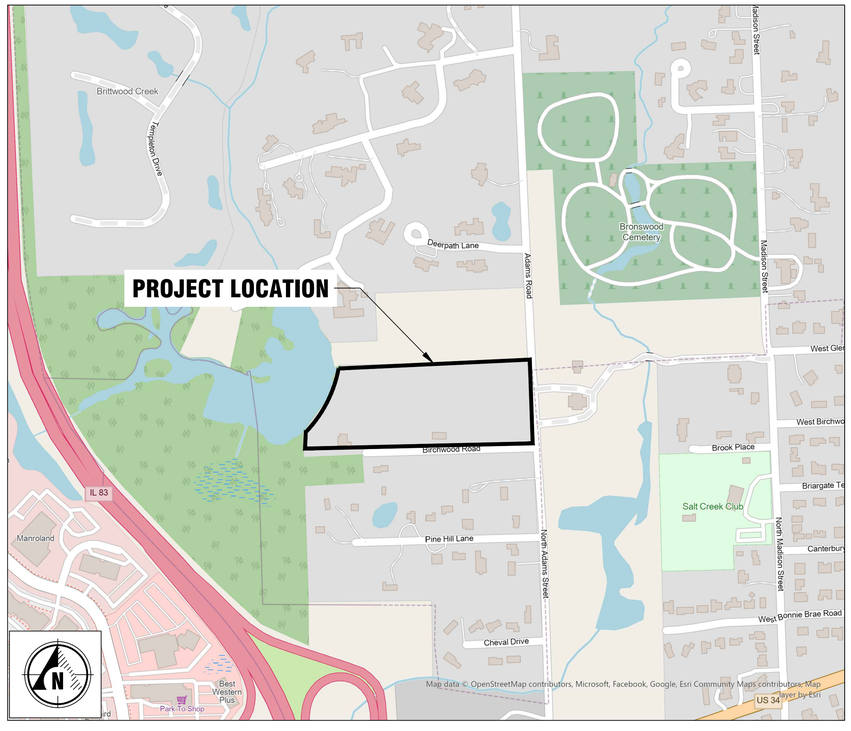
AUGUST 14, 2026
PRELIMINARY

PREPARED FOR:

LOTUS DESIGN / DEVELOPMENT
225 CANAL STREET, UNIT E
LEMONT, IL 60439
630.863.7280

CITY/VILLAGE CONTACTS:

VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630.368.5000



COUNTY: COOK
SECTION: 35
TOWNSHIP: 39N
RANGE: 11E

VICINITY MAP
NOT TO SCALE

ZONING:
B-1 GENERAL BUSINESS DISTRICT
CITY OF WARRENVILLE

C-1.0	COVER
C-2.0	GENERAL NOTES
C-2.1	TYPICAL SECTIONS**
C-3.0	EXISTING CONDITIONS
C-4.0	DEMOLITION PLAN
C-5.0	GEOMETRY PLAN
C-6.0	GRADING PLAN
C-7.0	UTILITY PLAN
C-8.0	EROSION CONTROL PLAN**
C-8.1	SWPP PLAN**
C-8.2	EROSION CONTROL DETAILS**
C-9.0	CONSTRUCTION DETAILS**
C-9.1	CONSTRUCTION DETAILS**

**TO BE INCLUDED IN FINAL ENGINEERING

SITE DATA:

SITE BENCHMARK #1:
NORTH ARROW BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF ADAMS ROAD, NEAR THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.07 (NAVD 88)

SITE BENCHMARK #2:
TOP OF BENCH TIE ON WEST FACE OF A 22" TREE, 1.0' ABOVE GRADE, LOCATED ON THE WEST SIDE OF ADAMS ROAD, APPROXIMATELY 280' NORTH OF THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.54 (NAVD 88)

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REGISTERED PROFESSIONAL ENGINEER
NICHOLAS A. VARCHETTO
062-068622
STATE OF ILLINOIS

NICHOLAS A. VARCHETTO
IL PE No. 062-068622
Expires November 30, 2027

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. SO THAT THE DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
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REVISIONS: 1 2 3 4 5 6 7

TITLE: **COVER**
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

SCALE:
C-1.0
SHEET: 1 OF 14

G:\PROJECTS\Lotus Design and Development\W26102.00 Adams St Oak Brook\20 CAD C3D\07 CAD Site\02 Sheet\W26102.00 sht C-1.0 COV.dwg

GENERAL NOTES:

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:

   LEMONT PUBLIC WORKS: (630) 257-2532

   ENGINEERING RESOURCE ASSOCIATES: (630) 393-3060

2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (800) 892-0123, 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
   a. IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION.
   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"
   c. "THE COOK COUNTY COUNTYWIDE STORMWATER & FLOODPLAIN ORDINANCE"
   d. ILLINOIS URBAN MANUAL, LATEST EDITION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED, APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.

6. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILTIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.

9. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.

10. THE CONTRACTOR IS TO PROVIDE THE VILLAGE ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS, & STRUCTURES.

11. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/BIDDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.

13. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS AND OTHER APPURTENCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED PAVEMENT IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SPECIAL PROVISIONS).

14. AT LEAST 2 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL WHO CAN BE REACHED 24 HOURS A DAY.

15. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE EXISTING WATER VALVES OR HYDRANTS WITHOUT PERMISSION FROM THE WATER DEPARTMENT . THE CONTRACTOR SHALL CALL THE WATER DEPARTMENT 24 HOURS PRIOR TO THE NEED TO OPERATE THE VALVES OR HYDRANTS.

16. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLANS. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING, AT A MINIMUM: 1) ALL RIM AND INVERTS 2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOTS IN LEVEL AREAS 3) DETENTION POND GRADES WITH VOLUME CALCULATION. ADD NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME.

17. DUST CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION, SECTION 107.36.

18. ANY DEWATERING NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE INSTALLATION OF THE IMPROVEMENTS.

19. ANY POOR SOILS ENCOUNTERED UNDER AREAS TO BE PAVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

20. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT LAND TO THE PROJECT BY NOT DISTURBING THE SOIL BY DRIVING VEHICLES ON IT.

21. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL OR SOILS OUTSIDE THE CONSTRUCTION LIMITS.

22. ANY REMOVAL ITEMS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS

23. ALL TREES ARE DESIGNATED TO BE SAVED SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 201.5 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.

STORM SEWER:

1. STORM SEWER PIPE MATERIAL SHALL CONFORM TO CLASS B MATERIALS FROM SECTION 550 OF THE IDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. SEWER PIPE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS. WATERMAIN QUALITY PIPE JOINTS SHALL BE "O-RING" TYPE, ASTM C-443

3. VERTICAL SEPARATION:

3.1. A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN

3.2. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

3.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR:

3.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

3.3. A VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

3.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST 10 FEET.

4. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE: A.) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER. B.) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER. C.) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.

5. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.

6. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.

7. FOUR INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.

8. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.

9. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS OR MASTIC MATERIAL.

SANITARY SEWER:

1. ALL GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321-89. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR 26 PIPE MEETING THE REQUIREMENTS OF ASTM D-3034 WITH JOINTS TO BE ELASTOMERIC GASKETS COMPLYING WITH ASTM F-477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-3212. WATERMAIN QUALITY PVC SHALL BE PR160/SDR26 IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.

2. EMBEDMENT MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL TO AT LEAST TWELVE INCHES OVER THE TOP OF THE PIPE WITH CA-7. PROCESSED MATERIAL PRODUCED FOR HIGHWAY CONSTRUCTION USED IN THE PROJECT CLASSIFIED ACCORDING TO PARTICLE SIZE, SHAPE AND GRADATION IN ACCORDANCE WITH ASTM D-2321-89, SECTION 9, TABLE 1.

3. ALL RIGID GRAVITY SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM C-12 AND BEDDING MATERIAL CA-7.

4. PICKHOLES IN ALL MANHOLES LIKELY TO BE FLOODED SHALL NOT BE LARGER THE ONE INCH IN DIAMETER AND SHALL BE OF THE CONCEALED TYPE.

5. THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT THE MINIMUM RATE OF ONE (1) PERCENT.

6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE- ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL.

7. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.

8. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS, PER ASTM C-923.

9. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.

10. ALL SANITARY SEWER CONSTRUCTION REQUIRES SIX (6) INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF PIPE.

11. THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-2321 FOR PVC PIPE AND FITTINGS.

12. BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL AFTER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN TWO (2) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-7 MATERIAL.

13. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.

14. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED: A.) CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. B.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. C.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLE IT FIRMLY IN PLACE.

15. MANHOLE FRAMES SHALL BE NEENAH NO. R-1710 / WATERTIGHT LID OR EAST JORDAN IRON WORKS 1028AGS. ALL CLOSED LIDS SHALL HAVE A CONCEALED PICK HOLE. WATER AND SANITARY LIDS SHALL BE WATER TIGHT AND SELF-SEALING. LIDS SHALL BE EMBOSSED WITH "SANITARY SEWER" AND "VILLAGE OF LEMONT", UNLESS OTHERWISE NOTED.

16. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

17. ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AS A MINIMUM, AND WITH VILLAGE SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISED, INFILTRATION, EXFILTRATION, AIR TESTS, LEAKAGE TESTS AND DEFLECTION TESTS.

18. THE SEWER SHALL MEET THE REQUIREMENTS OF EXFILTRATION OR AIR UNDER PRESSURE AND TELEVISION INSPECTION. ALL TEST MUST BE CONDUCTED IN THE PRESENCE OF AN EMPLOYEE OF THE VILLAGE AND THE ENGINEER'S REPRESENTATIVES.

19. MANHOLES SHALL BE TESTED PER ASTM C969 OR C1244.

PAVEMENT, SIDEWALK:

1. PAVEMENT THICKNESS SHALL COMPLY WITH COUNTY AND VILLAGE REQUIREMENTS.

2. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.

3. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO.4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEE ON CENTER.

4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BE REPAIRED. NO PAVEMENT MATERIAL IS TO BE PAVED ON A WET OR SOFT SUBGRADE.

5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

SOIL EROSION CONTROL PLAN:

1. THE PROJECT AREA SHALL BE GRADED SO A MINIMAL AMOUNT OF STORMWATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.

2. IN ACCORDANCE WITH THE NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF VILLAGE ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE VILLAGE ENGINEER. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY THE VILLAGE OF LEMONT ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.

3. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUFFICIENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG. THE VILLAGE ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.

4. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF HOUSE/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.

5. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 50 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.

7. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

8. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND/OR OTHER VEGETATION AND DOUBLE ROW OF SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.

9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.

10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

11. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.

12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.

13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES

14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE"

15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

SITE GRADING:

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.

2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE, WITHIN AREAS TO BE LANDSCAPED, AND THOSE ARES NOT REQUIRING STRUCTURAL FILL MATERIAL.

3. COMPACTION OF THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.

4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.

5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL: THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3' +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.

6. PLACEMENT AND COMPACTION OF MATERIALS SHALL CONFORM TO I.D.O.T SPECIFICATIONS.

7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.

9. ALL DISTURBED AREAS SHALL BE RESTORED W/6" TOPSOIL AND SEED AND BLANKET UNLESS OTHERWISE INDICATED.

10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALLTHE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

DATE OF CONSTRUCTION: IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN FALL 2026, AND WILL BE COMPLETED BY SPRING 2027.

- PERFORM TREE REMOVAL
- INSTALL TEMPORARY EROSION CONTROL MEASURES.
- MASS GRADE SITE AND EXCAVATE DETENTION FACILITIES.
- CONSTRUCT UTILITIES
- CONSTRUCT ROADWAY AND BUILDING FOUNDATIONS.
- PERFORM RESTORATION, STABILIZATION, AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES

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REVISIONS:

1 2 3 4 5 6 7

TITLE:

GENERAL NOTES

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE:

C-2.0

SHEET: 2 OF 14

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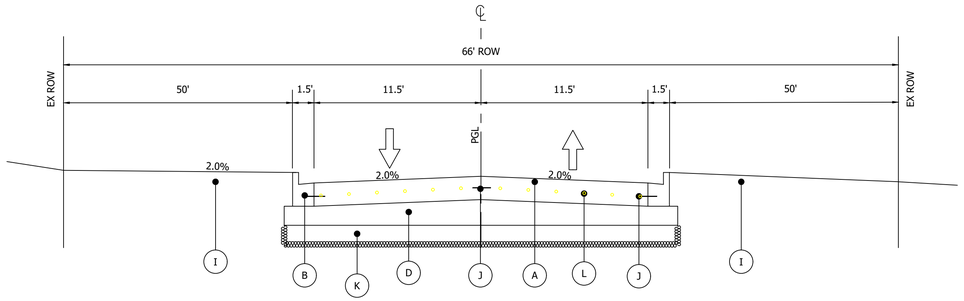

PROPOSED TYPICAL SECTION
XXX (JOINTED PCC PAVEMENT)

PROPOSED LEGEND

- (A) PCC FULL DEPTH PAVEMENT, 8 ", JOINTED
- (B) COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18
- (C) PORTLAND CEMENT CONCRETE SIDEWALK (5')
  SUBBASE GRANULAR MATERIAL, TYPE B 4"
- (D) AGGREGATE SUBGRADE IMPROVEMENT, 12"
- (E) AGGREGATE SUBBASE 8"
- (F) HMA SURFACE COURSE, 2"
- (G) HMA BINDER COURSE, 4.25"
- (H) COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12
- (I) 4" TOPSOIL AND LAWN SEED MIX
- (J) NO. 6 TIE BARS (SEE PCC PAVEMENT JOINTING DETAIL)
- (K) 12" UNDERCUT - 3" ROCK WRAPPED IN GEOTECHNICAL FILTER FABRIC.
  ENGINEER TO VERIFY IN FIELD WITH PROOF ROLL IF UNDERCUT IS NECESSAARY, CONTRACTOR TO ASSUME UNDERCUT REQUIRED UNTIL PROOF ROLL HAS BEEN COMPLETED.
- (L) DOWEL BAR BASKETS (SEE PCC PAVEMENT JOINTING DETAIL)

PREPARED BY:

ENGINEERING
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SUITE 150
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630.393.3060

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PROFESSIONAL DESIGN
FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1	2	3	4	5	6	7

TITLE:
TYPICAL SECTIONS

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE:

C-2.1

SHEET: 3 OF 14

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EXISTING LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS LINE
- S — UNDERGROUND SANITARY
- ST — UNDERGROUND STORM
- T — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER
- CURB AND GUTTER
- X — FENCE
- OH — OVERHEAD WIRES
- EDGE OF VEGETATION
- 720X — CONTOUR
- + 720.XX — SPOT ELEVATION
- COMMUNICATION/CABLE PEDESTAL
- GUY WIRE
- LIGHT POLE
- ELECTRIC PEDESTAL
- UTILITY POLE
- SIGN
- CLOSED MANHOLE
- FLARED END SECTION
- OPEN GRATE MANHOLE ROUND
- OPEN GRATE MANHOLE RECTANGULAR
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE BOX
- WATER VALVE VAULT
- TREE STUMP
- TREE CONIFEROUS W/TRUNK SIZE IN INCHES
- TREE DECIDUOUS W/TRUNK SIZE IN INCHES

ABBREVIATIONS

AGG	AGGREGATE
ASPH	ASPHALT
BC	BACK OF CURB
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
E	EAST
EP	EDGE OF PAVEMENT
INV	INVERT
N	NORTH
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
T/	TOP OF
TRANS	TRANSFORMER
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

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PROPERTY DESCRIPTION:

PARCEL 1: THAT PART OF LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1984 AS DOCUMENT NUMBER R84-95116, LYING SOUTH OF A LINE PARALLEL TO AND 390.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND, PURSUANT TO FINAL JUDGMENT ORDER ENTERED JANUARY 22, 2003 IN THE CIRCUIT COURT OF DUPAGE COUNTY CASE 99 ED 22: THAT PART OF THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN O'NEIL AND SOLCH SUBDIVISION, RECORDED OCTOBER 19, 1966 AS DOCUMENT R66-41700; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID LOT 4, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 25.31 FEET TO THE PLACE OF BEGINNING; THENCE NORTHEASTERLY, ALONG A LINE FORMING AN ANGLE OF 52 DEGREES 29 MINUTES 10 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 281.14 FEET; THENCE NORTHERLY, FORMING AN ANGLE OF 42 DEGREES 27 MINUTES 25 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 109.00 FEET TO THE NORTH LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWEST CORNER OF RALPH B. THOMPSON PLAT OF SURVEY, RECORDED DECEMBER 17, 1945 AS DOCUMENT 536338, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, IN DUPAGE COUNTY, ILLINOIS, SAID PARCEL ALSO BEING DESCRIBED AS PARCEL 3 OF LOT 3 OF FPD / BASIC LIFE ASSESSMENT PLAT RECORDED APRIL 1, 2003 AS DOCUMENT R2003-12193.

PIN:

06-35-405-004 & 09-02-200-006

SOURCE BENCHMARK:

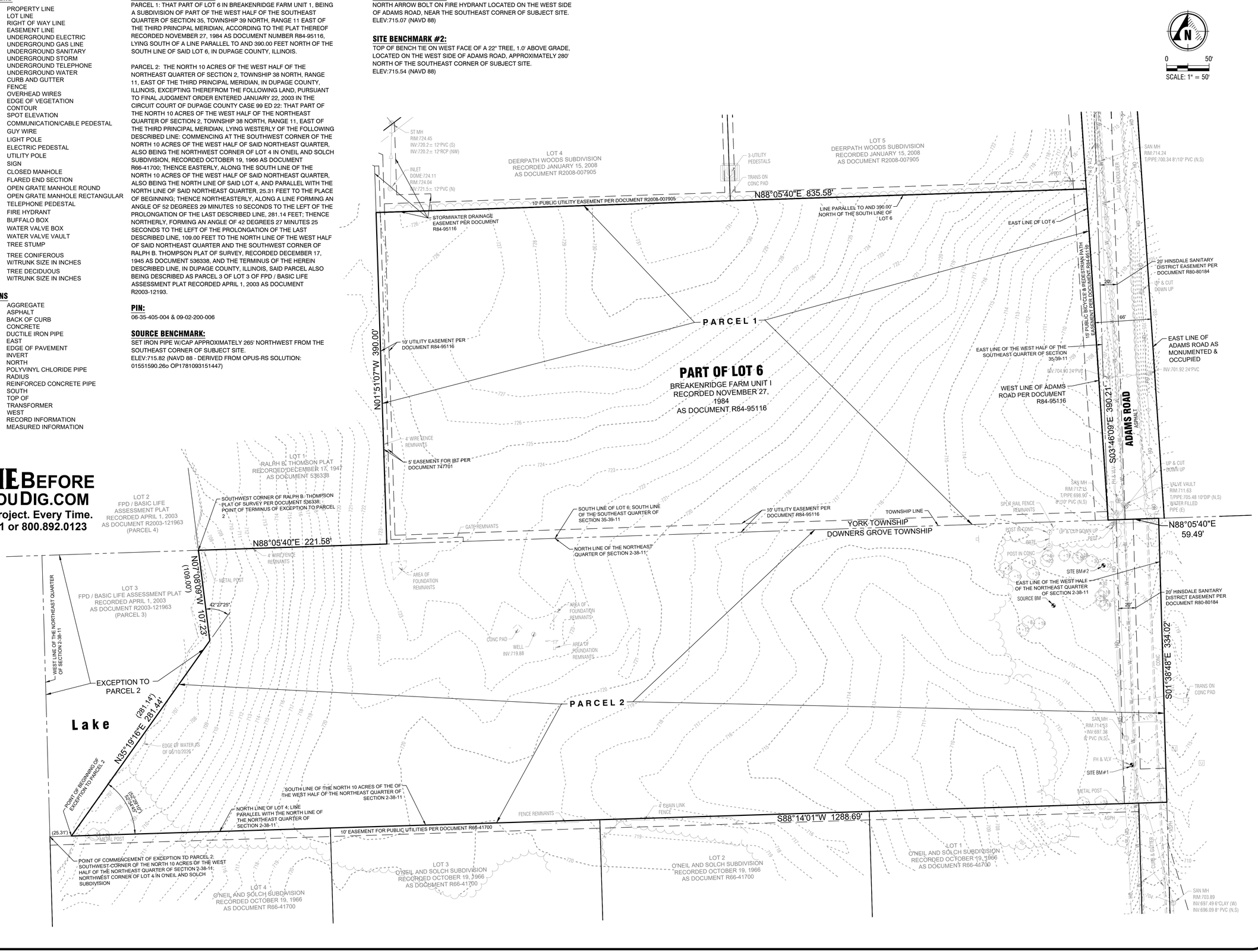
SET IRON PIPE W/CAP APPROXIMATELY 265' NORTHWEST FROM THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.82 (NAVD 88 - DERIVED FROM OPUS-RS SOLUTION: 01551590.26o OP1781093151447)

SITE BENCHMARK #1:

NORTH ARROW BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF ADAMS ROAD, NEAR THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.07 (NAVD 88)

SITE BENCHMARK #2:

TOP OF BENCH TIE ON WEST FACE OF A 22" TREE, 1.0' ABOVE GRADE, LOCATED ON THE WEST SIDE OF ADAMS ROAD, APPROXIMATELY 280' NORTH OF THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.54 (NAVD 88)



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PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:
EXISTING CONDITIONS
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	NAV
DRAWN BY:	SDS
CHECKED BY:	TBM
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-3.0
SHEET: 4 OF 14

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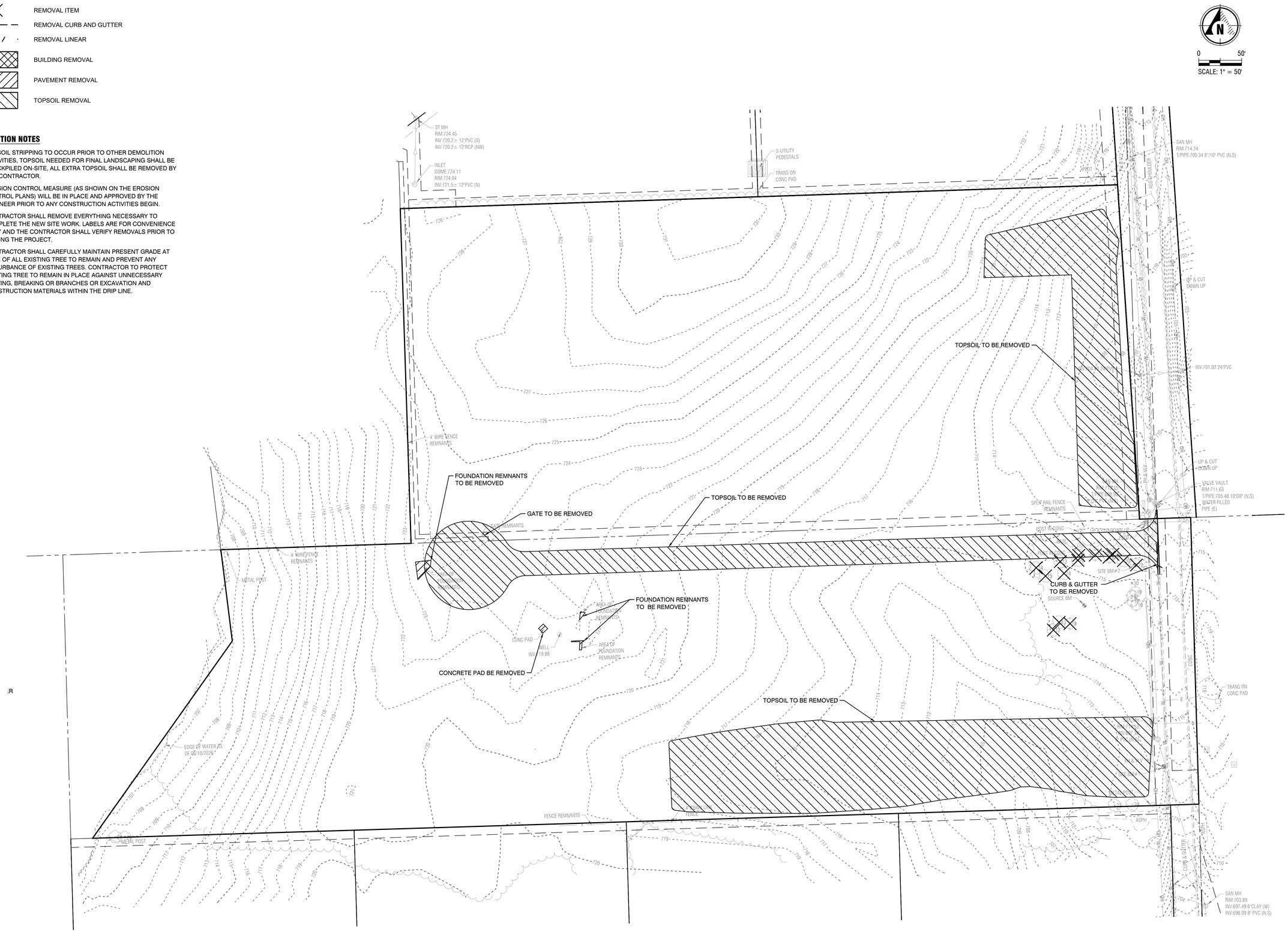
DEMOLITION LEGEND

- REMOVAL ITEM
- REMOVAL CURB AND GUTTER
- REMOVAL LINEAR
- BUILDING REMOVAL
- PAVEMENT REMOVAL
- TOPSOIL REMOVAL

DEMOLITION NOTES

1. TOPSOIL STRIPPING TO OCCUR PRIOR TO OTHER DEMOLITION ACTIVITIES, TOPSOIL NEEDED FOR FINAL LANDSCAPING SHALL BE STOCKPILED ON-SITE, ALL EXTRA TOPSOIL SHALL BE REMOVED BY THE CONTRACTOR.
2. EROSION CONTROL MEASURE (AS SHOWN ON THE EROSION CONTROL PLANS) WILL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES BEGIN.
3. CONTRACTOR SHALL REMOVE EVERYTHING NECESSARY TO COMPLETE THE NEW SITE WORK. LABELS ARE FOR CONVENIENCE ONLY AND THE CONTRACTOR SHALL VERIFY REMOVALS PRIOR TO BIDDING THE PROJECT.
4. CONTRACTOR SHALL CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREE TO REMAIN AND PREVENT ANY DISTURBANCE OF EXISTING TREES. CONTRACTOR TO PROTECT EXISTING TREE TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR BRANCHES OR EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.



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UNIT E
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630.863.7280

REVISIONS:

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TITLE:

DEMOLITION SHEET

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-4.0

SHEET: 5 OF 14

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LOT INFORMATION:

AREA =

PIN: 06-35-405-004 ; 09-02-200-006

COMOMN ADDRESS: 4S055 N ADAMS STREET, OAK BROOK, IL 60523

CURRENT ZONING:

INCORPORATED OAK BROOK

DESIGNATION : R-1 - SINGLE FAMILY DETACHED RESIDENCE

SETBACKS:	REQUIRED	PROPOSED
FRONT	50'	50'
REAR	100'	100'
SIDE	30'	30'

LOT DIMENSIONS:

LOT AREA	2 ACRES	2 ACRES
LOT WIDTH	220'	208.5' (AT SMALLEST) ***
FAR	0.4	0.4
MAX LC	0.375	0.375
MAX LC STR	0.2	0.2
HEIGHT	50'	50'

***REQUESTING VARIANCE

STORMWATER MANAGEMENT:

DUPAGE COUNTY STORMWATER ORDINANCE & OAK BROOK STORMWATER MANAGEMENT WILL CONTROL.

A WETLAND DELINEATION REPORT WILL BE LIKELY FOR AREAS ALONG THE POND.

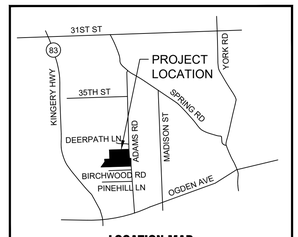
FEMA FLOODPLAIN IS LOCATED ON OR NEAR THE PROPERTY.

LANDSCAPING

LANDSCAPING SHOWN IS FOR CONCEPTUAL PURPOSES. LANDSCAPE PLAN TO BE PROVIDED BY OTHERS.

EXISTING LEGEND

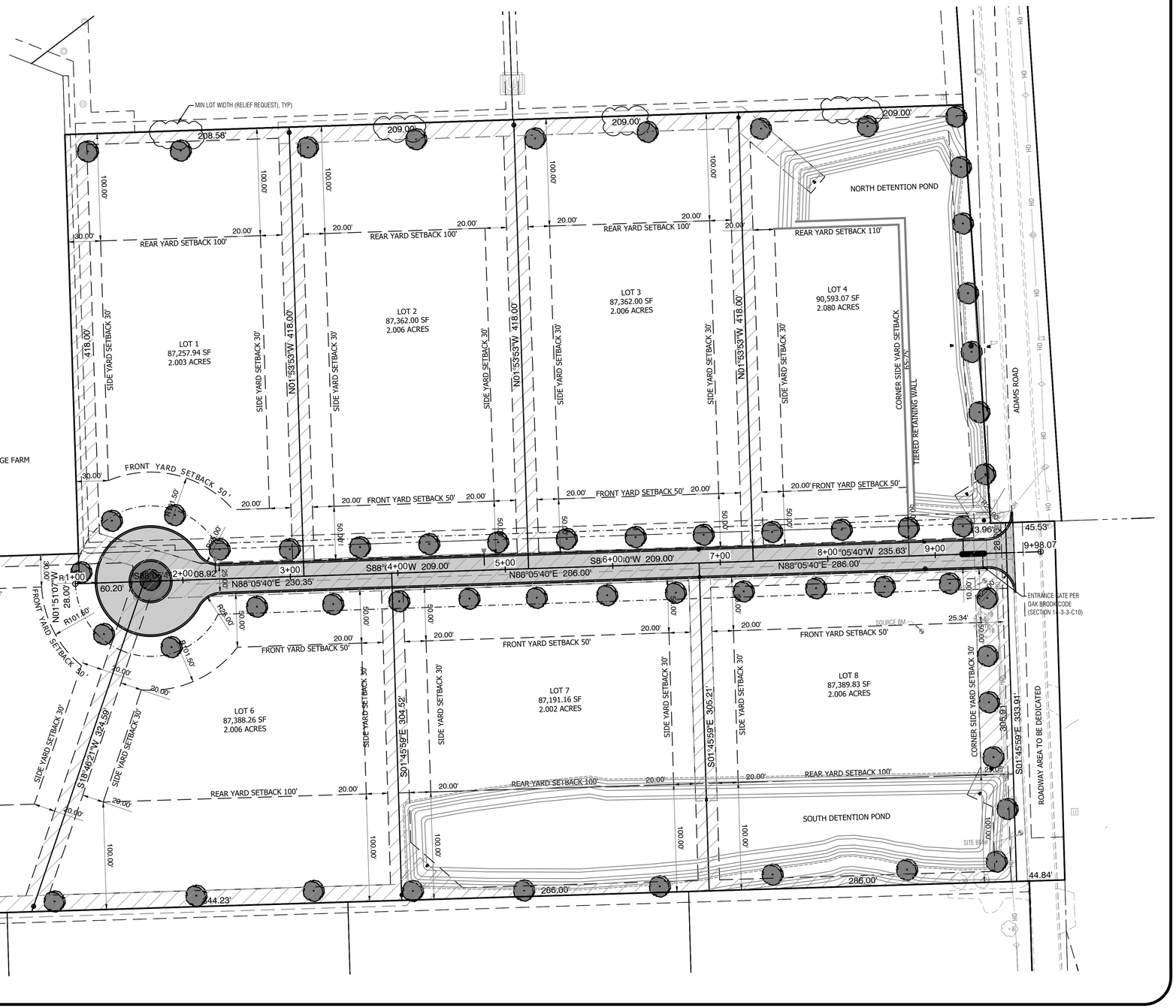
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- UNDERGROUND STORM
- OH — OVERHEAD WIRES (APPROXIMATE LOC)
- GUY WIRE
- UTILITY POLE
- SIGN
- CLOSED MANHOLE
- OPEN GRATE MANHOLE ROUND
- FLARED END SECTION
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE BOX
- WATER VALVE VAULT



LOCATION MAP
NOT TO SCALE

N

0 50'
SCALE: 1" = 50'



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225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

GEOMETRY PLAN

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

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SHEET: 6 OF 14

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GRADING LEGEND

7XX	PROPOSED CONTOUR
7XX.X	SPOT ELEVATION
	FLOW ARROW
X.X%	SLOPE
	HIGH POINT
	OVERLAND FLOW ROUTE
BW 7XX.XX	BOTTOM OF WALL ELEVATION
FL 7XX.XX	FLOW LINE ELEVATION
ME 7XX.XX	MATCH EXISTING ELEVATION
TC 7XX.XX	TOP OF CURB ELEVATION
TW 7XX.XX	TOP OF WALL ELEVATION

GRADING NOTES

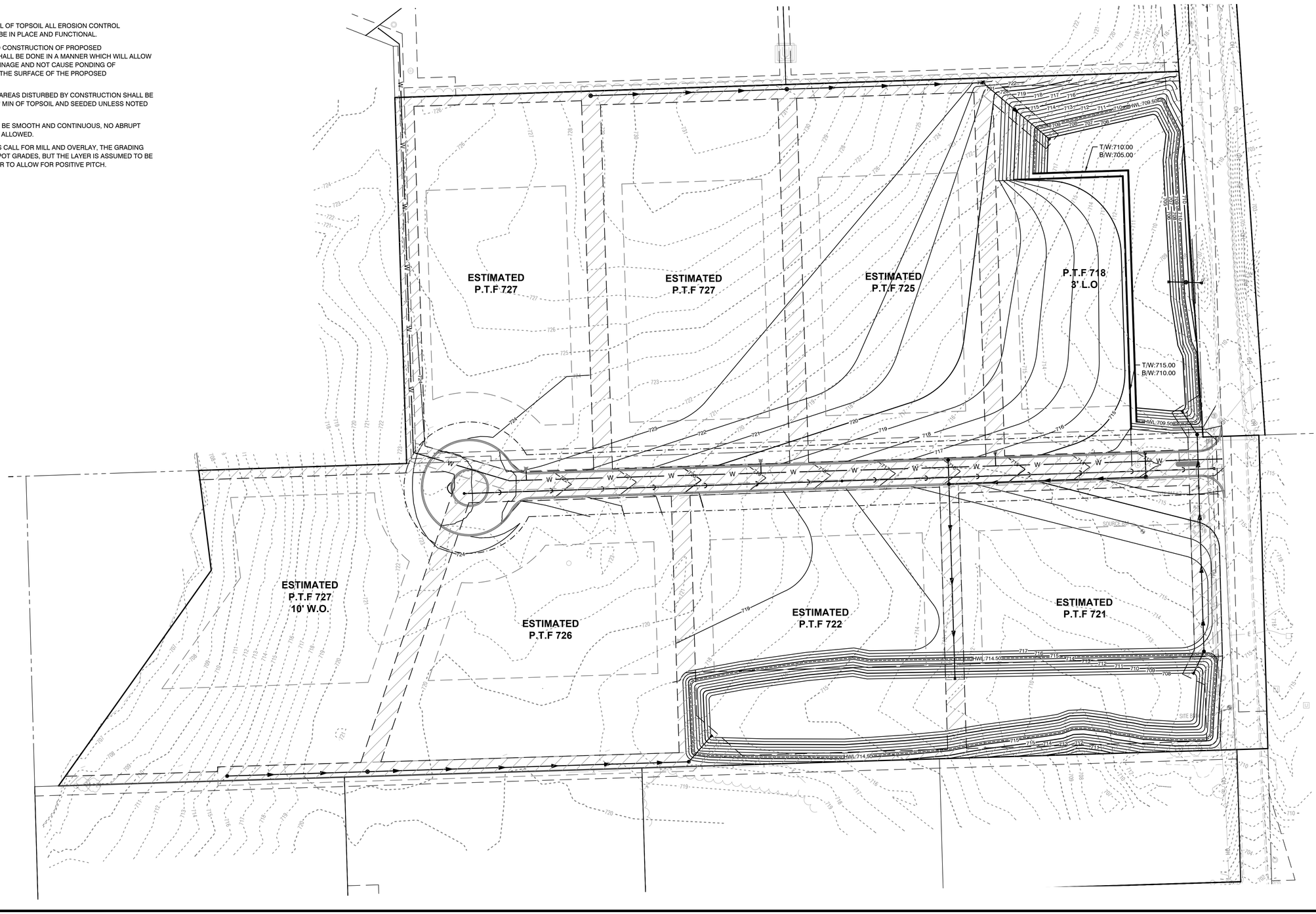
1. PRIOR TO REMOVAL OF TOPSOIL ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE DONE IN A MANNER WHICH WILL ALLOW FOR POSITIVE DRAINAGE AND NOT CAUSE PONDING OF STORMWATER ON THE SURFACE OF THE PROPOSED IMPROVEMENTS.
3. ALL LANDSCAPED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESPREAD WITH 6" MIN OF TOPSOIL AND SEEDED UNLESS NOTED OTHERWISE.
4. ALL PAVING SHALL BE SMOOTH AND CONTINUOUS, NO ABRUPT CHANGES WILL BE ALLOWED.
5. WHERE THE PLANS CALL FOR MILL AND OVERLAY, THE GRADING PLAN PROVIDES SPOT GRADES, BUT THE LAYER IS ASSUMED TO BE VARIABLE IN ORDER TO ALLOW FOR POSITIVE PITCH.

Proposed North Detention Stage-Storage

Elevation (ft)	Area (ft^2)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
704.00	0	0.000			0.000	
			0.194	0.194		
705.00	16,911	0.388			0.000	
			0.407	0.407		
706.00	18,515	0.425			0.407	
			0.444	0.444		
707.00	20,196	0.464			0.851	
			0.483	0.483		
708.00	21,902	0.503			1.334	
			0.522	0.501		
708.96	**23,607**	**0.542**			**1.836**	**<-- Required Storage**
			0.543	0.022		
709.00	23,678	0.544			1.857	
			0.545	0.272		
709.50	**25,565**	**0.587**			**2.130**	**<-- Provided Storage**
			0.587	0.293		
710.00	27,452	0.630			2.423	

Proposed South Detention Stage-Storage

Elevation (ft)	Area (ft^2)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
708.00	27,054	0.621			0.000	
			0.661	0.661		
709.00	30,495	0.700			0.661	
			0.740	0.740		
710.00	34,007	0.781			1.401	
			0.822	0.822		
711.00	37,589	0.863			2.223	
			0.905	0.905		
712.00	41,242	0.947			3.128	
			0.948	0.948		
713.00	44,966	1.032			4.075	
			1.008	0.423		
713.42	46,554	1.069			**4.498**	**<-- Required Storage**
			1.033	1.033		
714.00	48,747	1.119			5.108	
			1.109	0.554		
714.50	**51,640**	**1.185**			**5.663**	**<-- Provided Storage**
			1.185	0.593		
715.00	54,534	1.252			6.255	



0 50'
SCALE: 1" = 50'

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225 CANAL STREET
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LEMONT, IL 60439
630.863.7280

REVISIONS:

1	2	3	4	5	6	7

TITLE:
GRADING PLAN
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-6.0

SHEET: 7 OF 14

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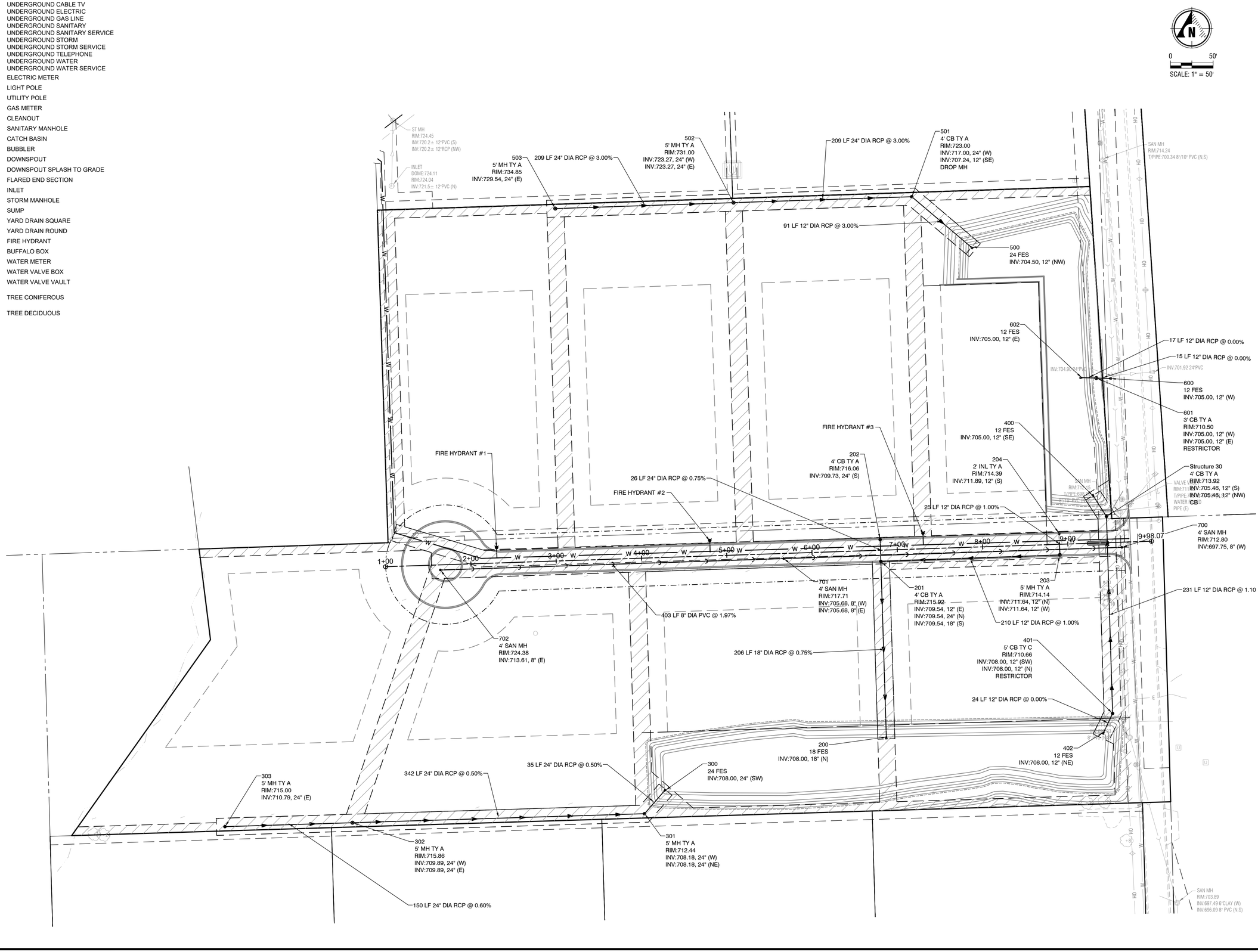
PROPOSED LEGEND

- CTV — UNDERGROUND CABLE TV
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS LINE
- UNDERGROUND SANITARY
- UNDERGROUND SANITARY SERVICE
- UNDERGROUND STORM
- UNDERGROUND STORM SERVICE
- T — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER
- WS — UNDERGROUND WATER SERVICE
- ELECTRIC METER
- LIGHT POLE
- UTILITY POLE
- GAS METER
- CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- BUBBLER
- DOWNSPOUT
- DOWNSPOUT SPLASH TO GRADE
- FLARED END SECTION
- INLET
- STORM MANHOLE
- SUMP
- YARD DRAIN SQUARE
- YARD DRAIN ROUND
- FIRE HYDRANT
- BUFFALO BOX
- WATER METER
- WATER VALVE BOX
- WATER VALVE VAULT
- TREE CONIFEROUS
- TREE DECIDUOUS



0 50'

SCALE: 1" = 50'

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LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

UTILITY PLAN

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-7.0

SHEET: 8 OF 14

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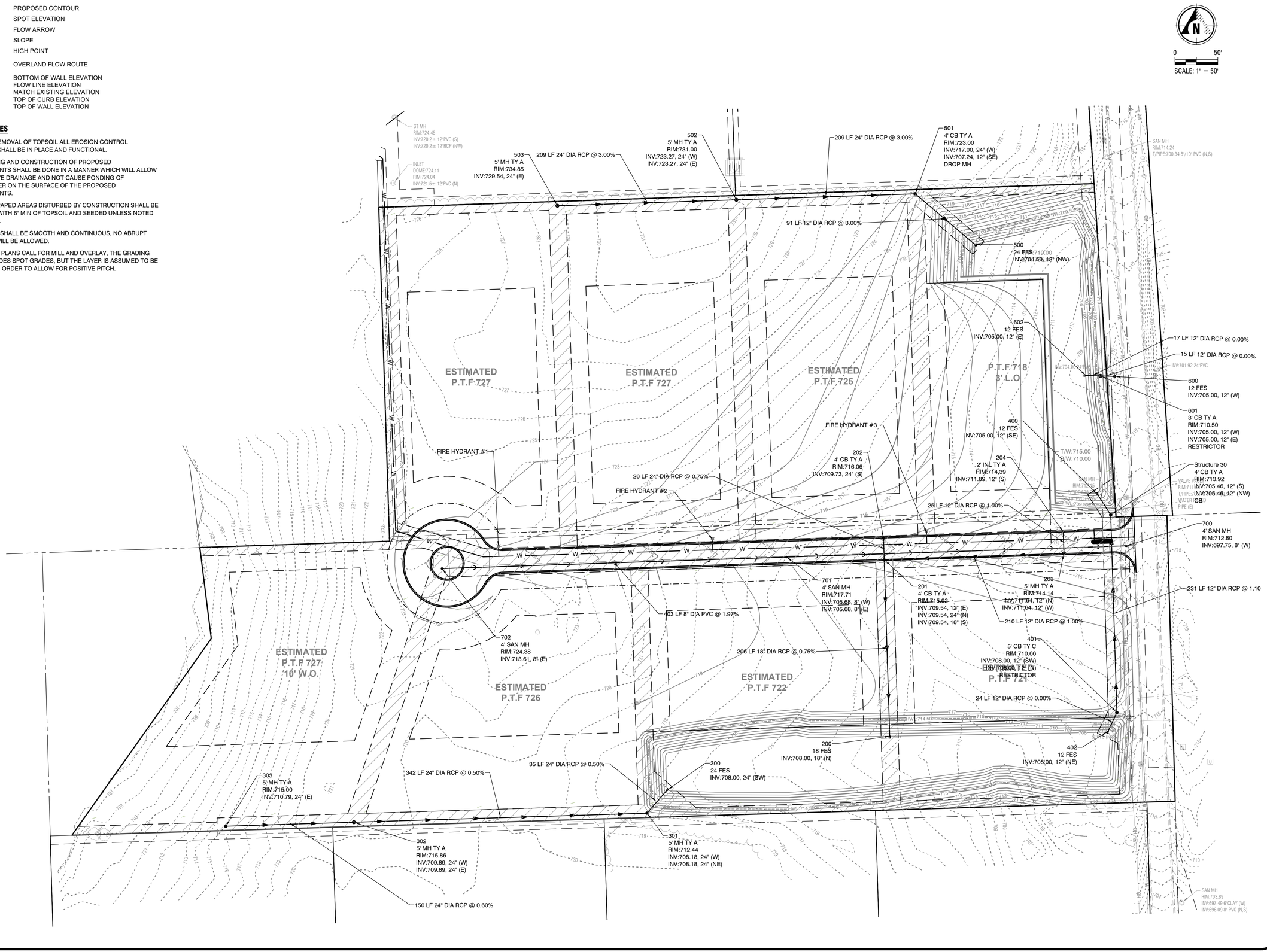
GRADING LEGEND

7XX	PROPOSED CONTOUR
7XX.X	SPOT ELEVATION
	FLOW ARROW
X.X%	SLOPE
	HIGH POINT
	OVERLAND FLOW ROUTE
BW 7XX.XX	BOTTOM OF WALL ELEVATION
FL 7XX.XX	FLOW LINE ELEVATION
ME 7XX.XX	MATCH EXISTING ELEVATION
TC 7XX.XX	TOP OF CURB ELEVATION
TW 7XX.XX	TOP OF WALL ELEVATION

GRADING NOTES

1. PRIOR TO REMOVAL OF TOPSOIL ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE DONE IN A MANNER WHICH WILL ALLOW FOR POSITIVE DRAINAGE AND NOT CAUSE PONDING OF STORMWATER ON THE SURFACE OF THE PROPOSED IMPROVEMENTS.
3. ALL LANDSCAPED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESPREAD WITH 6" MIN OF TOPSOIL AND SEEDED UNLESS NOTED OTHERWISE.
4. ALL PAVING SHALL BE SMOOTH AND CONTINUOUS, NO ABRUPT CHANGES WILL BE ALLOWED.
5. WHERE THE PLANS CALL FOR MILL AND OVERLAY, THE GRADING PLAN PROVIDES SPOT GRADES, BUT THE LAYER IS ASSUMED TO BE VARIABLE IN ORDER TO ALLOW FOR POSITIVE PITCH.



PREPARED BY:

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DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

EROSION CONTROL PLAN

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-8.0

SHEET: 9 OF 14

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STORMWATER POLLUTION PREVENTION PLAN

THE FOLLOWING PLAN IS ESTABLISHED AND INCORPORATED IN THE PROJECT TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PROVIDE A STORM SEWER WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE EROSION WITHIN THE CONSTRUCTION SITE AND TO LIMIT SEDIMENTS FROM LEAVING THE CONSTRUCTION SITE BY UTILIZING PROPER TEMPORARY EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE AMOUNT OF TIME.

CERTAIN EROSION CONTROL FACILITIES SHALL BE INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. OTHER ITEMS SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE SITUATION DEPENDING ON THE CONTRACTOR'S SEQUENCE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITION.

THE CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL SYSTEMS AND SEEDING WITHIN A TIME FRAME SPECIFIED HEREIN AND AS DIRECTED BY THE ENGINEER, THEREFORE MINIMIZING THE AMOUNT OF AREA SUSCEPTIBLE TO EROSION AND REDUCING THE AMOUNT OF TEMPORARY SEEDING. THE ENGINEER WILL DETERMINE IF ANY TEMPORARY EROSION CONTROL SYSTEMS SHOWN IN THE PLAN CAN BE DELETED AND IF ANY ADDITIONAL TEMPORARY EROSION CONTROL SYSTEMS, WHICH ARE NOT INCLUDED IN THIS PLAN, SHALL BE ADDED. THE CONTRACTOR SHALL PERFORM ALL WORK AS DIRECTED BY THE ENGINEER AND AS SHOWN IN STANDARD 280001 OF THE PLANS. SECTION 280. TEMPORARY EROSION CONTROL, OF THE STANDARD SPECIFICATIONS ADDITIONALLY SUPPLEMENTS THIS PLAN.

SITE DESCRIPTION

DESCRIPTION OF CONSTRUCTION ACTIVITY

- THE PROJECT CONSISTS OF THE RECONSTRUCTION OF A 118,000 +/- SQUARE FOOT PARKING LOT WITH IMPROVED ONSITE PARKING, STORM SEWER SYSTEM, AND LANDSCAPED AREAS.
- THE PROPERTY IS LOCATED WITHIN DUPAGE COUNTY. THE IMPROVED PARKING LOT IS LOCATED EAST OF SOUTH WEST STREET AND NORTH OF WEST ILLINOIS STREET, WITHIN THE CITY OF WHEATON

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE:

- PERFORM TREE REMOVAL
- EROSION CONTROL SILT FENCING SHALL BE IN PLACE PRIOR TO EARTHWORK ACTIVITIES.
- MASS GRADE SITE AND EXCAVATE DETENTION FACILITIES
- CONSTRUCT UTILITIES
- INSTALL CONCRETE CURB AND SIDEWALKS
- CONSTRUCT ROADWAY
- PERFORM RESTORATION, STABILIZATION AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

AREA OF CONSTRUCTION SITE:
THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE ~~1.85~~ ACRES BY WHICH ~~2.71~~ ACRES WILL BE DISTURBED BY EXCAVATION, GRADING, AND OTHER ACTIVITIES.

OTHER REPORTS, STUDIES AND PLANS, WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

- INFORMATION OF THE SOILS AND TERRAIN WITHIN THE SITE WAS OBTAINED FROM TOPOGRAPHIC SURVEYS AND SOIL BORINGS THAT WERE UTILITIES FOR THE DEVELOPMENT OF THE PROPOSED TEMPORARY EROSION CONTROL SYSTEMS.
- PROJECT PLAN DOCUMENTS, SPECIFICATIONS AND SPECIAL PROVISIONS, AND PLAN DRAWINGS INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER GRADING ACTIVITIES WERE UTILIZED FOR THE PROPOSED PLACEMENT OF THE TEMPORARY EROSION CONTROL SYSTEMS.

DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:
THE SITE SHALL DRAIN INTO THE PROPOSED STORMWATER DETENTION PONDS BY MEANS OF AN EXISTING STORM SEWER SYSTEM.

CONTROLS, EROSION CONTROLS AND SEDIMENT CONTROL:

- THE DRAWINGS, SPECIFICATIONS AND SPECIAL PROVISIONS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, PROTECTION OF TREES, PRESERVATION OF NATURE VEGETATION, AND OTHER APPROPRIATE MEASURES AS DIRECTED BY THE ENGINEER. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - (a.) AREAS OF EXISTING VEGETATION, WOOD AND GRASSLANDS, OUTSIDE THE PROPOSED CONSTRUCTION LIMITS SHALL BE IDENTIFIED BY THE ENGINEER FOR PRESERVING AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
  - (b.) DEAD, DISEASED, OR UNSUITABLE VEGETATION WITHIN THE SITE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER, ALONG WITH REQUIRED TREE REMOVAL.
  - (c.) AS SOON AS REASONABLE ACCESS IS AVAILABLE TO ALL LOCATIONS WHERE WATER DRAINS AWAY FROM THE PROJECT, TEMPORARY PERIMETER EROSION BARRIER SHALL BE INSTALLED AS CALLED OUT IN THIS PLAN AND DIRECTED BY THE ENGINEER.
  - (d.) BARE AND SPARSELY VEGETATED GROUND IN HIGH ERODIBLE AREAS AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDED AT THE BEGINNING OF CONSTRUCTION WHERE NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN SEVEN (7) DAYS.
  - (e.) IMMEDIATELY AFTER TREE REMOVAL IS COMPLETED, AREAS WHICH ARE HIGHLY ERODIBLE AS DETERMINED BY THE ENGINEER, SHALL BE TEMPORARILY SEEDED WHEN NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN SEVEN (7) DAYS.
- ESTABLISHMENT OF THESE TEMPORARY EROSION CONTROL MEASURES WILL HAVE ADDITIONAL BENEFITS TO THE PROJECT. DESIRABLE GRASS SEED WILL BECOME ESTABLISHED IN THESE AREAS AND WILL SPREAD SEEDS ONTO THE CONSTRUCTION SITE UNTIL PERMANENT SEEDING/MOWING AND OVER SEEDING CAN BE COMPLETED.
- THE SOIL AND WATER CONSERVATION DISTRICT IS RESPONSIBLE FOR CONDUCTING SITE VISITS AND VERIFYING THAT THE PRACTICES ARE WORKING PROPERLY AND DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL. IF ADDITIONAL PRACTICES ARE DEEMED NECESSARY BY THE SWCD THE CONTRACTOR WILL IMPLEMENT THE PRACTICE IN A TIMELY MANNER.

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NPDES PERMIT NUMBER ILR10 ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

ENGINEER: NICHOLAS A. VARCHETTO, PE — DATE: 04-24-2026

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

- DURING CONSTRUCTION, AREAS OUTSIDE THE CONSTRUCTION LIMITS AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING, PARKING OF VEHICLES OF CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS OR OTHER CONSTRUCTION RELATED ACTIVITIES.
  - (a.) WITHIN THE CONSTRUCTION LIMITS, AREAS WHICH MAY BE SUSCEPTIBLE TO EROSION AS DETERMINED BY THE ENGINEER SHALL REMAIN UNDISTURBED UNTIL FULL SCALE CONSTRUCTION IS UNDERWAY TO PREVENT UNNECESSARY SOIL EROSION.
  - (b.) AS CONSTRUCTION PROCEEDS, THE CONTRACTOR SHALL INSTITUTE THE FOLLOWING AS DIRECTED BY THE ENGINEER
    - (i.) PLACE TEMPORARY EROSION CONTROL FACILITIES AT LOCATIONS SHOWN ON THE PLANS.
    - (ii.) TEMPORARILY SEED ERODIBLE BARE EARTH ON A WEEKLY BASIS TO MINIMIZE THE AMOUNT OF ERODIBLE SURFACE AREA WITHIN THE CONTRACT LIMITS.
    - (iii.) PROVIDE TEMPORARY EROSION CONTROL SYSTEMS.
    - (iv.) CONTINUE BUILDING UP THE EMBANKMENT TO THE PROPOSED GRADE WHILE, AT THE SAME TIME, PLACING PERMANENT EROSION CONTROL FINAL SHAPING TO THE SLOPES.
  - (c.) EXCAVATED AREAS AND EMBANKMENT SHALL BE PERMANENTLY SEEDED IMMEDIATELY AFTER FINAL GRADING. IF NOT, THEY SHALL BE TEMPORARILY SEEDED IF NO CONSTRUCTION ACTIVITY IN THE AREA IS PLANNED FOR SEVEN (7) DAYS.
  - (d.) CONSTRUCTION EQUIPMENT SHALL BE STORED AND FUELED ONLY AT DESIGNATED LOCATIONS. ALL NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR OTHER POLLUTANT IN ACCORDANCE WITH EPA WATER QUALITY REGULATIONS. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
  - (e.) THE RESIDENT ENGINEER SHALL INSPECT THE PROJECT WEEKLY DURING CONSTRUCTION ACTIVITIES. INSPECTION SHALL ALSO BE DONE WEEKLY AND AFTER RAINS OF 1/2-INCH OR GREATER OR EQUIVALENT SNOWFALL AND DURING THE WINTER SHUTDOWN PERIOD. THE PROJECT SHALL ADDITIONALLY BE INSPECTED BY THE CONSTRUCTION FIELD ENGINEER ON A BIWEEKLY BASIS TO DETERMINE THAT EROSION CONTROL EFFORTS ARE IN PLACE AND EFFECTIVE AND IF OTHER EROSION CONTROL WORK IS NECESSARY.
  - (f.) SEDIMENT COLLECTED DURING CONSTRUCTION OF THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR EARTH EXCAVATION FOR EROSION CONTROL.
  - (g.) THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED, AS DIRECTED BY THE ENGINEER, AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

- TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL IS IN PLACE AND WORKING PROPERLY AND ALL PROPOSED TURF AREAS SODDED AND ESTABLISHED.
- ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL AND ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TURF RESEEDED.

MISCELLANEOUS:

- TEMPORARY EROSION CONTROL SEEDING SHALL BE APPLIED AT A RATE OF 100 LBS/ACRES, IF DIRECTED.
- SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS, AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR EARTH EXCAVATION.
- ALL EROSION CONTROL PRODUCTS FURNISHED SHALL BE SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. PRIOR TO THE APPROVAL AND USE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE MANUFACTURER INSTALLATION PROCEDURES TO FACILITATE THE ENGINEER IN CONSTRUCTION INSPECTION.

SOIL EROSION CONTROL:

1. SOIL EROSION CONTROL MUST CONFORM TO THE CITY ORDINANCE.

A. SPECIFICATIONS:

1. A CONSTRUCTION ENTRANCE TO THE SITE SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY WORK ON THE SITE. THE CONSTRUCTION ENTRANCE SHALL CONSIST OF 12" OF CRUSHED CONCRETE, 50 FEET IN LENGTH AND 24 FEET WIDE, AS SHOWN ON PLANS.
2. ALL STOCK PILES ON THE SITE WHICH WILL NOT BE REDISTRIBUTED FOR A WEEK OR LONGER WILL BE SEEDED WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE.
3. SEEDING IN DISTRIBUTED AREAS OUTSIDE OF THE RIGHT-OF-WAYS WILL BE DONE WITH PERENNIAL RYE GRASS, 1/2 LB. PER 1,000 SF, IF IT IS LATER IN THE FALL AND A MORE RAPID GERMINATION IS REQUIRED, 1 LB OF OATS PER 1,000 S.F. CAN BE ADDED TO THE RYE GRASS.
4. THE SEEDING AND MULCH WILL BE MAINTAINED AND REPAIRED WHEN NECESSARY UNTIL THE PROJECT IS COMPLETED.
5. AGGREGATE BASE SHALL BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCE FOR ROADS TO PROVIDE REQUIRED STABILIZATION
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL STRUCTURES.
7. CONTRACTOR SHALL INSPECT EROSION CONTROL STRUCTURES WEEKLY OR AFTER ANY MAJOR STORMS OR AS DIRECTED BY THE CITY.
8. ALL DESIGN AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AS CONTAINED IN THE IEPA/WPC/87-012 OR CURRENT EDITION AND THE ILLINOIS PROCEDURE AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL.
9. DUST CONTROL AND CLEANING OF ROADWAYS AS REQUESTED BY THE CITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

B. INSTALLATION

1. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
2. NOTIFY PUBLIC WORKS DEPARTMENT AND THE CITY ENGINEERING DEPARTMENT 24 HOURS PRIOR TO INITIATING CONSTRUCTION.

CONTRACTOR'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR 10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

SIGNATURE TITLE DATE

COMPANY

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

OWNER

SIGNATURE TITLE DATE

COMPANY

DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, 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.

DATE: _____

NAME OF ENGINEER
ILLINOIS REGISTERED PROF.ENG.NO. 062-068622

OWNER AND DEVELOPER:
NAME OF OWNER

TITLE: ST MICHAEL PARISH

CORPORATION: OWNER

SOIL PROTECTION CHART

STABLIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C			*	D*					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC
B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYE GRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC
C. SPRING OATS 100 LBS/AC
D. WHEAT OR CEREAL RYE 150 LBS/AC
E. SOD
F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS: 1 2 3 4 5 6 7

TITLE: **SWP PLAN**

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

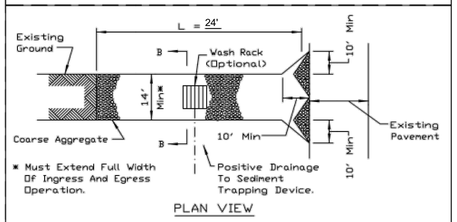
SCALE:

C-8.1

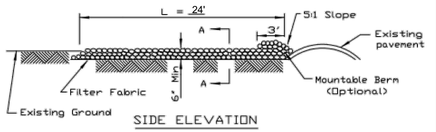
SHEET: 10 OF 14

G:\PROJECTS\Lotus Design and Development\W26102.00 Adams St Oak Brook\20 CAD C3D\07 CAD Site\02 Sheet\W26102.00 sht C-8.0 ERO.dwg

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

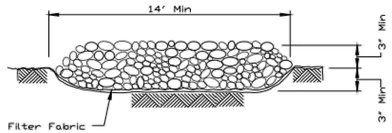


SIDE ELEVATION

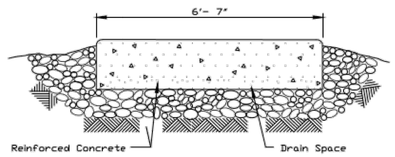
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



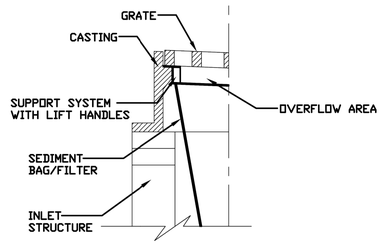
SECTION A-A

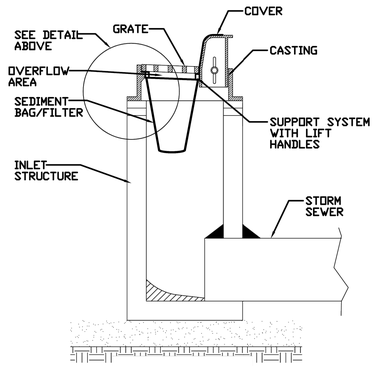


SECTION B-B

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____		SHEET 2 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

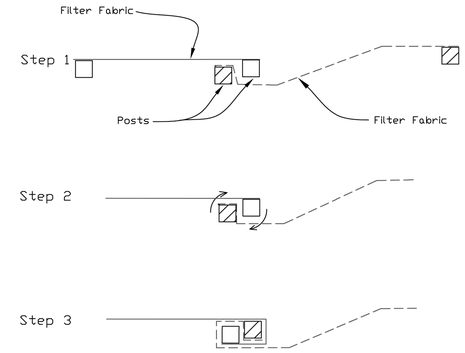
INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION





REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 01-11-11
Approved ____ Date ____		

SILT FENCE - SPLICING TWO FENCES

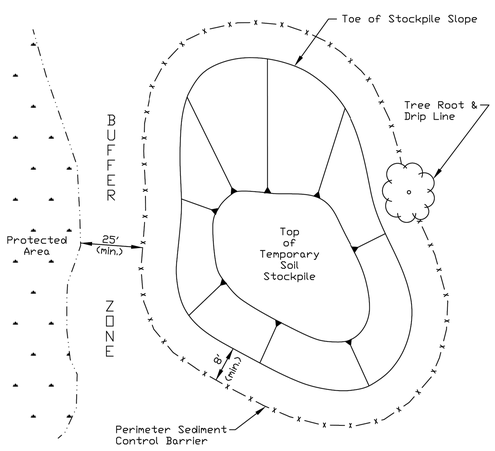


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620B(W)
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 3-16-2012
Approved ____ Date ____		

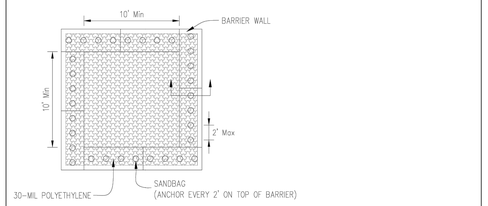
TEMPORARY SOIL STOCKPILE DETAIL



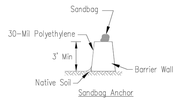
NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linlear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE		STANDARD DWG. NO.
Project		IUM-627
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE JANUARY 2017
Approved ____ Date ____		

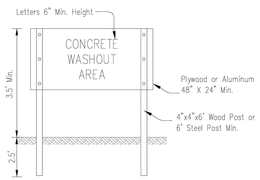
AUTOCAD2006



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

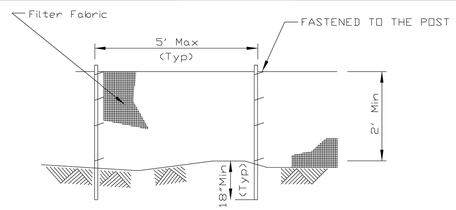
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

1	04/08	BARRIER WALL
NO.	DATE	REVISION

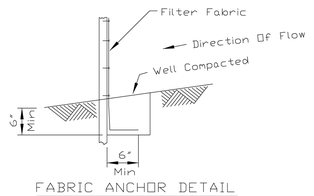
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Designed ____ Date ____
Drawn: EL JOHNSON 6/08
Checked ____
Approved ____

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 04-15-2021
Approved ____ Date ____		

PREPARED BY:

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PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

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UNIT E
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630.863.7280

REVISIONS: 1 2 3 4 5 6 7

TITLE:

EROSION CONTROL DETAILS

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE:

C-8.2

SHEET: 11 OF 14

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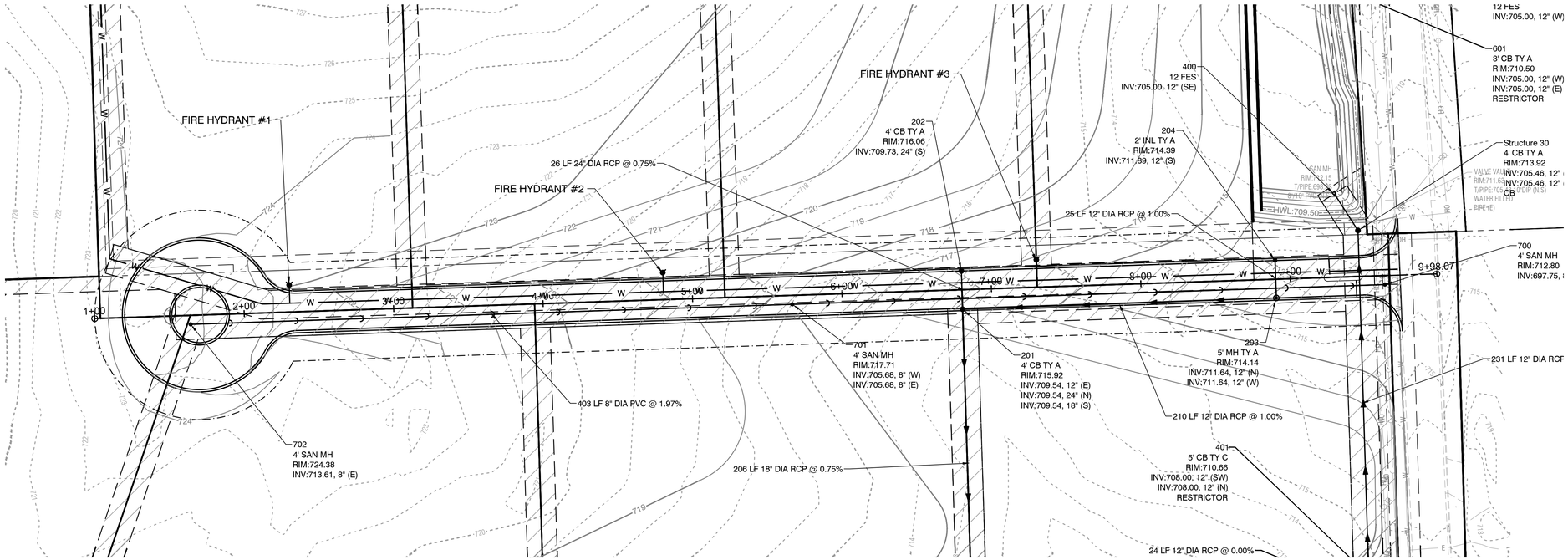
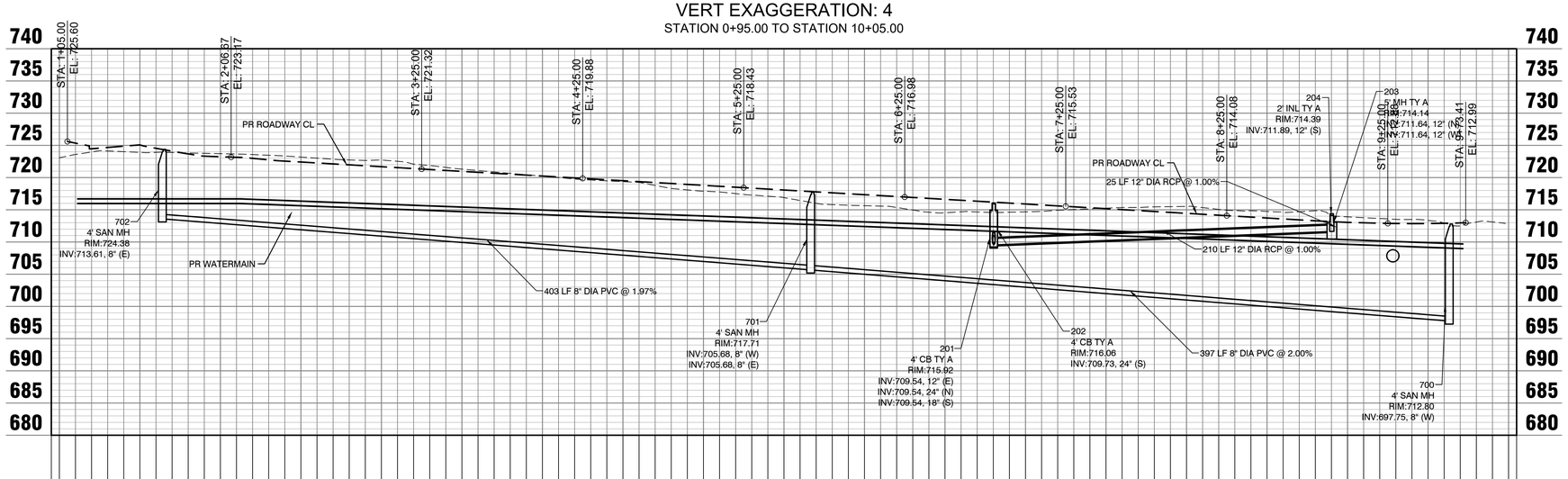


PROFILE - PR Roadway CL

HORIZ = 50
VERT: 12
VERT EXAGGERATION: 4
STATION 0+95.00 TO STATION 10+05.00



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CLIENT:

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630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

PLAN & PROFILE

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	TDF
DRAWN BY:	EPN
CHECKED BY:	NAV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:40

P&P

SHEET: 12 OF 14

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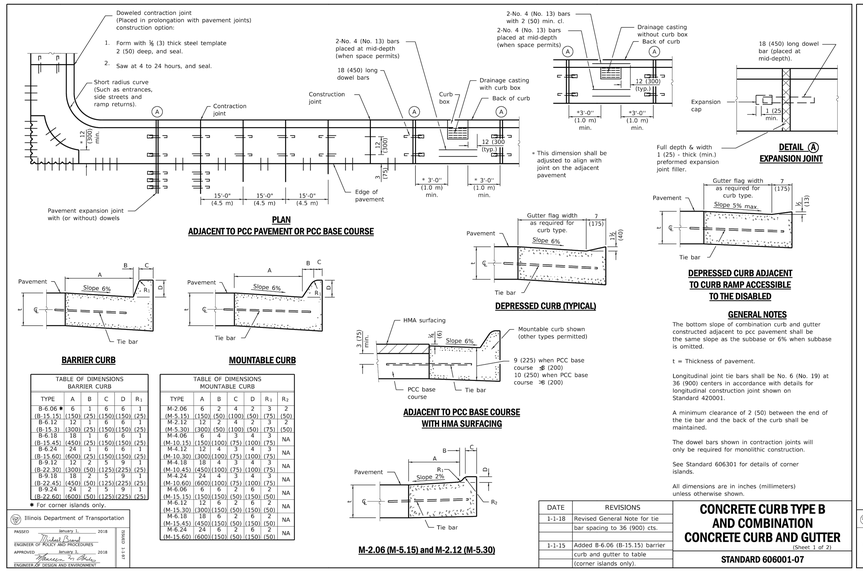

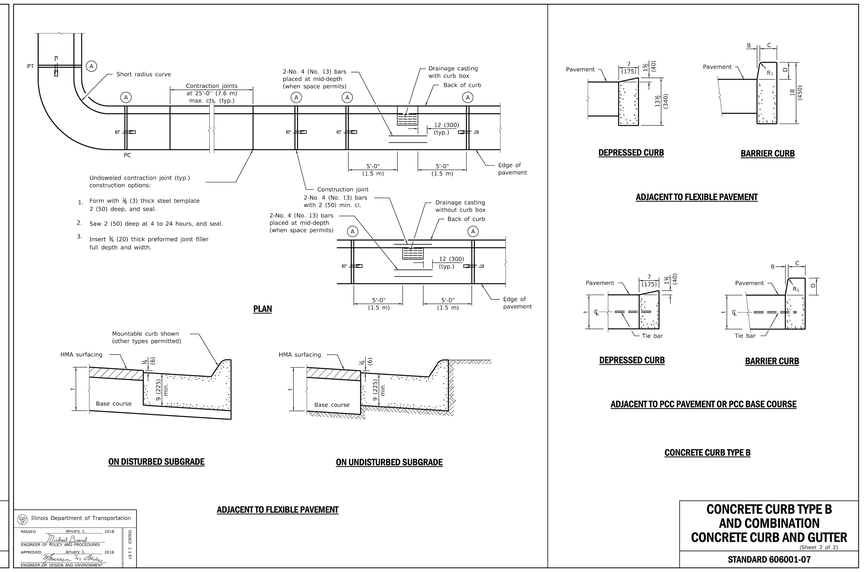

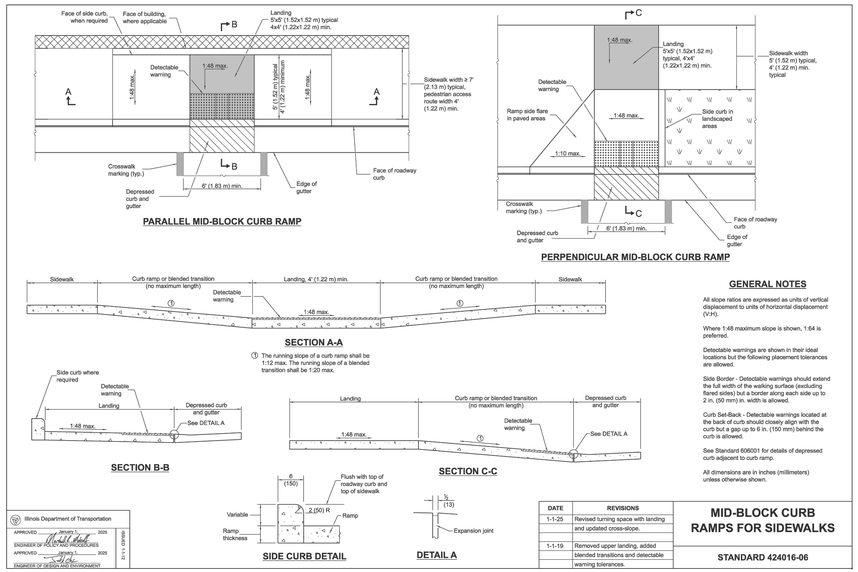

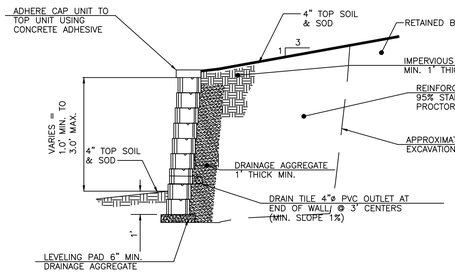

TYPICAL BLOCK WALL SECTION
NOT TO SCALE

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PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

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REVISIONS:
1 2 3 4 5 6 7

TITLE:
CONSTRUCTION DETAILS
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

SCALE:

C-10.0
SHEET: 13 OF 14

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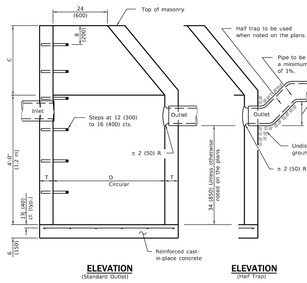
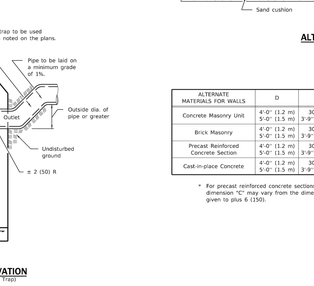


ELEVATION
(Standard Outlet)



ELEVATION
(Half Trap)

ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) to 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) to 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) to 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) to 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES

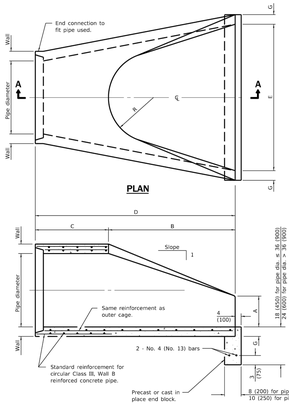
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

SHEET 1 OF 1 SHEETS

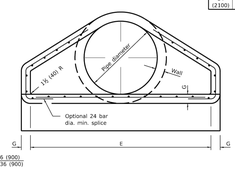
DATE	REVISIONS
1-1-11	Added "Outside" to half trap note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02



SECTION A-A



END VIEW

PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅝" (1.241 m)	6'-0⅜" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2⅛ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2¼ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2½ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9⅝ (243)	3'-7⅝" (1.105 m)	30 (762)	6'-1⅝" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3⅓ (83)	10⅝ (267)	4'-0" (1.219 m)	253⅛ (648)	6'-1⅝" (1.867 m)	4'-6" (1.372 m)	3⅓ (83)	14⅝ (368)	1:2.4
30 (750)	2190 (995)	3⅓ (89)	12 (305)	4'-6" (1.375 m)	19⅞ (502)	6'-1⅝" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3⅔ (95)	13⅝ (343)	4'-10⅝" (1.486 m)	39⅜ (997)	8'-1⅜" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34⅝ (883)	8'-1⅜" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152)	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-0" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6⅝" (2.299 m)	21 (533)	9'-3⅜" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2011
ENGINEER OF BRIDGES AND STRUCTURES

APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

SHEET 1 OF 1 SHEETS

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed "inner" to "outer" cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

PREPARED BY:

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PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1	2	3	4	5	6	7

TITLE:
CONSTRUCTION DETAILS

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

SCALE:

C-10.1
SHEET: 14 OF 14

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Proposed North Detention Facility Stage-Discharge

Outlet:	**ORIFICE 1:**	5.5 IN. DIA. @ ELEV	705
	EXTERNAL WEIR OVERFLOW:	15 FT WIDE @ ELEV	710.5

ORIFICE FLOW EQUATION: $Q=C_d A(2GH)^{.5}$ **WEIR FLOW EQUATION:** $Q=3.0L(H)^{1.5}$

HYDRAULIC DIMENSIONS - Basin

ORIFICE AREA (ft²)	0.1650
ORIFICE DIAMETER (in)	5.5
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	705
TAILWATER OR CENTROID (ft-NAVD88)	705.23
EXTERNAL WEIR OVERFLOW LENGTH (ft)	15
EXTERNAL WEIR OVERFLOW COEFFICIENT	3
EXTERNAL WEIR OVERFLOW ELEV. (ft-NAVD88)	710.5

ELEVATION-DISCHARGE RELATIONSHIP - Subsurface Detention Facility

ELEVATION	Q-ORIFICE 1	Q- Weir	Q-TOTAL	
(feet)	(cfs)	(cfs)	(cfs)	
705.00	0.000	0.000	0.000	<- Bottom Pipes
705.50	0.420	0.000	0.420	
706.00	0.709	0.000	0.709	
706.50	0.910	0.000	0.910	
707.00	1.075	0.000	1.075	
707.50	1.217	0.000	1.217	
708.00	1.344	0.000	1.344	
708.50	1.461	0.000	1.461	
709.00	1.568	0.000	1.568	
709.50	1.669	0.000	1.669	<--HWL
710.00	1.764	0.000	1.764	
710.50	1.854	0.000	1.854	

Proposed South Detention Facility Stage-Discharge

Outlet:	**ORIFICE 1:**	2.25 IN. DIA. @ ELEV	708.0
	EXTERNAL WEIR OVERFLOW:	15 FT WIDE @ ELEV	715.5

ORIFICE FLOW EQUATION: $Q=C_d A(2GH)^{.5}$ **WEIR FLOW EQUATION:** $Q=3.0L(H)^{1.5}$

HYDRAULIC DIMENSIONS - Basin

ORIFICE AREA (ft²)	0.0276
ORIFICE DIAMETER (in)	2.25
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	708.0
TAILWATER OR CENTROID (ft-NAVD88)	708.09
EXTERNAL WEIR OVERFLOW LENGTH (ft)	15
EXTERNAL WEIR OVERFLOW COEFFICIENT	3
EXTERNAL WEIR OVERFLOW ELEV. (ft-NAVD88)	715.5

ELEVATION-DISCHARGE RELATIONSHIP - Subsurface Detention Facility

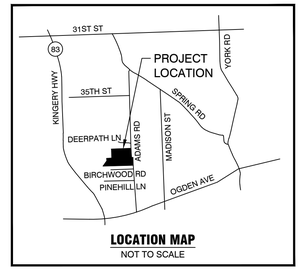
ELEVATION	Q-ORIFICE 1	Q- Weir	Q-TOTAL	
(feet)	(cfs)	(cfs)	(cfs)	
708.00	0.000	0.000	0.000	<- Bottom Pipes
708.50	0.086	0.000	0.086	
709.00	0.129	0.000	0.129	
709.50	0.160	0.000	0.160	
710.00	0.187	0.000	0.187	
710.50	0.210	0.000	0.210	
711.00	0.230	0.000	0.230	
711.50	0.249	0.000	0.249	
712.00	0.267	0.000	0.267	
712.50	0.284	0.000	0.284	
713.00	0.299	0.000	0.299	
713.50	0.314	0.000	0.314	
714.00	0.328	0.000	0.328	
714.50	0.342	0.000	0.342	<--HWL
715.00	0.355	0.000	0.355	

Proposed North Detention Stage-Storage

Elevation (ft)	Area (ft²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
704.00	0	0.000			0.000	
			0.194	0.194		
705.00	16,911	0.388			0.000	
			0.407	0.407		
706.00	18,515	0.425			0.407	
			0.444	0.444		
707.00	20,196	0.464			0.851	
			0.483	0.483		
708.00	21,902	0.503			1.334	
			0.522	0.501		
708.96	**23,607**	**0.542**			**1.836**	<-- Required Storage
			0.543	0.022		
709.00	23,678	0.544			1.857	
			0.545	0.272		
709.50	**25,565**	**0.587**			**2.130**	<-- Provided Storage
			0.587	0.293		
710.00	27,452	0.630			2.423	

Proposed South Detention Stage-Storage

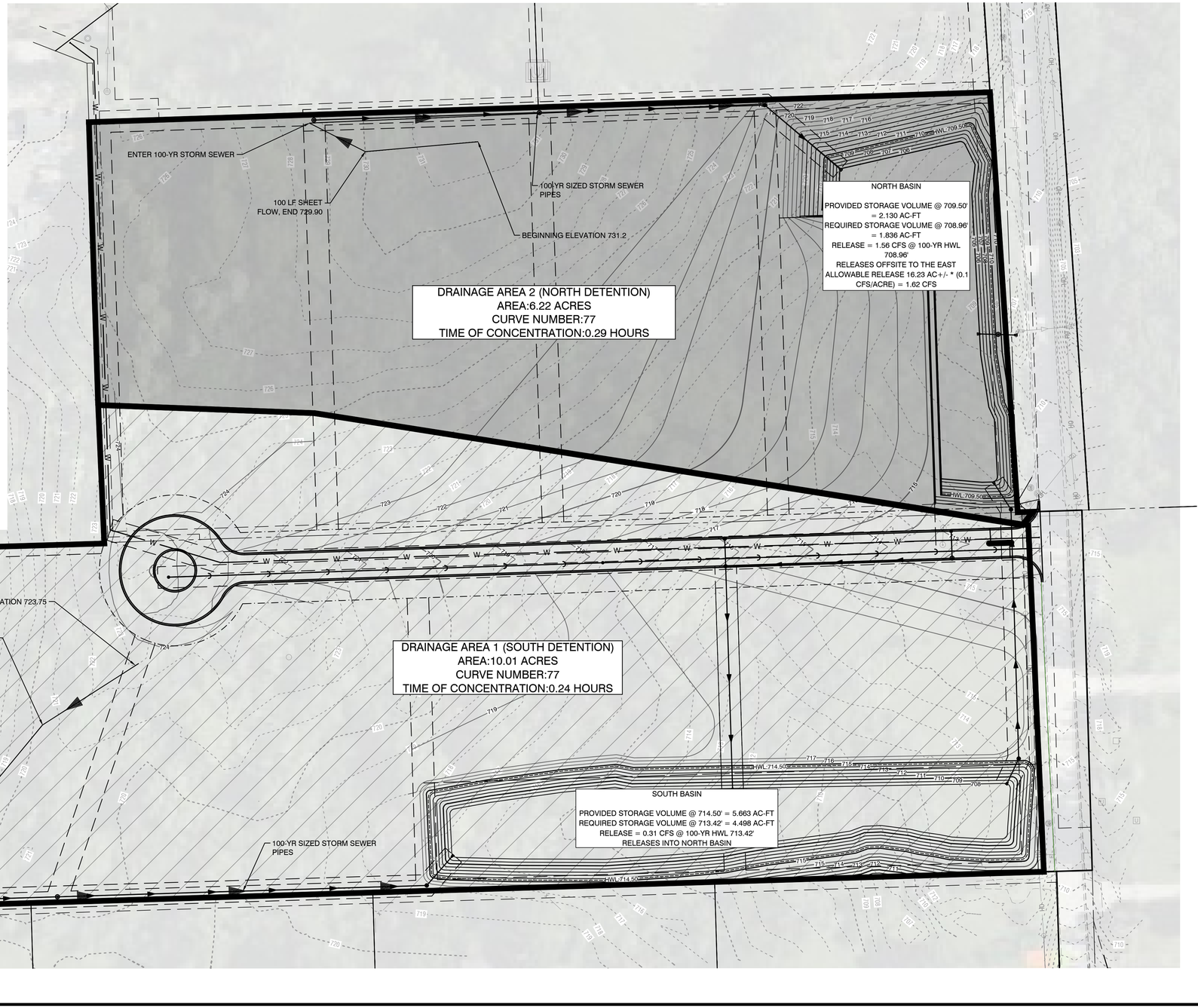
Elevation (ft)	Area (ft²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
708.00	27,054	0.621			0.000	
			0.661	0.661		
709.00	30,495	0.700			0.661	
			0.740	0.740		
710.00	34,007	0.781			1.401	
			0.822	0.822		
711.00	37,589	0.863			2.223	
			0.905	0.905		
712.00	41,242	0.947			3.128	
			0.948	0.948		
713.00	44,966	1.032			4.075	
			1.008	0.423		
713.42	46,554	1.069			**4.498**	<-- Required Storage
			1.033	1.033		
714.00	48,747	1.119			5.108	
			1.109	0.554		
714.50	**51,640**	**1.185**			**5.663**	<-- Provided Storage
			1.185	0.593		
715.00	54,534	1.252			6.255	



LOCATION MAP
NOT TO SCALE

N

0 50'
SCALE: 1" = 50'



DRAINAGE EXHIBIT NOTES

1. THE CURVE NUMBERS WERE CALCULATED USING SCS TR-55 TABLE 2-2A – RUNOFF CURVE NUMBERS FOR URBAN AREAS FOR 2-ACRE RESIDENTIAL LOTS WITH A SOIL CLASSIFICATION OF 'C'.
2. DETENTION BASINS ARE CONNECTED IN SERIES WITH THE RELEASE POINT BEING OUT OF THE NORTH DETENTION BASIN.
3. A WINTR20 MODEL WAS CREATED TO ANALYZE THE FUTURE DETENTION FACILITIES.

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UNIT E
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630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

DRAINAGE AREA EXHIBIT

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	2026-06-18
PROJ NO:	W26102.00

SCALE: 1:50

EX-1.0
SHEET: 1 OF 1

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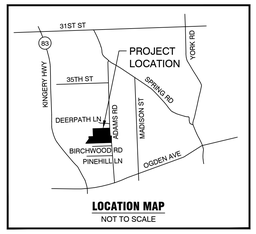
ALTA/NSPS LAND TITLE SURVEY

EXISTING LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	UNDERGROUND STORM
OH	OVERHEAD WIRES (APPROXIMATE LOC)
	GUY WIRE
	UTILITY POLE
	SIGN
	CLOSED MANHOLE
	OPEN GRATE MANHOLE ROUND
	FLARED END SECTION
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	BUFFALO BOX
	WATER VALVE BOX
	WATER VALVE VAULT

ABBREVIATIONS

ASPH	ASPHALT
CONC	CONCRETE
E	EAST
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FNC	FENCE
FNCX	FENCE CORNER
N	NORTH
PEDT	TELEPHONE PEDESTAL
S	SOUTH
SIP	SET IRON PIPE
TRANS	TRANSFORMER
UP	UTILITY POLE
VLV	VALVE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT THE ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

A CURRENT TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY.

DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.

NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (XXX.XX) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.

FENCE TIES SHOWN WERE MEASURED PERPENDICULAR FROM THE FENCE CORNER TO THE PROPERTY LINE.

ALL HOUSE MEASUREMENTS AND TIES ARE TAKEN TO THE FACE OF BRICK, FACE OF SIDING, OR CORNER TRIM UNLESS OTHERWISE NOTED.

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION.

ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

SURVEYOR'S NOTES:

1. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
2. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
3. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW.

TABLE A NOTES:

TABLE A, ITEM 1
3/4" IRON PIPES, UNLESS OTHERWISE NOTED, WERE SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER AND ARE SHOWN HEREON.

TABLE A, ITEM 2
ADDRESS PER DUPAGE COUNTY GIS ACCESSED ON 06/17/2026
PARCEL 1: ADAMS ROAD
PARCEL 2: 46055 N ADAMS ROAD
OAK BROOK, IL 60523

TABLE A, ITEM 4
720,360 SQUARE FEET (16.537 +/- ACRES)

TABLE A, ITEM 7(a)
NO BUILDINGS OBSERVED AT THE TIME OF FIELD WORK.

TABLE A, ITEM 8
SUBSTANTIAL FEATURES ARE SHOWN HEREON.

TABLE A, ITEM 9
NO STRIPED PARKING SPACES ON SURFACE PARKING AREAS OR LOTS WERE OBSERVED AT THE TIME OF FIELD WORK.

TABLE A, ITEM 13
ONLY THE NAMES OF ADJOINING OWNERS THAT WERE AVAILABLE ACCORDING TO CURRENT TAX RECORDS HAVE BEEN SHOWN HEREON.

TITLE NOTES:

A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: PREMIER TITLE AS COMMITMENT NUMBER: 2026-01304-PT WITH COMMITMENT DATE: MARCH 30, 2026 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SCHEDULE B, GENERAL EXCEPTIONS

EXCEPTIONS:
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. THE EFFECT ON THE TITLE OF AN ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
5. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

PROPERTY DESCRIPTION:

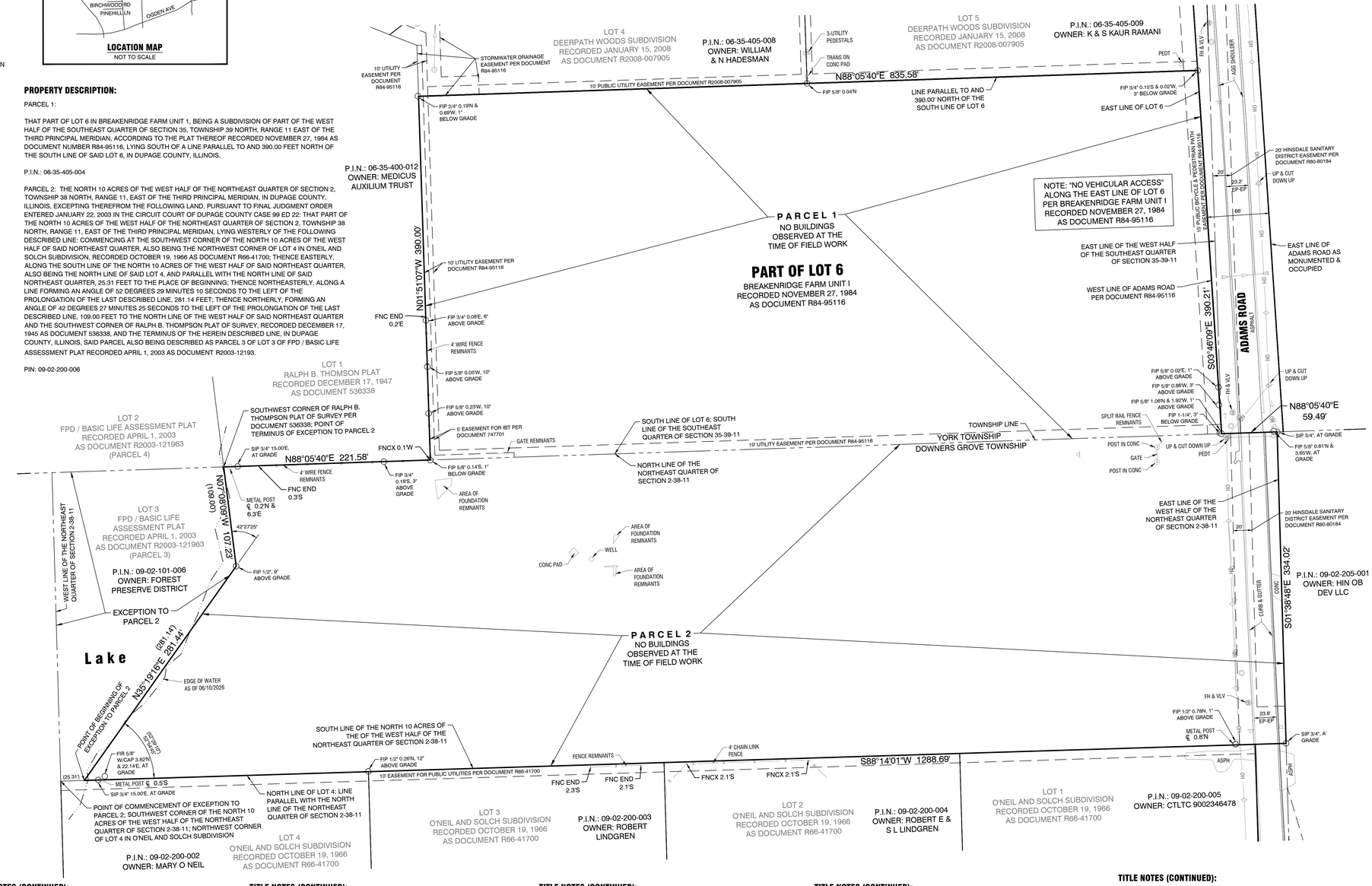
PARCEL 1:

THAT PART OF LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1984 AS DOCUMENT NUMBER R84-95116, LYING SOUTH OF A LINE PARALLEL TO AND 390.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-35-405-004

PARCEL 2: THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND, PURSUANT TO FINAL JUDGMENT ORDER ENTERED JANUARY 22, 2003 IN THE CIRCUIT COURT OF DUPAGE COUNTY CASE 99 ED 22: THAT PART OF THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN O'NEIL AND SOLCH SUBDIVISION, RECORDED OCTOBER 19, 1966 AS DOCUMENT R66-41700; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID LOT 4, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 25.31 FEET TO THE PLACE OF BEGINNING; THENCE NORTHEASTERLY, ALONG A LINE FORMING AN ANGLE OF 52 DEGREES 29 MINUTES 10 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 281.14 FEET; THENCE NORTHERLY, FORMING AN ANGLE OF 42 DEGREES 27 MINUTES 25 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 109.00 FEET TO THE NORTH LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWEST CORNER OF RALPH B. THOMPSON PLAT OF SURVEY, RECORDED DECEMBER 17, 1945 AS DOCUMENT 536338, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, IN DUPAGE COUNTY, ILLINOIS, SAID PARCEL ALSO BEING DESCRIBED AS PARCEL 3 OF LOT 3 OF FPD / BASIC LIFE ASSESSMENT PLAT RECORDED APRIL 1, 2003 AS DOCUMENT R2003-12193.

PIN: 09-02-200-006



TITLE NOTES (CONTINUED):

8., 9., 28., 30., 31., 32. (NOT SURVEY RELATED)

10. THE LAND LIES WITHIN THE FLAGG CREEK WATER RECLAMATION DISTRICT WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS PURSUANT TO PUBLIC LAW 92-500. FEDERAL LAW REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES. NOTE: PREMIER TITLE MUST BE FURNISHED WITH A PAY-OFF LETTER OR SATISFACTORY PROOF OF PAYMENT FROM SAID DISTRICT. NOTE: THIS EXCEPTION WILL NOT APPEAR ON THE LOAN POLICY, WHEN ISSUED.
(SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS. SEE DOCUMENT FOR DETAILS.)

11. TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 559 - RECORDED NOVEMBER 13, 1981 AS DOCUMENT R81-60741 - AN ORDINANCE PROVIDING FOR THE RECAPTURE OF CAPITAL INVESTMENT FOR SEWER IMPROVEMENTS KNOWN AS ADAMS ROAD, OAK BROOK, ILLINOIS SEWER EXTENSION.
(SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS. SEE DOCUMENT FOR DETAILS.)

12. TERMS AND PROVISIONS CONTAINED IN NOTICE OF WATER MAIN EXPANSION AND CONNECTION FEE RECORDED SEPTEMBER 17, 1982 AS DOCUMENT R82-42553.
(SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS. SEE DOCUMENT FOR DETAILS.)

13. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY THE HINSDALE SANITARY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT R80-80184.
(SURVEYOR'S NOTE: SHOWN HEREON. THIS EASEMENT GRANT IS ONLY FOR SEWER PURPOSES AND THE HINSDALE SANITARY DISTRICT IS THE ONLY GRANTEE. NO OTHER PURPOSES OR GRANTEES ARE REFERENCED. SEE DOCUMENT FOR DETAILS.)

TITLE NOTES (CONTINUED):

14. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
(SURVEYOR'S NOTE: EXISTING LOCATION OF ADAMS ROAD SHOWN HEREON.)

15. RIGHTS OF THE PUBLIC AND OF THE ADJOINING OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED AND UNPOLLUTED USE AND FLOW OF WATERS ON THE LAND. (INTERMITTENT STREAM RUNNING IN A NLY/SLY DIRECTION ALONG THE WESTERLY LINE OF THE LAND)
(SURVEYOR'S NOTE: NO STREAM WAS OBSERVED AT TIME OF SURVEY. A LAKE EXISTS AT THE WEST END OF PARCEL 2. EDGE OF WATER SHOWN HEREON.)

16. GRANT TO WESTERN UNITED GAS AND ELECTRIC COMPANY, ITS SUCCESSORS, LESSEES AND ASSIGNS, BY INSTRUMENT DATED NOVEMBER 10, 1926 AND RECORDED ON DECEMBER 3, 1926 AS DOCUMENT 225984, OF THE RIGHTS AND PRIVILEGES TO LAY DOWN AND MAINTAIN BELOW THE SURFACE OF THE GROUND AND UPON AND ACROSS THE PROPERTY OF THE FIRST PARTY, AS HEREINAFTER DESCRIBED, A SERVICE PIPE FOR THE PURPOSE OF CARRYING INFLAMMABLE GAS, SO LONG AS SAID COMPANY SHALL HAVE USE THEREFOR AND DESIRE TO MAINTAIN THE SAME. THE PROPERTY ACROSS WHICH THIS LICENSE IS GIVEN.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

17. PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID, AND SET FORTH IN DOCUMENT R89-59273.
(SURVEYOR'S NOTE: EASEMENT HAS BEEN ABROGATED AND IS NOT SHOWN HEREON.)

18. BUILDING LINE AS SHOWN ON PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID.
(SURVEYOR'S NOTE: BUILDING LINE BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

19. EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID, AS FOLLOWS: AFFECTS THE WESTERLY, SOUTHWESTERLY AND NORTHWESTERLY LINE OF THE LAND.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

TITLE NOTES (CONTINUED):

20. EASEMENT FOR PUBLIC BICYCLE AND PEDESTRIAN PATH IN FAVOR OF THE VILLAGE OF OAK BROOK AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID, AS FOLLOWS: A 15 FOOT STRIP OF LAND NEAR THE EAST LINE OF THE LAND
(SURVEYOR'S NOTE: SHOWN HEREON.)

21. NOTES CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BREAKENRIDGE FARM UNIT 1 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF OAKBROOK, DUPAGE COUNTY, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA ON THE PLAT MARKED AS "EASEMENT HEREBY GRANTED TO THE VILLAGE OF OAK BROOK FOR PUBLIC BICYCLE AND PEDESTRIAN PATH", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SAID BICYCLE AND PEDESTRIAN PATH FOR THE BENEFIT OF THE GENERAL PUBLIC. THE TERM "NO VEHICULAR ACCESS" SHALL NOT BE CONSTRUED TO INTERFERE WITH THE CONSTRUCTION, OPERATION OR MAINTENANCE OF THE PUBLIC BICYCLE AND PEDESTRIAN PATH EASEMENT DEPICTED ON THIS PLAT AND HEREBY GRANTED TO THE VILLAGE OF OAK BROOK.
(SURVEYOR'S NOTE: EASEMENT SHOWN HEREON.)

22. RIGHTS OF OWNERS OF LOTS IN BREAKENRIDGE FARM UNIT NO. 1, AFORESAID, IN AND TO THAT PART OF THE LAND RESERVED AS "PRIVATE ROAD EASEMENT FOR INGRESS AND EGRESS" AS ESTABLISHED BY THE DECLARATION RECORDED AS DOCUMENT R84-95118, AND AS SHOWN ON PLAT OF BREAKENRIDGE FARM UNIT NO. 1, AFORESAID.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

23. THE PLAT OF BREAKENRIDGE FARM UNIT NO. 1, AFORESAID, DEPICTS THE EAST LINE OF LOT 6 AS HAVING "NO VEHICULAR ACCESS".
(SURVEYOR'S NOTE: SHOWN HEREON.)

TITLE NOTES (CONTINUED):

24. GRANT OF A 20 FOOT EASEMENT TO THE VILLAGE OF OAK BROOK, AS SHOWN ON THE PLAT ATTACHED TO INSTRUMENT RECORDED MAY 19, 1989 AS DOCUMENT R89-059274 FOR WATER MAIN. PLAT OF ABROGATION OF WATER MAIN EASEMENT HERETOFORE GRANTED RECORDED JULY 14, 2006 AS DOCUMENT R2006-134913.
(SURVEYOR'S NOTE: EASEMENT HAS BEEN ABROGATED AND IS NOT SHOWN HEREON.)

25. PLAT OF EASEMENT FOR WATER MAIN & SANITARY SEWER TO THE VILLAGE OF OAK BROOK IN DUPAGE COUNTY, ILLINOIS AND TO THE FLAGG CREEK WATER RECLAMATION DISTRICT RECORDED JULY 14, 2006 AS DOCUMENT R2006-134914: A 30.00 FOOT STRIP OF LAND IN LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION RECORDED PER DOCUMENT NO. R84-95116, OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

26. DECLARATION OF EASEMENT FOR INGRESS AND EGRESS RECORDED MAY 17, 1985 AS DOCUMENT R85-37180, OVER A 30 FOOT STRIP OF LAND AND SHOWN ON BREAKENRIDGE FARM ROAD ON THE PLAT OF BREAKENRIDGE FARM UNIT NO. 1., AFORESAID.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

27. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION RECORDED NOVEMBER 27, 1984 AS DOCUMENT R84-95118, RELATING TO THE CREATION OF THE BREAKENRIDGE HOMEOWNER'S ASSOCIATION, ARCHITECTURAL CONTROL, ASSESSMENTS AND SPECIAL ASSESSMENTS NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
(SURVEYOR'S NOTE: EXISTING EASEMENTS LOCATED ON THE SURVEYED PROPERTY ARE SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.)

TITLE NOTES (CONTINUED):

29. COVENANTS, CONDITIONS AND RESTRICTIONS (EXCEPTING THEREFROM THOSE PROHIBITED BY LAW) AND EASEMENTS CONTAINED IN DECLARATION RECORDED FEBRUARY 21, 2007 AS DOCUMENT R2007-031590 RELATING IN PART TO SUBJUGATED LAND BEING RESUBDIVIDED. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
(SURVEYORS NOTE: CONTAINS NO EASEMENTS LOCATED ON THE SURVEYED PROPERTY, CONTAINS RESTRICTIONS ON FUTURE DEVELOPMENT OF PARCEL 1. SEE DOCUMENT FOR DETAILS.)

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFIED TO: TRANQUILITY ESTATES, LLC
AND: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 8, 9, AND 13 OF TABLE A THEREOF.

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

THE FIELD WORK WAS COMPLETED ON JUNE 10, 2026.

DATE OF MAP OR PLAT: THIS 17th DAY OF JUNE, A.D., 2026.

TIMOTHY B. WARTINBEE
3782
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WARRENVILLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2027

0 50'
SCALE: 1" = 50'

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT
220 E ILLINOIS STREET
UNIT 101
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:
ALTA/NSPS LAND TITLE SURVEY
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	N/A

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, September 2, 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, Lotus Development with authorization from the owner, seeking variations from the lot requirements 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 an 8-lot subdivision for approximately 16-acre parcels. In addition to the subdivision, they are seeking a variation to allow reduction of lot size for the subdivided parcels, at 3804 Adams Road, Oak Brook, IL, 60523 with the current PINs are as follows:

PIN: 06-35-405-004 and PIN: 09-02-200-006

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 Aug 14, 2026 (341130)

CERTIFICATE OF PUBLICATION

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 08/14/2026 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 # 341130 *DUPAGE*

VILLAGE OF OAK BROOK Illinois

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

August 14, 2026

Dear Resident:

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

MEETING DATE AND INFORMATION:

Planning & Zoning Commission* .....6:30 p.m., Wednesday, September 2, 2026
Board of Trustees Meeting .....7:00 p.m., Tuesday, September 22, 2026***

*Public Hearing Body
*** Pending P&Z

The application has been filed by:	Angelo Feola Lotus Development 1873 225 Canal Street Unit E Lemont, IL 60439
The property in question is located at:	3804 and 4S055 N Adams Rd Oak Brook, IL 60523
Relationship of applicant to property:	Representative

With permission of the property owner, Institute in Basic Life Principles, ILC (IBPL), the petitioner is requesting approval of a preliminary plat of subdivision to create eight (8) parcels consisting of approximately 2 acres each. Additionally, they are seeking a variation to allow reduction of the lot size for the subdivided parcels.

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 Brasek
Development Services Director
RV/cc

VILLAGE OF
OAK BROOK
Illinois

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

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Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc

Residential Application Fee

Record No.**PZ-26-4**

Status Completed

Type Payment

Assignee Angelo Feola

Invoice ID 294040

Became Active June 24, 2026

Due Date None

Record No: PZ-26-4

Planning & Zoning Application

Status: Active

Submitted On: 6/18/2026

Primary Location

3804 ADAMS RD
OAK BROOK, IL 60523

Owner

INSTITUTE IN BASIC LIFE
P O BOX 1 OAK BROOK , IL 60522

Payment History

Date	Method	Note	Paid
06/24/2026	Credit Card		$850.00

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: August 25, 2026

FILE NOS: **2026-10-SR-FP & 2026-11-ZO-VAR**

DESCRIPTION: Final Plat of Subdivision and Variation

PETITIONERS: Angelo Feola
225 Canal Street Unit E
Lemont, IL 60439

LOCATION: West of Adams Road and north of Birchwood Road.

ADDRESS: 3804 Adams Road (PINS: 0635405004, 0902200006)

ACREAGE: 16.5 acres

EXISTING ZONING/USE: R-1 Single-Family Detached Residence District, vacant parcels

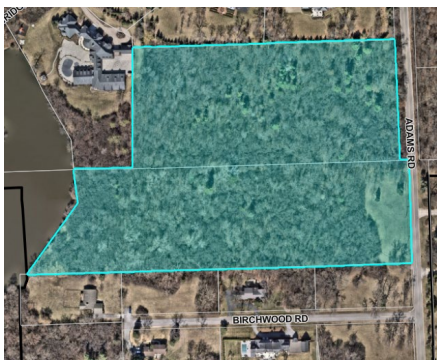
ZONING/USE OF SURROUNDING PROPERTY:

North: R-1, Single-Family Detached Residence District, single family homes, Breckenridge Farm Subdivision

South: R-2, Single-Family Detached Residence District, single family homes (Birchwood Road)

East: Bronswood Cemetery, R-1 Single-Family Detached Residence District, Vacant parcels and single family homes. Adams Road is to the immediate east.

West: R-1, Single-Family Detached Residence District, single family homes, Templeton Reserve Subdivision.



3804 Adams Road

STAFF REPORT – FINAL PLAT
LOTUS DEVELOPMENT– 3804 ADAMS RD
CASE NO. 2026-10-SR-FP & 2026-11-ZO-VAR

DISCUSSION:

Lotus Development 1873 LLC has submitted a petition requesting approval of a Preliminary Plat of subdivision. This proposal includes creation of eight (8) parcels consisting of approximately 2 acres each. The parcels are zoned R-1, Single Family Detached Residence District. The subject properties currently consist of two parcels totaling 16.5 acres. The existing parcels have no improvements and are heavily wooded.

The minimum required lot area in the R-1 District is two acres with a required lot width of 220 ft. The newly created lots will be approximately 87,120 SF or greater with a roadway dedication for access. Each of the 8 lots meets the lot size requirements of the Zoning Ordinance and will share a private access road. The applicant's request is seeking a Variation from lot width, as four (4) lots do not meet the 220' width requirement.

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

STAFF COMMENTS:

1. The subject parcels were annexed into Oak Brook in October, 1962.
2. The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
3. The proposal shows a common access drive from Adams Road. The lot lines for all the proposed parcels go up to the center of the access driveway therefore the buildable area and setbacks are impacted. This is similar to subdivisions like Templeton Reserve and Breakenridge Farm. The lots comply with the minimum lot size and setback requirements for the R-1, Single-Family Detached Residence District. However, four (4) lots to the north have a lot width of 209' and do not comply with the minimum lot width requirement of 220 feet. The final plat creates eight (8) lots ranging from 2.002 acres to 2.006 acres.
4. In addition, staff notes that Lot 8 at the southeast corner has a side yard depiction of 30' which is less than the required setback of 50' abutting Adams Road.
5. The final subdivision plat includes easements for each subdivided parcel.
6. Staff notes that this is a private road and therefore is not required to comply with Village code standards in Section: 14-6-3.
7. The Subdivision sign and fencing gate design plans are required to be included with the building permit for Subdivision improvements.
8. Landscape plans are required in accordance to the Village Landscape Standards.
9. Staff recommends the overhead power lines be installed underground along Adams Road up to Birchwood Road, in coordination with the property owner to the south.

10. The properties are densely wooded. Staff also notes that this design will require removal of several trees on the properties. A tree survey has not been provided as referenced in the submitted materials.
11. The Village Engineer has reviewed this submittal, and his comments are summarized in the memorandum included in the case file.
12. Public Works comments include the requirement to loop the water main.
13. Fire Department review comments include provision of Auto Turn Exhibit and fire hydrants to the preliminary drawings.
14. The southwest end of the property is in a regulatory floodplain.
15. Per the Village-wide adopted Shared-Use Path & Bike Route Master Plan, Adams Road is designated as an On-Street Bike Route that is recommended to be converted into marked shared lanes.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission has the responsibility to make a recommendation on this request for a subdivision. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for a Preliminary Plat of subdivision. The materials submitted by the applicant specifically addresses these standards.

Additionally, 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:

Staff has reviewed the 3804 Adams Preliminary Plat of Subdivision, Variation request and recommends approval of the plat and Variation 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 Preliminary Plat of Subdivision 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 Subdivision and the requested Variations to the R-1, Zoning District Regulations, a recommendation would be in order to approve the request subject to the following conditions:

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the requirements of the Variation, a recommendation would be in order to approve the Variation request as presented, subject to the following conditions:

- Covenants for the Subdivision are required. Covenants must be recorded in connection with the Subdivision, storm water, and property maintenance. The covenants and/or declarations must be in a form approved by the village attorney prior to recordation. These covenants and/or declarations may not be modified, removed, or released without consent of the corporate authorities of the Village. The Village, as well as owners of the Properties, must be authorized to enforce the covenants and/or declarations.

- Final engineering approval is required prior to recording of the Final Plat.

- Landscape plan is required for the proposed subdivision.
- 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."

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the requirements of the Subdivision Regulations for approval of the Preliminary Plat of Subdivision, a recommendation would be in order to approve this request as presented, subject to the following conditions:

- Processing of Final Plat of Subdivision.

  "Section:14-3-2. F."

  Upon approval of the preliminary plat by the village board, the following notice of approval shall be placed upon the prints thereof, and required signatures affixed:

  NOTICE OF APPROVAL OF PRELIMINARY PLAT
  Notice is hereby given that the preliminary plat of the subdivision shown hereon has received approval by the Village Board of the Village of Oak Brook, Illinois, and upon compliance by the subdivider with the following requirements or qualifications, the Village Board will receive the final plat for consideration, if submitted by the subdivider within one year in such form as required by the subdivision regulations ordinance.

  - *A Subdivision Improvement Agreement (SIA) is required.*
  - *Covenants for the Subdivision are required. Covenants must be recorded in connection with the Subdivision, storm water, and property maintenance. The covenants and/or declarations must be in a form approved by the village attorney prior to recordation. These covenants and/or declarations may not be modified, removed, or released without consent of the corporate authorities of the Village. The Village, as well as owners of the Properties, must be authorized to enforce the covenants and/or declarations.*
  - *Final engineering approval is required prior to recording of the Final Plat.*

  The Village Board of the Village of Oak Brook, Illinois
  *Date*_____
  *By*_____
  President
  *Attest*_____
  Village Clerk

Respectfully Submitted,

[redacted]

Rama Raman
Village Planner

Record No: SD-26-5

Subdivision Application

Status: Active

Submitted On: 6/18/2026

Primary Location

41.818208, -87.943945

Owner

No owner information

Applicant

Angelo Feola
[redacted]
[redacted]
225 Canal Street Unit E
Lemont , IL 60439

Project Information

Subdivision Type*

Preliminary Plat of Subdivision

Subdivision Title*

Tranquility Estates

Date Filed*

06/12/2026

Village Code Info

Number of Street Frontages for Public Hearing Signs*

2

General Location and Legal Address of Property to be Subdivided*

Residential

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

Yes

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

Applicant will be requesting relief on the minimum lot widths on several of the proposed subdivision lots.

Relationship of Applicant to Property Owner*

Contract Purchaser

Owner of Record*

Institute in Basic Life Principles, Inc

Phone*

630-570-4143

Address*

PO Box 1

City, State, Zip*

Oak Brook, IL 60522

Is the property in Trust?*

No

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.*

Angelo Feola
Jun 10, 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.*

Angelo Feola
Jun 12, 2026

Sizing by Land Use Category

Number of Lots by Type*

Residential

Number of Lots*

8

Number of Acres by Type*	Number of Acres*
Residential	16.5

Number of Square Feet by Type*	Number of Square Feet*
Residential	720360

LOTUS | Development 1873

225 Canal Street Unit E
Lemont, IL 60439

Tranquility Estates – Where Serenity Meets Estate Living

Priding themselves on complex and challenging, yet unique projects, Lotus Development 1873 LLC, has created a name for themselves as a design and development firm that transforms distressed and blighted properties into vibrant destinations with enduring value. Whether the project's focus is preserving history or developing for the future, Lotus' mission is always rooted in purposeful design and responsible investment.

The roots of the proposed Tranquility Estates Subdivision extend deeper than a typical Lotus Development project. As an Oak Brook resident and member of the Breakenridge Farm Subdivision, the founder and president of Lotus Development lives in close proximity to the proposed site and within a similarly designed estate-lot community. This personal connection provides a direct understanding of the surrounding neighborhood character, scale, and expectations for thoughtfully designed residential development. He has firsthand observed the property's underutilization and the extent of overgrowth that limits its highest and best use potential.

The current property owner has controlled the collective two parcels since around the early 1980s. When they purchased the properties, the land was acting as a farmstead. Quickly after the land was purchased, the farm was no longer in service and became overgrown with non-native trees and invasive shrubbery in the following decades. In 2003, the Dupage Forest Preserve took nearly 2 acres to the west adjacent to the Bronswood Tributary via condemnation. Four years later, the owner sold off 12 acres of land, which is now a 5-lot residential subdivision known as the Deerpath Woods. Lotus is proposing a similar estate-style neighborhood to the south. This subdivision will be known as Tranquility Estates.

The name "Tranquility Estates" is derived from the peaceful and serene character of the property and its surrounding natural features. Upon completion, entry into the neighborhood will be defined by a tree-lined boulevard, with flowering canopy trees flanking both sides of the roadway and guiding views toward the calm waters of the Bronswood Tributary. The landscape design will prioritize ecological restoration through targeted tree conservation and site-wide invasive species removal, allowing native plantings to reestablish and encourage the return of birds and local wildlife that have been displaced by invasive species such as Common Buckthorn and Callery Pear. The development team is committed to collaborating with an arborist and the Village staff to identify mature trees and prioritize their existence in the layout and design of future residences. During the winter season, a proposed evergreen within the central cul-de-sac landscape feature will serve as a focal point, decorated with seasonal lighting to provide a welcoming visual along Adams Road.

LOTUS | Development 1873

225 Canal Street Unit E
Lemont, IL 60439

Tranquility Estates is a proposed 8-lot estate, style subdivision located on approximately 16 acres. Each of these lots will be a minimum of 2 acres in size to meet the current zoning of R-1 Single-Family Detached Residence District. The subdivision will be considered a private community and it's site security will be monitored by an automatic entrance gate from Adams Road and in collaboration with the Oak Brook Police Department through the License Plate Recognition (LPR) Program. Residents and guests will be greeted by a masonry stone subdivision sign with an annual flower bed located adjacent to the entrance gate from Adams Road. The preliminary site plan includes several dry detention ponds which will include vegetation filtration in line with best management practices. Proposed utilities such as water and sewer will be tied into existing services located along Adams Road.

As part of the submitted subdivision application, the development team is seeking relief in the form of one Village of Oak Brook Code Ordinance variation, minimum lot width (reference Code Section 13-6A-3-B) in the R-1 Single Family Residence District. Three of the proposed eight lots will be needing relief from the 220-foot minimum lot width standard. While all proposed lots will meet or exceed the minimum lot area requirements, comply with applicable setback standards, and maintain the estate-style character intended by the R-1 District, Lotus is seeking this limited lot width relief because of several unique pre-existing site conditions that influence the layout and configuration of the proposed subdivision.

The requested variation is a result of the existing shape and geometry of the property, the historical division and sale of portions of the original parcels over time, the curvature and alignment of adjacent roadways, the presence of the Bronswood Tributary, and the relationship of the site to a neighboring property. These pre-existing conditions have resulted in a unique parcel configuration that influences the arrangement of the proposed lots and is not generally applicable to other properties within the R-1 District. The requested relief is minor in nature and will not alter the appearance, character, or quality of the proposed subdivision. The requested relief does not alter the overall design intent of the development and remains fully consistent with the estate-lot character envisioned for the property and with the intent of the Village's zoning regulations. Given the substantial investment required for infrastructure improvements, ecological restoration, enhanced landscaping, and long-term community maintenance, the requested relief is pivotal to the viability and long-term sustainability of the Tranquility Estates subdivision.

A Homeowners Association will be established by the developer to provide for the long-term maintenance and stewardship of the subdivision's common areas, landscaping, and shared improvements. Upon the lots' sales and transition from developer control, the

225 Canal Street Unit E
Lemont, IL 60439

homeowners will assume governance of the Association and may either elect to manage the Association through a homeowner-appointed board or engage a professional management company. The subdivision has been designed without common ownership parcels, minimizing long-term ownership and maintenance obligations. Common landscape features, entry enhancements, and other shared improvements will be maintained through easements administered by the Homeowners Association, ensuring their long-term preservation while avoiding the need for separate HOA-owned property. The internal roadway will remain privately owned and maintained by the Homeowners Association, including responsibility for pavement maintenance, snow removal, and other related improvements, eliminating any long-term maintenance obligations to the Village of Oak Brook.

In summary, Tranquility Estates represents a thoughtfully planned residential community that transforms an underutilized and overgrown property into a high-quality estate neighborhood consistent with the character and expectations of the surrounding area. Through careful site planning, ecological restoration, enhanced landscaping, and responsible infrastructure design, the development seeks to improve the overall appearance, functionality, and long-term value of the property while preserving its tranquil natural setting. The proposed subdivision reflects a balanced approach to development that respects the site's history, enhances its environmental quality, and establishes a framework for lasting stewardship through private ownership and homeowner association management. Lotus Development 1873 looks forward to working collaboratively with Village staff, appointed officials, and neighboring residents as the plan continues to evolve through the review process.

August 23, 2026

VILLAGE OF OAK BROOK – SUBDIVISION REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
3804 Adams Road	SD 26 5 PZ 26 4	1	-

EZA Engineering received the following permit submittal documents on August 11, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
Preliminary Engineering Plans	ERA	14	8-14-26
Final Plat of Subdivision	ERA	3	8-10-26
Preliminary Stormwater Report	ERA	47	8-7-26

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. Please note that prior to recording of the subdivision, the storm sewer and detention basins will need to be designed and an Engineer's Opinion of Probable Construction Cost will need to be provided for review. *A response to this comment is not required*.
2. A wetland delineation and wetland/buffer impact submittal will be required prior to recording of the subdivision. A wetland buffer easement will be required to be granted to the Village. *A response to this comment is not required*.
3. A Subdivision Improvement Agreement (SIA) will be required in accordance with Title 14-4-4 prior to recording of the subdivision. *A response to this comment is not required*.
4. In the existing condition, runoff generally discharges from the site in three locations: to the west, to the Adams Road ditch, and to the southeast corner (south property line). The proposed improvements indicate runoff will be conveyed to the detention facilities and discharged to the Adams Road ditch. Provide calculations to show the existing 100-year release rate to the Adams Road ditch will not be exceeded by the proposed 100-year release rate. Add narrative to the stormwater report clearly stating that the release rate to the west and to the southeast corner will be significantly reduced.
5. It appears a curve number of 77 was used in the detention calculations. An explanation for the curve number calculation should be included in the stormwater narrative and should be based on the impervious area for the following:
    - The roadway/cul-de-sac improvements, along with two reasonably sized driveway aprons for each lot.
    - Lot coverage of 37.5% for each lot.
    - Impervious area for any open water ponds (at NWL), if proposed.
6. Indicate the critical duration in the stormwater narrative.
7. Markup the TR-20 output to highlight key data points, such as detention basin HWL, volumes, release rates, etc.
8. Post Construction Best Management Practices (PCBMP) are required. Provide a preliminary design to show how PCBMP requirements will be met.

PRELIMINARY PLAN

9. Add the signature for Nicholas A. Varchetto, P.E. to sheet C-1.0.
10. Title 14-3-3.A.2 – Revise the address from **4S055 N. Adam Street** to **3804 Adams Road** on sheet C-1.0. This applies to several locations throughout the Preliminary Plan.
11. Review and update the notes on sheet C-2.0 for this project. For example, General Note #1 references Lemont Public Works.
12. Title 14-3-3.B.2 – Add the total acreage of the subdivision to sheet C-3.0.
13. Title 14-3-3.B.3 – Add the existing zoning districts in the proposed subdivision and all adjacent tracts.
14. Title 14-4-3.B.8 – Add locations of or reference to locations of existing monuments or survey markers used in preparation of the survey.
15. Title 14-4-3.C.2 – Provide a proposed street name for the cul-de-sac.
16. Title 14-4-3.C.3 – Grant a floodplain easement and a wetland buffer easement to the Village, where appropriate.
17. Title 14-4-3.C.3 – The Village requires 20' wide water main or public utility easements for water mains to be constructed on private property. Revise easements within the subdivision accordingly. Additionally, please approach the property owner of Lot 4 in the Deerpath Woods Subdivision to request a 20' wide easement on their property where the proposed water main would connect to the existing Village water main on Lot 4.
18. Title 14-4-3.C.4 – Add proposed bearings on all subdivision and lot lines.
19. Title 14-4-3.C.8 – Provide proposed grading for each lot in the subdivision. The grading should be substantially reflect the tributary areas/drainage patterns the detention basin design is based upon.
20. Title 14-4-3.D – Provide a floodplain submittal in accordance with Title 9.

FINAL PLAT OF SUBDIVISION

21. Sheet 1 of the subdivision does not appear to be necessary. However, much of the information provided on the sheet is needed and can be moved to what is currently sheet 2. Revise accordingly.
22. Title 14-4-2.C.2 – Please consider dedicating additional Adams Road right-of-way to straighten out the west right-of-way line for Adams Road.
23. Title 14-4-2.C.2 – Add all easements referenced in the Preliminary Plan section (above).
24. Title 14-4-2-C.2 – The grading for the north detention basin conflicts with the 15' public bicycle and pedestrian path easement. Either the grading will require revision (which may impact the limits of the detention basin and/or stormwater detention easement) or the easement may be requested to be vacated.
25. Title 14-4-2.C.4 – Clearly indicate the section line within the subdivision and show how it is tied to the subdivision by distances and angles.
26. Title 14-7-5 – Change the **Plan Commission Certificate** to the **Planning and Zoning Commission Certificate**. The language of the certificate should be revised accordingly.

INSTITUTE IN BASIC LIFE PRINCIPLES, INC.
707 W. Ogden Avenue
Hinsdale, IL 60521

June 16, 2026

Ms. Rebecca Von Drasek
Development Services Director
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Subdivision Application by Tranquility Estates, LLC
4 S 055 Adams Road (Approx. 8.69 Acres) and
3804 Adams Road, Oak Brook, Illinois (Approx. 7.729 Acres)

Dear Ms. Von Drasek:

This letter will confirm that:

1. **Owner of Record.** The Owner of Record of the above-referenced vacant parcels of real estate (together, "the Property") is "Institute in Basic Life Principles, Inc.," an Illinois not-for-profit corporation ("The Insititute"), which was formerly known as "Institute in Basic Youth Conflicts" and "Campus Teams Incorporated."

2. **Purchase/Sale Agreement.** On April 8, 2026, the Institute as Seller entered into a Real Estate Purchase / Sale Agreement ("PSA") for the Properties with Tranquility Estates, LLC, an Illinois limited liability company as Buyer.

3. **Buyer Due Diligence.** The PSA provides that the Buyer may "confirm with the Village of Oak Brook the Property's existing zoning classification(s) and, by way of Concept Plans, investigate the Village's subdivision requirements ... and confirm that the Buyer's Intended Use of single-family residential development of the Property will be permitted either under the current zoning of the Property (with any private covenants of record) or with reasonably obtainable variations."

4. **Buyer Authorization.** In accordance with the PSA, the Buyer is hereby authorized to submit to the Village of Oak Brook and to pursue a Subdivision Application for the Property.

Insititute in Basic Life Principles, Inc.

By: [redacted]
Robert J. Barth, Secretary and General Counsel

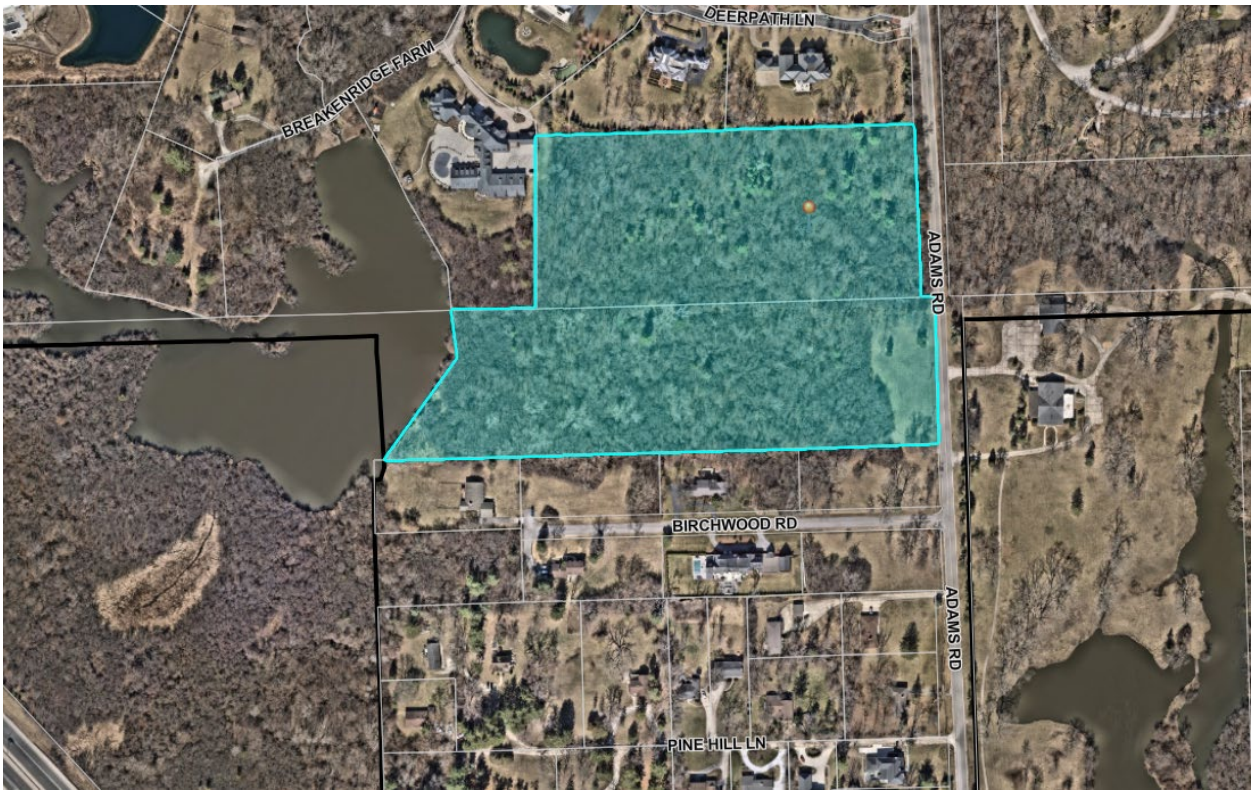
State of Illinois, County of DuPage) ss.

The undersigned, a Notary Public in and for said County and State, hereby certifies that, **Robert J. Barth**, now of 1211 Birchwood, Oak Brook, IL, personally known to me to be the same person whose name is subscribed to the foregoing instrument **as Secretary and General Cousel of Institute in Basic Life Principles, Inc.**, an Illinois not-for-profit corporation (or having produced sufficient identification), appeared before me this day in person and acknowledged signing the said instrument in such capacity as a free and voluntary act and as the free and voluntary act of such corporation, for the uses and purposes therein set forth.

Given under my hand and official Notary seal
this 16th say of June, 2026.

[redacted]
Notary Public

Notary Public, State of Illinois
Official Seal
Benjamin William Ziesemer
Commission # 989840
My Commission Expires 4/24/2028


DEERPATH LN
BREAKENRIDGE FARM
ADAMS RD
BIRCHWOOD RD
ADAMS RD
PINE HILL LN

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-35-405-004
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

$273.13 PAID May 26, 2026

1

ON OR BEFORE:	PAY:
JUN 01, 2026	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 18	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10635405004661430000027313 61

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-35-405-004
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

2

ON OR BEFORE:	PAY:
SEP 01, 2026	273.13

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	277.23
OCT 1 THRU 31	281.32
* NOV 1 THRU 18	295.42

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20635405004661430000027313 62

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	12.64	COUNTY OF DU PAGE	0.0775	11.76
0.0165	2.50	PENSION FUND	0.0152	2.32
0.0250	3.80	HEALTH DEPARTMENT	0.0276	4.20
0.0114	1.74	PENSION FUND	0.0062	0.96
0.1213	18.42	FOREST PRESERVE DIST	0.1165	17.70
0.0097	1.48	PENSION FUND	0.0064	0.98
0.0122	1.86	DU PAGE AIRPORT AUTH	0.0113	1.72
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0425	6.46	YORK TOWNSHIP	0.0412	6.26
0.0020	0.30	PENSION FUND	0.0018	0.28
NO LEVY	0.00	YORK TWP MENTAL HLTH	0.0165	2.52
0.0443	6.74	YORK TWP ROAD	0.0430	6.52
0.0008	0.12	PENSION FUND	0.0005	0.08
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	43.22	OAK BROOK PARK DIST	0.2724	41.40
0.0219	3.32	PENSION FUND	0.0218	3.32
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2255	186.30	GRADE SCHOOL DIST 53	1.1823	179.72
0.0148	2.24	PENSION FUND	0.0232	3.52
1.5964	242.66	HIGH SCHOOL DIST 86	1.5317	232.82
0.0366	5.56	PENSION FUND	0.0299	4.54
0.1794	27.26	COLLEGE DU PAGE 502	0.1687	25.64
		** TIF **		
3.7277	566.62	TOTALS	3.5937	546.26
2024	**15,200**	**Assessed Value**	**2025**	**15,200**

Mailed to:
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

Property Location:
ADAMS ST
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-35-405-004

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID May 26, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	45,600
Land Value	15,200
+ Building Value	
= Assessed Value	**15,200 ***
x State Multiplier	1.0000
- Equalized Value	15,200
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	15,200
x Tax Rate	3.5937
= Total Tax Due	546.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/01/26	273.13

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-02-200-006
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

$310.49 PAID May 26, 2026

1

ON OR BEFORE:	PAY:
JUN 01, 2026	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 18	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10902200006291460000003104901

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-02-200-006
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

2

ON OR BEFORE:	PAY:
SEP 01, 2026	310.49

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	315.15
OCT 1 THRU 31	319.80
* NOV 1 THRU 18	334.46

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20902200006291460000003104902

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	14.48	COUNTY OF DU PAGE	0.0775	13.50
0.0165	2.88	PENSION FUND	0.0152	2.64
0.0250	4.34	HEALTH DEPARTMENT	0.0276	4.80
0.0114	1.98	PENSION FUND	0.0062	1.06
0.1213	21.12	FOREST PRESERVE DIST	0.1165	20.26
0.0097	1.68	PENSION FUND	0.0064	1.12
0.0122	2.12	DU PAGE AIRPORT AUTH	0.0113	1.98
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0303	5.28	DOWNERS GROVE TWP	0.0290	5.04
0.0001	0.02	PENSION FUND	0.0001	0.02
0.0506	8.80	DOWNERS GR TWP RD	0.0485	8.44
0.0006	0.10	PENSION FUND	0.0006	0.10
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	49.44	OAK BROOK PARK DIST	0.2724	47.40
0.0219	3.82	PENSION FUND	0.0218	3.80
		** EDUCATION **		
1.2255	213.22	GRADE SCHOOL DIST 53	1.1823	205.72
0.0148	2.58	PENSION FUND	0.0232	4.04
1.5964	277.78	HIGH SCHOOL DIST 86	1.5317	266.52
0.0366	6.36	PENSION FUND	0.0299	5.20
0.1794	31.22	COLLEGE DU PAGE 502	0.1687	29.34
		** TIF **		
3.7197	647.22	TOTALS	3.5689	620.98
2024	**17,400**	**Assessed Value**	**2025**	**17,400**

Mailed to:
INSTITUTE IN BASIC LIFE
P O BOX 1
OAK BROOK IL 60522

Property Location:
4S055 N ADAMS ST
OAK BROOK IL 60523

Township Assessor:
DOWNERS GROVE
630-719-6630

Tax Code:
9146

Property Index Number:
09-02-200-006

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0790**

1st INST PAID May 26, 2026
2nd INST DUE ON September 01, 2026

TIF Frozen Value	
Fair Cash Value	52,200
Land Value	17,400
+ Building Value	
= Assessed Value	**17,400 ***
x State Multiplier	1.0000
- Equalized Value	17,400
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	17,400
x Tax Rate	3.5689
= Total Tax Due	620.98
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/01/26	310.49

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

PIN	BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAM	BILLAPT	BILLCITY	BILL	BILLZIP
0902101006	FOREST PRESERVE DISTR			PO BOX 5000		WHEATON	IL	61895
0635405008	HADESMAN, WILLIAM & N			20 DEERPATH LN		OAK BROOK	IL	60523
0635400012	MANSOOR AHMED & SADIA			125 BREAKENRIDGE FRM		OAK BROOK	IL	60523
0635405009	RAMANI, K & S KAUR			25 DEER PATH LN		OAK BROOK	IL	60523
0635405004	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902200003	O NEIL, DONALD P			1224 BIRCHWOOD RD		OAK BROOK	IL	60523
0902200005	CTLTC 9002346478			10 S LASALLE ST, STE 2750		CHICAGO	IL	60603
0902200006	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902200004	LINDGREN, ROBERT E & S L			1020 BIRCHWOOD RD		OAK BROOK	IL	60523
0902200002	O NEIL TR, DONALD P			1224 BIRCHWOOD RD		OAK BROOK	IL	60523
0635301013	FOREST PRESERVE DISTR			PO BOX 5000		WHEATON	IL	61895
0635401034	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0635405007	CTLTC MDL015-179			10 S LA SALLE STUNIT 2750		CHICAGO	IL	60603
0902205001	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0635401033	TIMBER LANE HOLDINGS LLC			5 DEERPATH LN		OAK BROOK	IL	60523
0635405010	DEERPATH WOODS HOA			215 WILLIAM ST		BENSENVILLE	IL	60106
0902201004	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201002	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201003	SIMPSON, ALEXANDRA M			1017 BIRCHWOOD RD		OAK BROOK	IL	60523
0635401010	BRONSWOOD CEMETERY INC			PO BOX 207		FEASTERVILLE	PA	19053
0635405005	TIMBER LANE HOLDINGS LLC			5 DEERPATH LN		OAK BROOK	IL	60523
0635405006	POWELL, PAUL			8918 SPANISH RDG AVE, STE 100		LAS VEGAS	NV	89148
0635400031	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201006	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201015	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201014	CAREY, JASON			4006 ADAMS RD		OAK BROOK	IL	60523
0902201016	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522
0902201009	SWEENEY, R & C SALERNO			4 PINE HILL DR		OAK BROOK	IL	60523
0902201008	INSTITUTE IN BASIC LIFE			P O BOX 1		OAK BROOK	IL	60522

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William & Nikole Hadesman
20 Deer Path Lane
Oak Brook, IL 60523

LTC MDL015-179
35 W. Wacker Drive, 11th Floor
Chicago, IL 60601

Suman Kaur & Kishin Ramani
25 Deer Path Lane
Oak Brook, IL 60523

Timber Lane Holdings LLC
5 Deer Path Lane
Oak Brook, IL 60523

Paul Powell
8918 Spanish Ridge Ave, Suite 100
Las Vegas, NV 89148

Deerpath Woods HOA
215 William Street
Bensenville, IL 60106

Timber Lane Holdings LLC
5 Deer Path Lane
Oak Brook, IL 60523

Bronswood Cemetery Inc.
PO Box 207
Feasterville, PA 19053

Hin OB Dev LLC
150 S. Bloomington Road Suite 200
Bloomingdale, IL 60108

Mary O Neil
24930 Goldcrest Drive
Bonita Springs, FL 34134

Robert Lindgren
1020 Birchwood Road
Oak Brook, IL 60523

Robert & Sharon Lindgren
1020 Birchwood Road
Oak Brook, IL 60523

CTLTC 9002346478
1020 Birchwood Road
Oak Brook, IL 60523

Institute in Basic Life
PO Box 1
Oak Brook, IL 60522

Alexandra Simpson
1017 Birchwood Road
Oak Brook, IL 60523

Forest Preserve District
PO Box 5000
Wheaton, IL 61895

Ahmed & Sadia Mansoor
125 Breakenridge Farm
Oak Brook, IL 60523

Donald Oneil TR
1224 Birchwood Rd
Oak Brook, IL 60523

CTLTC 9002346478
10 S. LaSalle St. Ste 2750
Chicago, IL 60603

CTLTC MDL015-179
10 S. LaSalle St. Ste 2750
Chicago, IL 60603

Rdc Salerno Sweeney
4 Pine Hill Dr
Oak Brook, IL 60523

Jason Carey
4006 Adam Rd
Oak Brook, IL 60523

Lotus Development
225 Canal St. Unit E
Lemont, IL 60438

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Bend along line to expose Pop-up Edge™

AVERY® 5160®

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 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.

Institute in Basic Life Principles, Inc.
Printed Name of Owner

[redacted]
Signature of Owner

6/17/26
Date

LOTUS DEVELOPMENT 1873, LLC
Printed Name of Applicant

[redacted]
Signature of Applicant MANAGER

06/17/26
Date

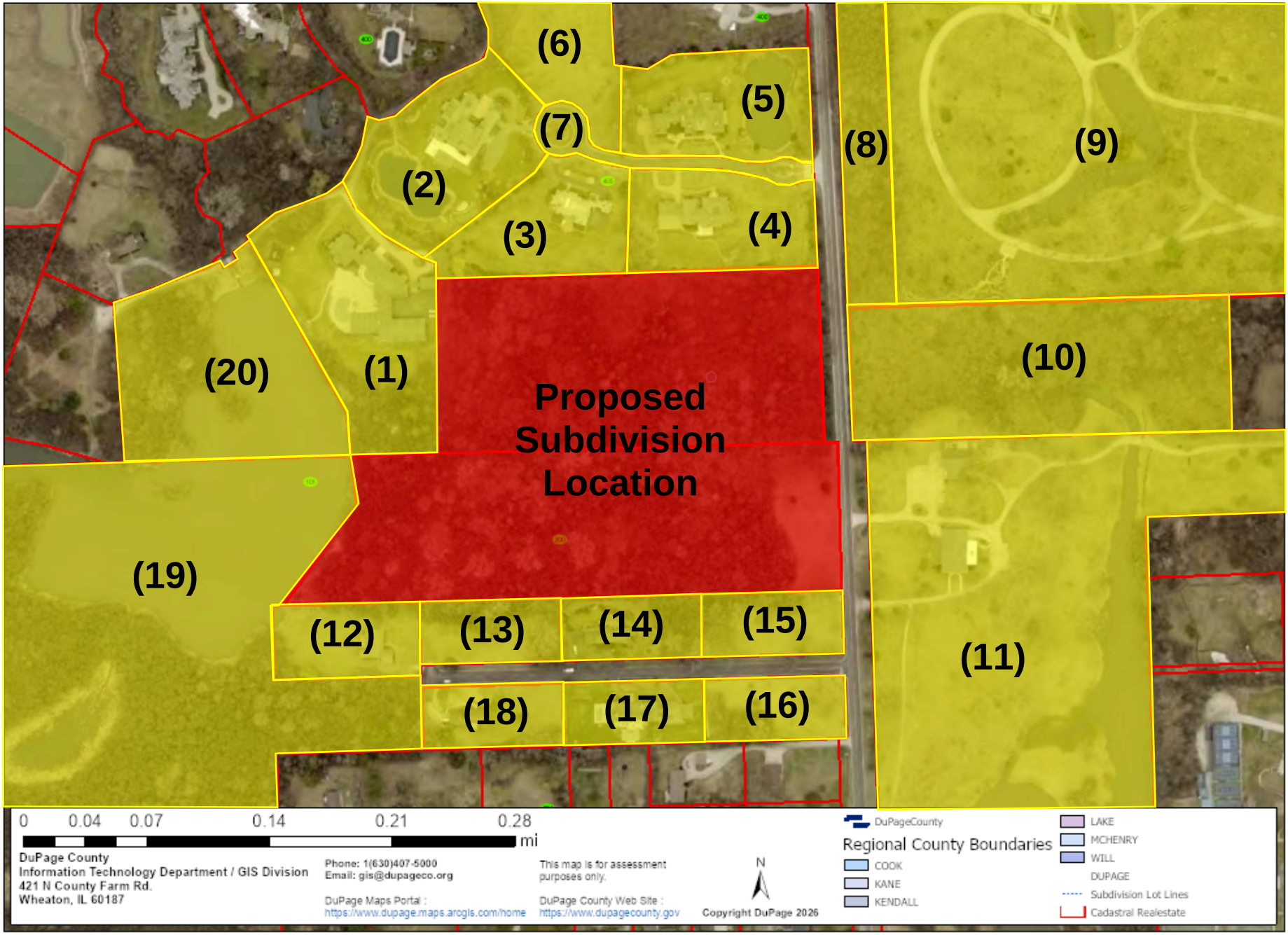
BILL TO INFORMATION:

Lotus Development 1873, LLC. Print Name/Company	Matt Crockett Contact Person	630-863-7280 Contact Phone
225 Canal Street Unit E Lemont, IL 60439 Address To be Billed		630-273-3049 Alternate Phone

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

Surrounding Property Owner Map

DuPage Web Mapping Application - DuPage County, Illinois



SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-35-405-004
2. Common Address: 3804 Adams Road Oak Brook, IL 60523
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 Engineering Resource Associates, Inc.

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

Nick

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

ANGELO FEOLA
Printed Name

[redacted]
Signature

Date

06/18/26

Relationship to Applicant:

PROGRAM MANAGER OF APPLICANT

Legal Description

Parcel #: 06-35-405-004

THAT PART OF LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TWONSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1984 AS DOCUMENT NUMBER R84-95116, LYING SOUTH OF A LINE PARALLEL TO AND 390.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, IN DUPAGE COUNTY, ILLINOIS.

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 09-02-200-006
2. Common Address: 4S055 Adams Road Oak Brook, IL 60523
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 Engineering Resource Associates, Inc.

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

Nick

Only First name of Contact is required. Date called:

I verify that the information provided above is accurate.

ANGELO FEOLA

Printed Name

[redacted]

Signature

Date

06/18/26

Relationship to Applicant:

PROGRAM MANAGER OF APPLICANT

Legal Description

Parcel #: 09-02-200-006

THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND, PURSUANT TO FINAL JUDGEMENT ORDER ENTERED JANUARY 22, 2003 IN THE CIRCUIT COURT OF DUPAGE COUNTY CASE 99 ED 22: THAT PART OF THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN O'NEIL AND SOLCH SUBDIVISION, RECORDED OCTOBER 19, 1966 AS DOCUMENT R66-41700; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF THE SAID LOT 4, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 25.31 FEET TO THE PLACE OF BEGINNING; THENCE NORTHEASTLY, ALONG A LINE FORMING AN ANGLE OF 52 DEGREES 29 MINUTES 10 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 281.14 FEET; THENCE NORTHERLY, FORMING AN ANGLE OF 42 DEGRES 27 MINUTES 25 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 109.00 FEET TO THE NORTH LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWEST CORNER OF RALPH B. THOMPSON PLAT OF SURVEY, RECORDED DECEMBER 17, 1945 AS DOCUMENT 536338, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, IN DUPAGE COUNTY, ILLINOIS, SAID PARCEL ALSO BEING DESCRIBED AS PARCEL 3 OF LOT 3 OF FPD / BASIC LIFE ASSESSMENT PLAT RECORDED APRIL 1, 2003 AS DOCUMENT R2003-12193.

(Proposed) Legal Description

LOT 1 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 2 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 3 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 4 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 5 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 6 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 7 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 8 OF TRANQUILITY ESTATES BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

TRANQUILITY ESTATES SUBDIVISION

4S055 N ADAM STREET
OAK BROOK, ILLINOIS 60523
ERA JOB NO. W26102.00

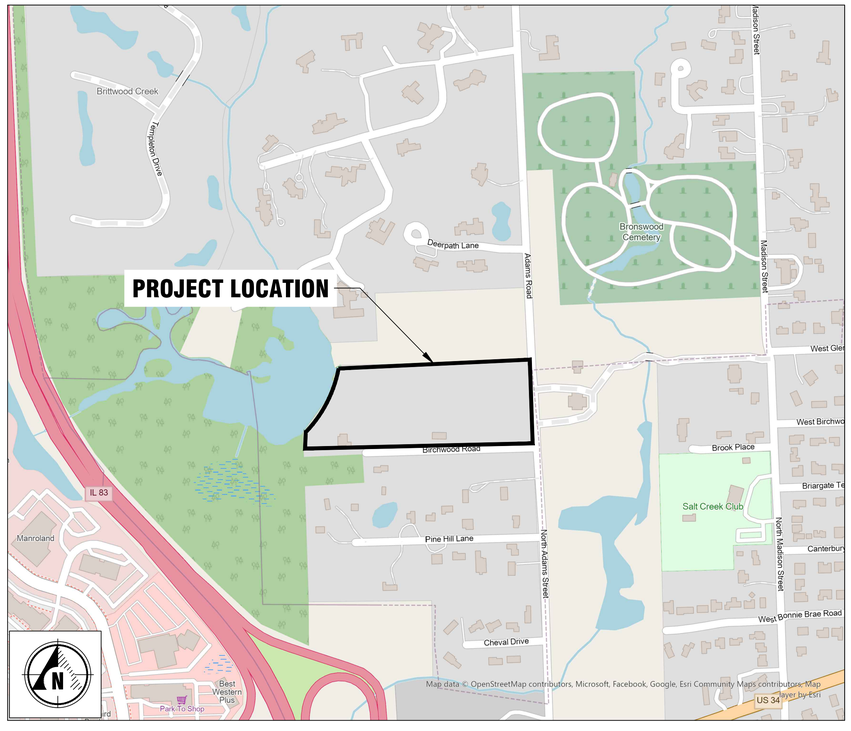
AUGUST 14, 2026
PRELIMINARY

PREPARED FOR:

LOTUS DESIGN / DEVELOPMENT
225 CANAL STREET, UNIT E
LEMONT, IL 60439
630.863.7280

CITY/VILLAGE CONTACTS:

VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630.368.5000



COUNTY: COOK
SECTION: 35
TOWNSHIP: 39N
RANGE: 11E

VICINITY MAP
NOT TO SCALE

ZONING:
B-1 GENERAL BUSINESS DISTRICT
CITY OF WARRENVILLE

C-1.0	COVER
C-2.0	GENERAL NOTES
C-2.1	TYPICAL SECTIONS**
C-3.0	EXISTING CONDITIONS
C-4.0	DEMOLITION PLAN
C-5.0	GEOMETRY PLAN
C-6.0	GRADING PLAN
C-7.0	UTILITY PLAN
C-8.0	EROSION CONTROL PLAN**
C-8.1	SWPP PLAN**
C-8.2	EROSION CONTROL DETAILS**
C-9.0	CONSTRUCTION DETAILS**
C-9.1	CONSTRUCTION DETAILS**

**TO BE INCLUDED IN FINAL ENGINEERING

SITE DATA:

SITE BENCHMARK #1:
NORTH ARROW BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF ADAMS ROAD, NEAR THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.07 (NAVD 88)

SITE BENCHMARK #2:
TOP OF BENCH TIE ON WEST FACE OF A 22" TREE, 1.0' ABOVE GRADE, LOCATED ON THE WEST SIDE OF ADAMS ROAD, APPROXIMATELY 280' NORTH OF THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.54 (NAVD 88)

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REGISTERED PROFESSIONAL ENGINEER
NICHOLAS A. VARCHETTO
062-068622
STATE OF ILLINOIS

NICHOLAS A. VARCHETTO
IL PE No. 062-068622
Expires November 30, 2027

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. SO THAT THE DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
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REVISIONS: 1 2 3 4 5 6 7

TITLE: **COVER**
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

SCALE:
C-1.0
SHEET: 1 OF 14

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GENERAL NOTES:

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:

   LEMONT PUBLIC WORKS: (630) 257-2532

   ENGINEERING RESOURCE ASSOCIATES: (630) 393-3060

2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (800) 892-0123, 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
   a. IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION.
   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"
   c. "THE COOK COUNTY COUNTYWIDE STORMWATER & FLOODPLAIN ORDINANCE"
   d. ILLINOIS URBAN MANUAL, LATEST EDITION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED, APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.

6. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILTIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.

9. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.

10. THE CONTRACTOR IS TO PROVIDE THE VILLAGE ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS, & STRUCTURES.

11. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/BIDDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.

13. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS AND OTHER APPURTENCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED PAVEMENT IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SPECIAL PROVISIONS).

14. AT LEAST 2 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL WHO CAN BE REACHED 24 HOURS A DAY.

15. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE EXISTING WATER VALVES OR HYDRANTS WITHOUT PERMISSION FROM THE WATER DEPARTMENT . THE CONTRACTOR SHALL CALL THE WATER DEPARTMENT 24 HOURS PRIOR TO THE NEED TO OPERATE THE VALVES OR HYDRANTS.

16. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLANS. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING, AT A MINIMUM: 1) ALL RIM AND INVERTS 2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOTS IN LEVEL AREAS 3) DETENTION POND GRADES WITH VOLUME CALCULATION. ADD NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME.

17. DUST CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION, SECTION 107.36.

18. ANY DEWATERING NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE INSTALLATION OF THE IMPROVEMENTS.

19. ANY POOR SOILS ENCOUNTERED UNDER AREAS TO BE PAVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

20. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT LAND TO THE PROJECT BY NOT DISTURBING THE SOIL BY DRIVING VEHICLES ON IT.

21. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL OR SOILS OUTSIDE THE CONSTRUCTION LIMITS.

22. ANY REMOVAL ITEMS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS

23. ALL TREES ARE DESIGNATED TO BE SAVED SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 201.5 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.

STORM SEWER:

1. STORM SEWER PIPE MATERIAL SHALL CONFORM TO CLASS B MATERIALS FROM SECTION 550 OF THE IDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. SEWER PIPE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS. WATERMAIN QUALITY PIPE JOINTS SHALL BE "O-RING" TYPE, ASTM C-443

3. VERTICAL SEPARATION:

3.1. A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN

3.2. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

3.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR:

3.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

3.3. A VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

3.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST 10 FEET.

4. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE: A.) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER. B.) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER. C.) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.

5. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.

6. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.

7. FOUR INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.

8. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.

9. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS OR MASTIC MATERIAL.

SANITARY SEWER:

1. ALL GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321-89. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR 26 PIPE MEETING THE REQUIREMENTS OF ASTM D-3034 WITH JOINTS TO BE ELASTOMERIC GASKETS COMPLYING WITH ASTM F-477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-3212. WATERMAIN QUALITY PVC SHALL BE PR160/SDR26 IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.

2. EMBEDMENT MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL TO AT LEAST TWELVE INCHES OVER THE TOP OF THE PIPE WITH CA-7. PROCESSED MATERIAL PRODUCED FOR HIGHWAY CONSTRUCTION USED IN THE PROJECT CLASSIFIED ACCORDING TO PARTICLE SIZE, SHAPE AND GRADATION IN ACCORDANCE WITH ASTM D-2321-89, SECTION 9, TABLE 1.

3. ALL RIGID GRAVITY SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM C-12 AND BEDDING MATERIAL CA-7.

4. PICKHOLES IN ALL MANHOLES LIKELY TO BE FLOODED SHALL NOT BE LARGER THE ONE INCH IN DIAMETER AND SHALL BE OF THE CONCEALED TYPE.

5. THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT THE MINIMUM RATE OF ONE (1) PERCENT.

6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE- ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL.

7. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.

8. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS, PER ASTM C-923.

9. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.

10. ALL SANITARY SEWER CONSTRUCTION REQUIRES SIX (6) INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF PIPE.

11. THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-2321 FOR PVC PIPE AND FITTINGS.

12. BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL AFTER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN TWO (2) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-7 MATERIAL.

13. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.

14. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED: A.) CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. B.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. C.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLE IT FIRMLY IN PLACE.

15. MANHOLE FRAMES SHALL BE NEENAH NO. R-1710 / WATERTIGHT LID OR EAST JORDAN IRON WORKS 1028AGS. ALL CLOSED LIDS SHALL HAVE A CONCEALED PICK HOLE. WATER AND SANITARY LIDS SHALL BE WATER TIGHT AND SELF-SEALING. LIDS SHALL BE EMBOSSED WITH "SANITARY SEWER" AND "VILLAGE OF LEMONT", UNLESS OTHERWISE NOTED.

16. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

17. ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AS A MINIMUM, AND WITH VILLAGE SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISED, INFILTRATION, EXFILTRATION, AIR TESTS, LEAKAGE TESTS AND DEFLECTION TESTS.

18. THE SEWER SHALL MEET THE REQUIREMENTS OF EXFILTRATION OR AIR UNDER PRESSURE AND TELEVISION INSPECTION. ALL TEST MUST BE CONDUCTED IN THE PRESENCE OF AN EMPLOYEE OF THE VILLAGE AND THE ENGINEER'S REPRESENTATIVES.

19. MANHOLES SHALL BE TESTED PER ASTM C969 OR C1244.

PAVEMENT, SIDEWALK:

1. PAVEMENT THICKNESS SHALL COMPLY WITH COUNTY AND VILLAGE REQUIREMENTS.

2. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.

3. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO.4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEE ON CENTER.

4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BE REPAIRED. NO PAVEMENT MATERIAL IS TO BE PAVED ON A WET OR SOFT SUBGRADE.

5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

SOIL EROSION CONTROL PLAN:

1. THE PROJECT AREA SHALL BE GRADED SO A MINIMAL AMOUNT OF STORMWATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.

2. IN ACCORDANCE WITH THE NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF VILLAGE ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE VILLAGE ENGINEER. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY THE VILLAGE OF LEMONT ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.

3. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUFFICIENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG. THE VILLAGE ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.

4. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF HOUSE/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.

5. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 50 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.

7. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

8. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND/OR OTHER VEGETATION AND DOUBLE ROW OF SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.

9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.

10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

11. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.

12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.

13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES

14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE"

15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

SITE GRADING:

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.

2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE, WITHIN AREAS TO BE LANDSCAPED, AND THOSE ARES NOT REQUIRING STRUCTURAL FILL MATERIAL.

3. COMPACTION OF THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.

4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.

5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL: THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3' +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.

6. PLACEMENT AND COMPACTION OF MATERIALS SHALL CONFORM TO I.D.O.T SPECIFICATIONS.

7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.

9. ALL DISTURBED AREAS SHALL BE RESTORED W/6" TOPSOIL AND SEED AND BLANKET UNLESS OTHERWISE INDICATED.

10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALLTHE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

DATE OF CONSTRUCTION: IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN FALL 2026, AND WILL BE COMPLETED BY SPRING 2027.

- PERFORM TREE REMOVAL
- INSTALL TEMPORARY EROSION CONTROL MEASURES.
- MASS GRADE SITE AND EXCAVATE DETENTION FACILITIES.
- CONSTRUCT UTILITIES
- CONSTRUCT ROADWAY AND BUILDING FOUNDATIONS.
- PERFORM RESTORATION, STABILIZATION, AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES

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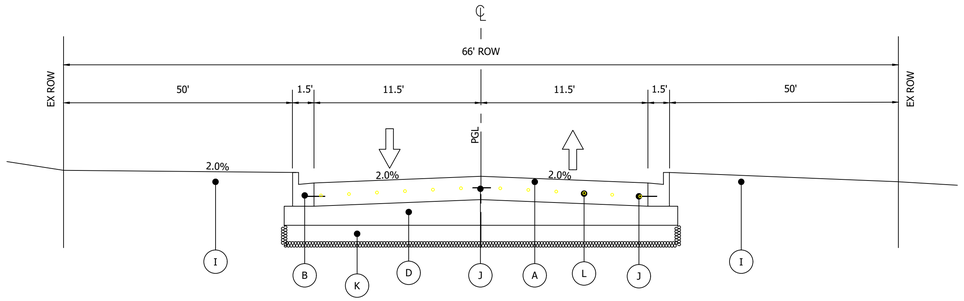

PROPOSED TYPICAL SECTION
XXX (JOINTED PCC PAVEMENT)

PROPOSED LEGEND

- (A) PCC FULL DEPTH PAVEMENT, 8 ", JOINTED
- (B) COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18
- (C) PORTLAND CEMENT CONCRETE SIDEWALK (5')
  SUBBASE GRANULAR MATERIAL, TYPE B 4"
- (D) AGGREGATE SUBGRADE IMPROVEMENT, 12"
- (E) AGGREGATE SUBBASE 8"
- (F) HMA SURFACE COURSE, 2"
- (G) HMA BINDER COURSE, 4.25"
- (H) COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12
- (I) 4" TOPSOIL AND LAWN SEED MIX
- (J) NO. 6 TIE BARS (SEE PCC PAVEMENT JOINTING DETAIL)
- (K) 12" UNDERCUT - 3" ROCK WRAPPED IN GEOTECHNICAL FILTER FABRIC.
  ENGINEER TO VERIFY IN FIELD WITH PROOF ROLL IF UNDERCUT IS NECESSAARY, CONTRACTOR TO ASSUME UNDERCUT REQUIRED UNTIL PROOF ROLL HAS BEEN COMPLETED.
- (L) DOWEL BAR BASKETS (SEE PCC PAVEMENT JOINTING DETAIL)

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DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE:

C-2.1

SHEET: 3 OF 14

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EXISTING LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS LINE
- S — UNDERGROUND SANITARY
- ST — UNDERGROUND STORM
- T — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER
- CURB AND GUTTER
- X — FENCE
- OH — OVERHEAD WIRES
- EDGE OF VEGETATION
- 720X — CONTOUR
- + 720.XX — SPOT ELEVATION
- COMMUNICATION/CABLE PEDESTAL
- GUY WIRE
- LIGHT POLE
- ELECTRIC PEDESTAL
- UTILITY POLE
- SIGN
- CLOSED MANHOLE
- FLARED END SECTION
- OPEN GRATE MANHOLE ROUND
- OPEN GRATE MANHOLE RECTANGULAR
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE BOX
- WATER VALVE VAULT
- TREE STUMP
- TREE CONIFEROUS W/TRUNK SIZE IN INCHES
- TREE DECIDUOUS W/TRUNK SIZE IN INCHES

ABBREVIATIONS

AGG	AGGREGATE
ASPH	ASPHALT
BC	BACK OF CURB
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
E	EAST
EP	EDGE OF PAVEMENT
INV	INVERT
N	NORTH
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
T/	TOP OF
TRANS	TRANSFORMER
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

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PROPERTY DESCRIPTION:

PARCEL 1: THAT PART OF LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1984 AS DOCUMENT NUMBER R84-95116, LYING SOUTH OF A LINE PARALLEL TO AND 390.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND, PURSUANT TO FINAL JUDGMENT ORDER ENTERED JANUARY 22, 2003 IN THE CIRCUIT COURT OF DUPAGE COUNTY CASE 99 ED 22: THAT PART OF THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN O'NEIL AND SOLCH SUBDIVISION, RECORDED OCTOBER 19, 1966 AS DOCUMENT R66-41700; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID LOT 4, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 25.31 FEET TO THE PLACE OF BEGINNING; THENCE NORTHEASTERLY, ALONG A LINE FORMING AN ANGLE OF 52 DEGREES 29 MINUTES 10 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 281.14 FEET; THENCE NORTHERLY, FORMING AN ANGLE OF 42 DEGREES 27 MINUTES 25 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 109.00 FEET TO THE NORTH LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWEST CORNER OF RALPH B. THOMPSON PLAT OF SURVEY, RECORDED DECEMBER 17, 1945 AS DOCUMENT 536338, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, IN DUPAGE COUNTY, ILLINOIS, SAID PARCEL ALSO BEING DESCRIBED AS PARCEL 3 OF LOT 3 OF FPD / BASIC LIFE ASSESSMENT PLAT RECORDED APRIL 1, 2003 AS DOCUMENT R2003-12193.

PIN:

06-35-405-004 & 09-02-200-006

SOURCE BENCHMARK:

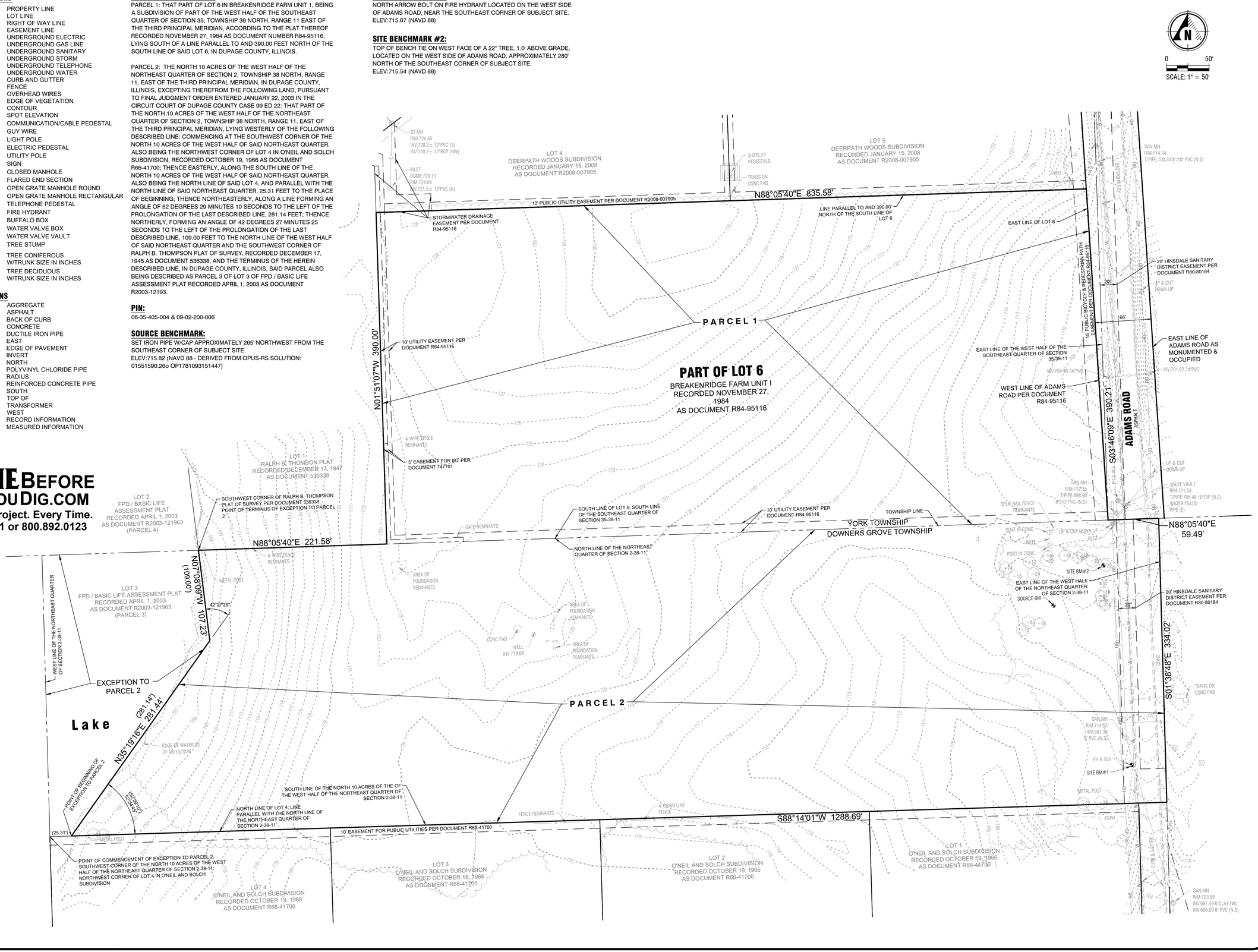
SET IRON PIPE W/CAP APPROXIMATELY 265' NORTHWEST FROM THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.82 (NAVD 88 - DERIVED FROM OPUS-RS SOLUTION: 01551590.26o OP1781093151447)

SITE BENCHMARK #1:

NORTH ARROW BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF ADAMS ROAD, NEAR THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.07 (NAVD 88)

SITE BENCHMARK #2:

TOP OF BENCH TIE ON WEST FACE OF A 22" TREE, 1.0' ABOVE GRADE, LOCATED ON THE WEST SIDE OF ADAMS ROAD, APPROXIMATELY 280' NORTH OF THE SOUTHEAST CORNER OF SUBJECT SITE.
ELEV:715.54 (NAVD 88)



PREPARED BY:

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PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:
EXISTING CONDITIONS
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	NAV
DRAWN BY:	SDS
CHECKED BY:	TBM
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-3.0
SHEET: 4 OF 14

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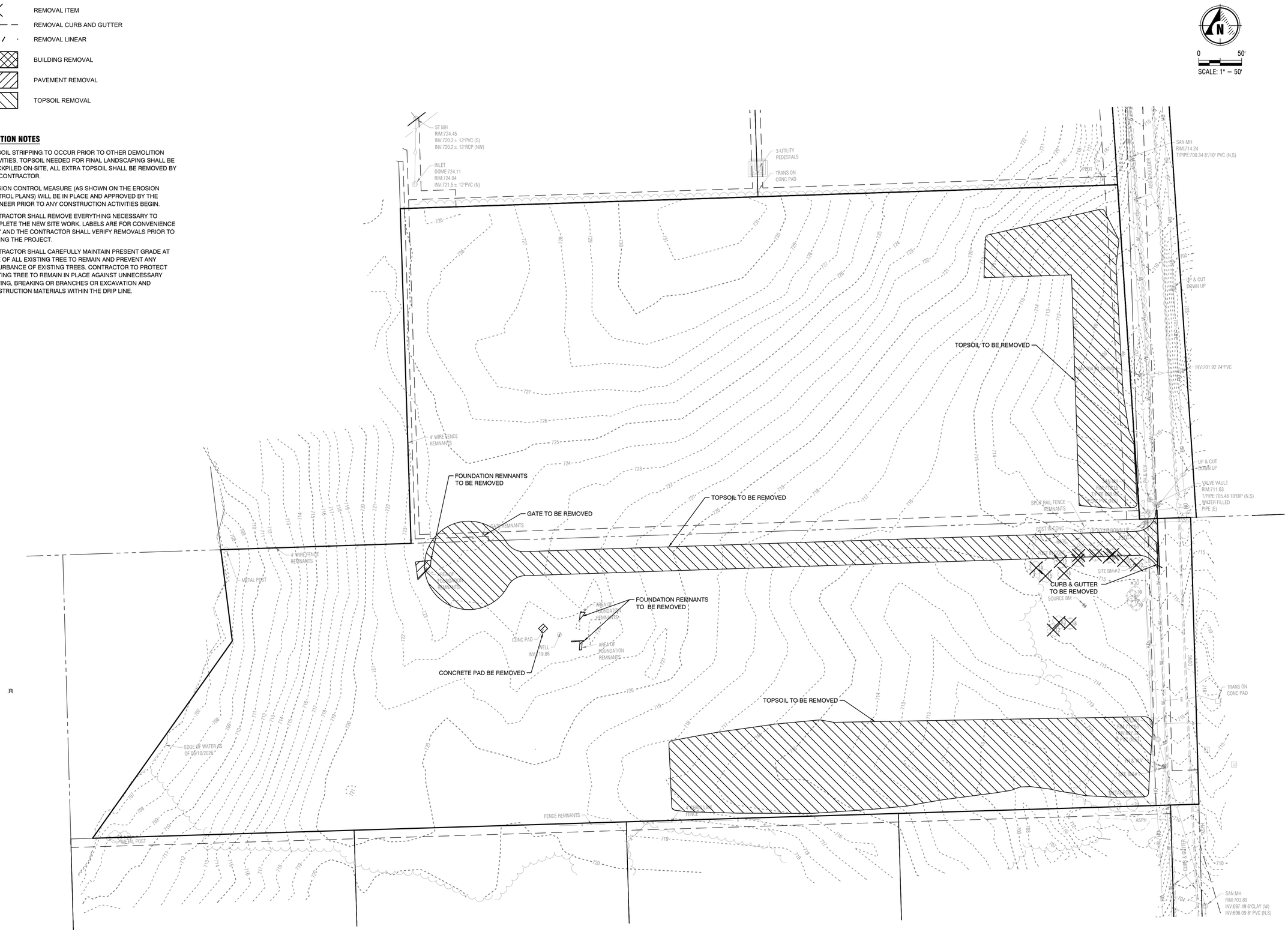
DEMOLITION LEGEND

- REMOVAL ITEM
- REMOVAL CURB AND GUTTER
- REMOVAL LINEAR
- BUILDING REMOVAL
- PAVEMENT REMOVAL
- TOPSOIL REMOVAL

DEMOLITION NOTES

1. TOPSOIL STRIPPING TO OCCUR PRIOR TO OTHER DEMOLITION ACTIVITIES, TOPSOIL NEEDED FOR FINAL LANDSCAPING SHALL BE STOCKPILED ON-SITE, ALL EXTRA TOPSOIL SHALL BE REMOVED BY THE CONTRACTOR.
2. EROSION CONTROL MEASURE (AS SHOWN ON THE EROSION CONTROL PLANS) WILL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES BEGIN.
3. CONTRACTOR SHALL REMOVE EVERYTHING NECESSARY TO COMPLETE THE NEW SITE WORK. LABELS ARE FOR CONVENIENCE ONLY AND THE CONTRACTOR SHALL VERIFY REMOVALS PRIOR TO BIDDING THE PROJECT.
4. CONTRACTOR SHALL CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREE TO REMAIN AND PREVENT ANY DISTURBANCE OF EXISTING TREES. CONTRACTOR TO PROTECT EXISTING TREE TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR BRANCHES OR EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.



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CLIENT:

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225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1	2	3	4	5	6	7

TITLE:

DEMOLITION SHEET

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

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SHEET: 5 OF 14

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LOT INFORMATION:

AREA =

PIN: 06-35-405-004 ; 09-02-200-006

COMOMN ADDRESS: 4S055 N ADAMS STREET, OAK BROOK, IL 60523

CURRENT ZONING:

INCORPORATED OAK BROOK

DESIGNATION : R-1 - SINGLE FAMILY DETACHED RESIDENCE

SETBACKS:	REQUIRED	PROPOSED
FRONT	50'	50'
REAR	100'	100'
SIDE	30'	30'

LOT DIMENSIONS:

LOT AREA	2 ACRES	2 ACRES
LOT WIDTH	220'	208.5' (AT SMALLEST) ***
FAR	0.4	0.4
MAX LC	0.375	0.375
MAX LC STR	0.2	0.2
HEIGHT	50'	50'

***REQUESTING VARIANCE

STORMWATER MANAGEMENT:

DUPAGE COUNTY STORMWATER ORDINANCE & OAK BROOK STORMWATER MANAGEMENT WILL CONTROL.

A WETLAND DELINEATION REPORT WILL BE LIKELY FOR AREAS ALONG THE POND.

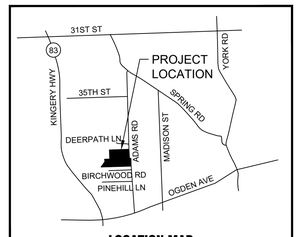
FEMA FLOODPLAIN IS LOCATED ON OR NEAR THE PROPERTY.

LANDSCAPING

LANDSCAPING SHOWN IS FOR CONCEPTUAL PURPOSES. LANDSCAPE PLAN TO BE PROVIDED BY OTHERS.

EXISTING LEGEND

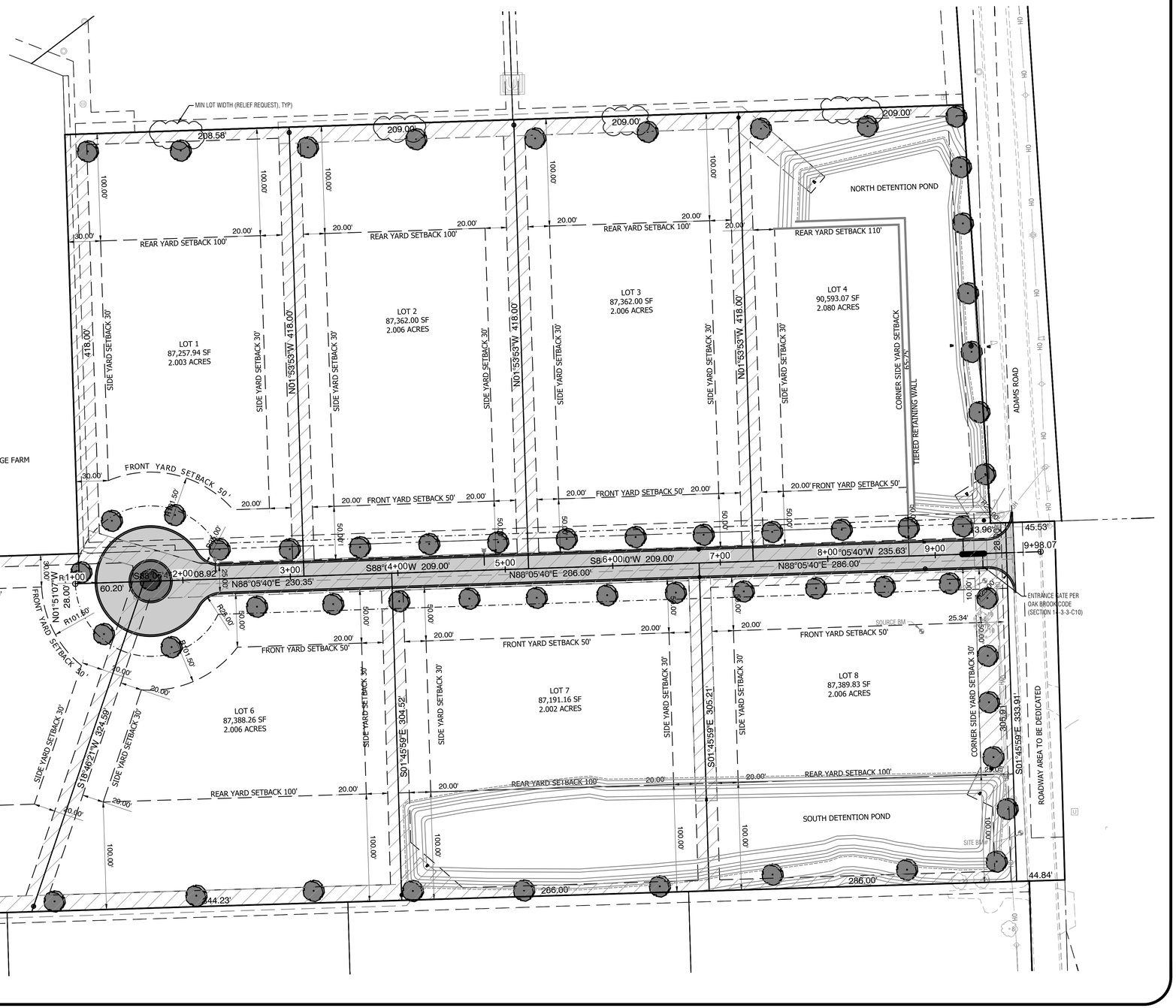
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- UNDERGROUND STORM
- OH — OVERHEAD WIRES (APPROXIMATE LOC)
- GUY WIRE
- UTILITY POLE
- SIGN
- CLOSED MANHOLE
- OPEN GRATE MANHOLE ROUND
- FLARED END SECTION
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE BOX
- WATER VALVE VAULT



LOCATION MAP
NOT TO SCALE

N

0 50'
SCALE: 1" = 50'



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UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

GEOMETRY PLAN

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

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SHEET: 6 OF 14

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GRADING LEGEND

7XX	PROPOSED CONTOUR
7XX.X	SPOT ELEVATION
	FLOW ARROW
X.X%	SLOPE
	HIGH POINT
	OVERLAND FLOW ROUTE
BW 7XX.XX	BOTTOM OF WALL ELEVATION
FL 7XX.XX	FLOW LINE ELEVATION
ME 7XX.XX	MATCH EXISTING ELEVATION
TC 7XX.XX	TOP OF CURB ELEVATION
TW 7XX.XX	TOP OF WALL ELEVATION

GRADING NOTES

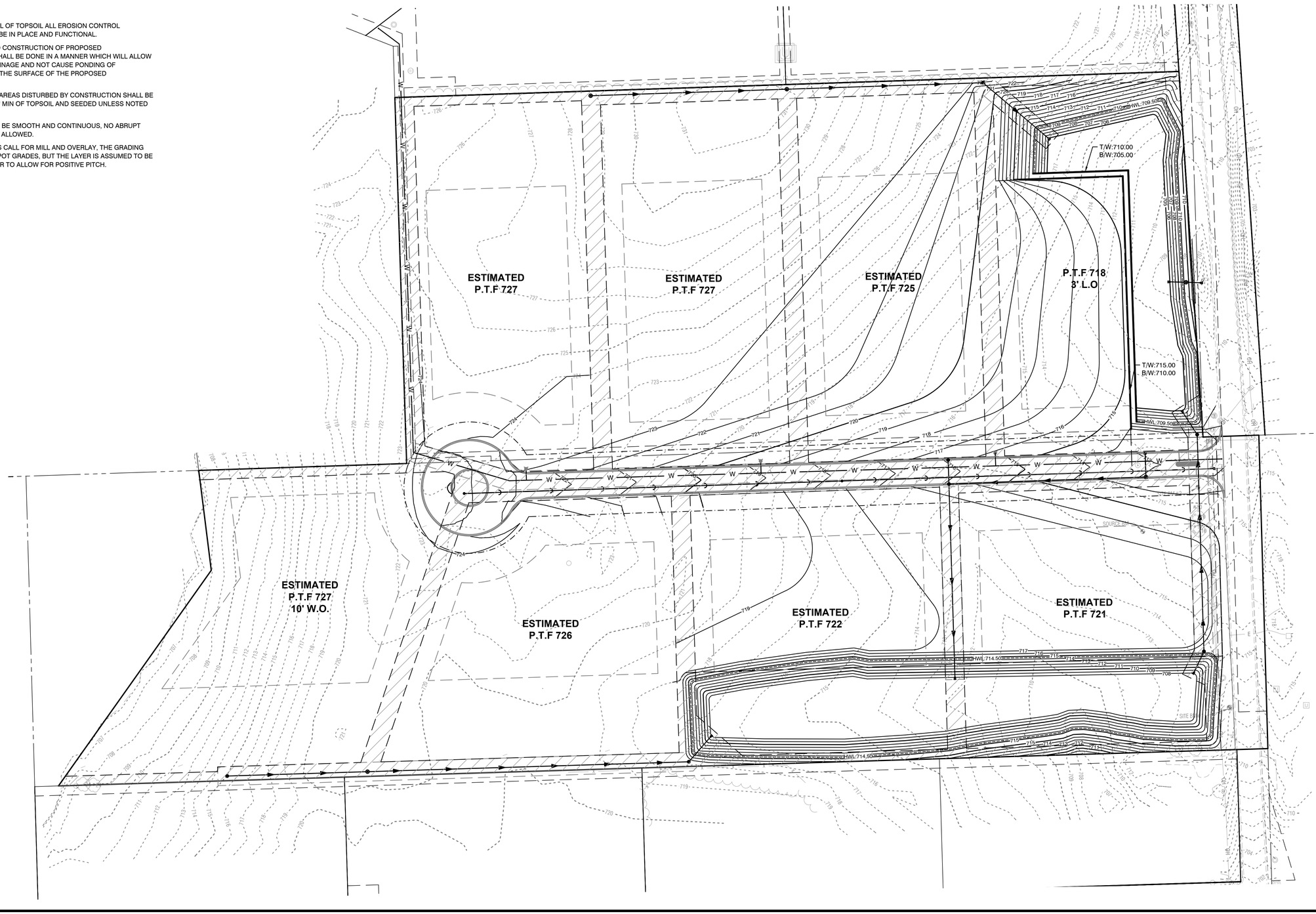
1. PRIOR TO REMOVAL OF TOPSOIL ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE DONE IN A MANNER WHICH WILL ALLOW FOR POSITIVE DRAINAGE AND NOT CAUSE PONDING OF STORMWATER ON THE SURFACE OF THE PROPOSED IMPROVEMENTS.
3. ALL LANDSCAPED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESPREAD WITH 6" MIN OF TOPSOIL AND SEEDED UNLESS NOTED OTHERWISE.
4. ALL PAVING SHALL BE SMOOTH AND CONTINUOUS, NO ABRUPT CHANGES WILL BE ALLOWED.
5. WHERE THE PLANS CALL FOR MILL AND OVERLAY, THE GRADING PLAN PROVIDES SPOT GRADES, BUT THE LAYER IS ASSUMED TO BE VARIABLE IN ORDER TO ALLOW FOR POSITIVE PITCH.

Proposed North Detention Stage-Storage

Elevation (ft)	Area (ft^2)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
704.00	0	0.000			0.000	
			0.194	0.194		
705.00	16,911	0.388			0.000	
			0.407	0.407		
706.00	18,515	0.425			0.407	
			0.444	0.444		
707.00	20,196	0.464			0.851	
			0.483	0.483		
708.00	21,902	0.503			1.334	
			0.522	0.501		
708.96	**23,607**	**0.542**			**1.836**	**<-- Required Storage**
			0.543	0.022		
709.00	23,678	0.544			1.857	
			0.545	0.272		
709.50	**25,565**	**0.587**			**2.130**	**<-- Provided Storage**
			0.587	0.293		
710.00	27,452	0.630			2.423	

Proposed South Detention Stage-Storage

Elevation (ft)	Area (ft^2)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
708.00	27,054	0.621			0.000	
			0.661	0.661		
709.00	30,495	0.700			0.661	
			0.740	0.740		
710.00	34,007	0.781			1.401	
			0.822	0.822		
711.00	37,589	0.863			2.223	
			0.905	0.905		
712.00	41,242	0.947			3.128	
			0.948	0.948		
713.00	44,966	1.032			4.075	
			1.008	0.423		
713.42	46,554	1.069			**4.498**	**<-- Required Storage**
			1.033	1.033		
714.00	48,747	1.119			5.108	
			1.109	0.554		
714.50	**51,640**	**1.185**			**5.663**	**<-- Provided Storage**
			1.185	0.593		
715.00	54,534	1.252			6.255	



0 50'
SCALE: 1" = 50'

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CLIENT:

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UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1	2	3	4	5	6	7

TITLE:
GRADING PLAN
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

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SHEET: 7 OF 14

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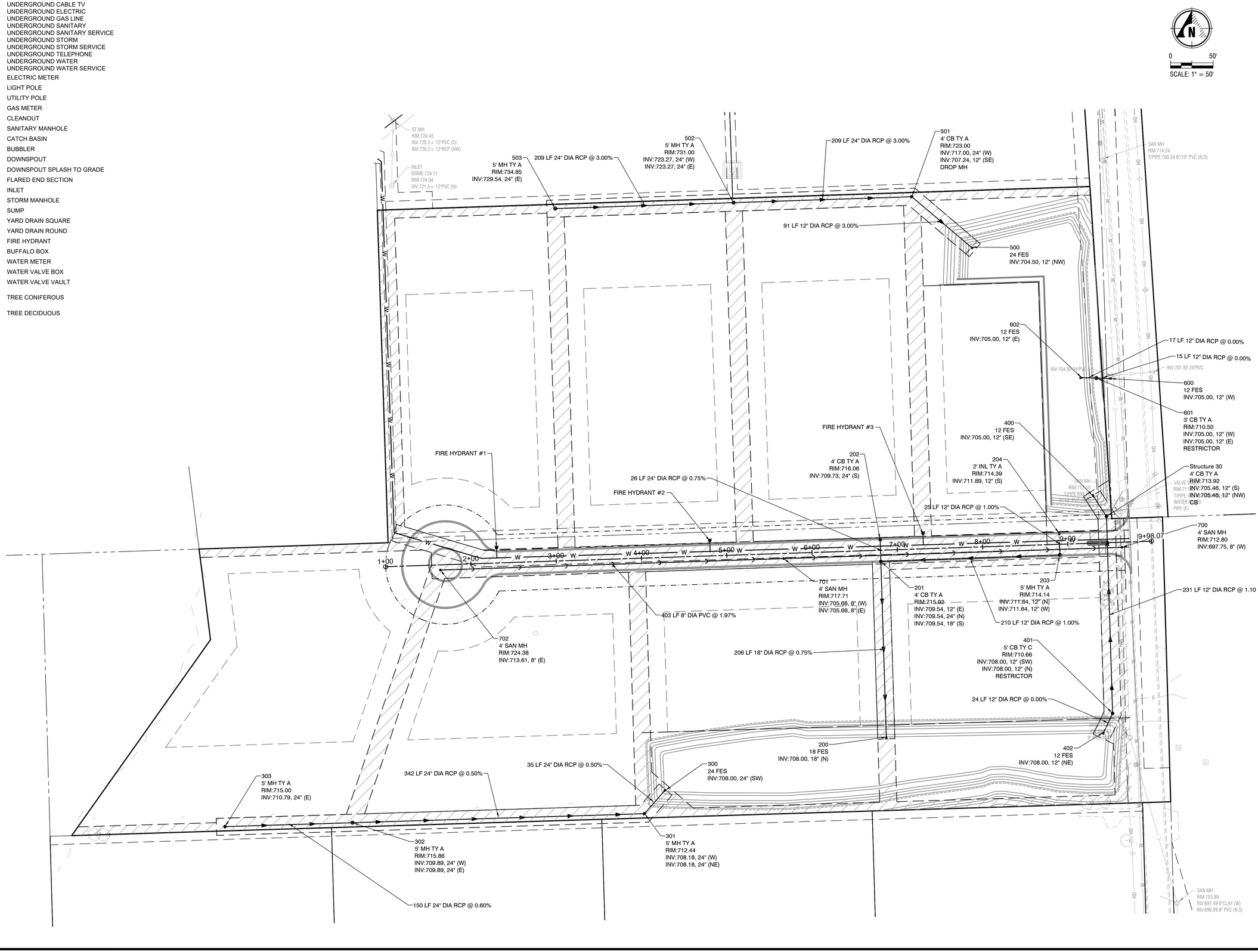
PROPOSED LEGEND

- CTV — UNDERGROUND CABLE TV
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS LINE
- UNDERGROUND SANITARY
- UNDERGROUND SANITARY SERVICE
- UNDERGROUND STORM
- UNDERGROUND STORM SERVICE
- T — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER
- WS — UNDERGROUND WATER SERVICE
- ELECTRIC METER
- LIGHT POLE
- UTILITY POLE
- GAS METER
- CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- BUBBLER
- DOWNSPOUT
- DOWNSPOUT SPLASH TO GRADE
- FLARED END SECTION
- INLET
- STORM MANHOLE
- SUMP
- YARD DRAIN SQUARE
- YARD DRAIN ROUND
- FIRE HYDRANT
- BUFFALO BOX
- WATER METER
- WATER VALVE BOX
- WATER VALVE VAULT
- TREE CONIFEROUS
- TREE DECIDUOUS



0 50'

SCALE: 1" = 50'

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225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

UTILITY PLAN

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-7.0

SHEET: 8 OF 14

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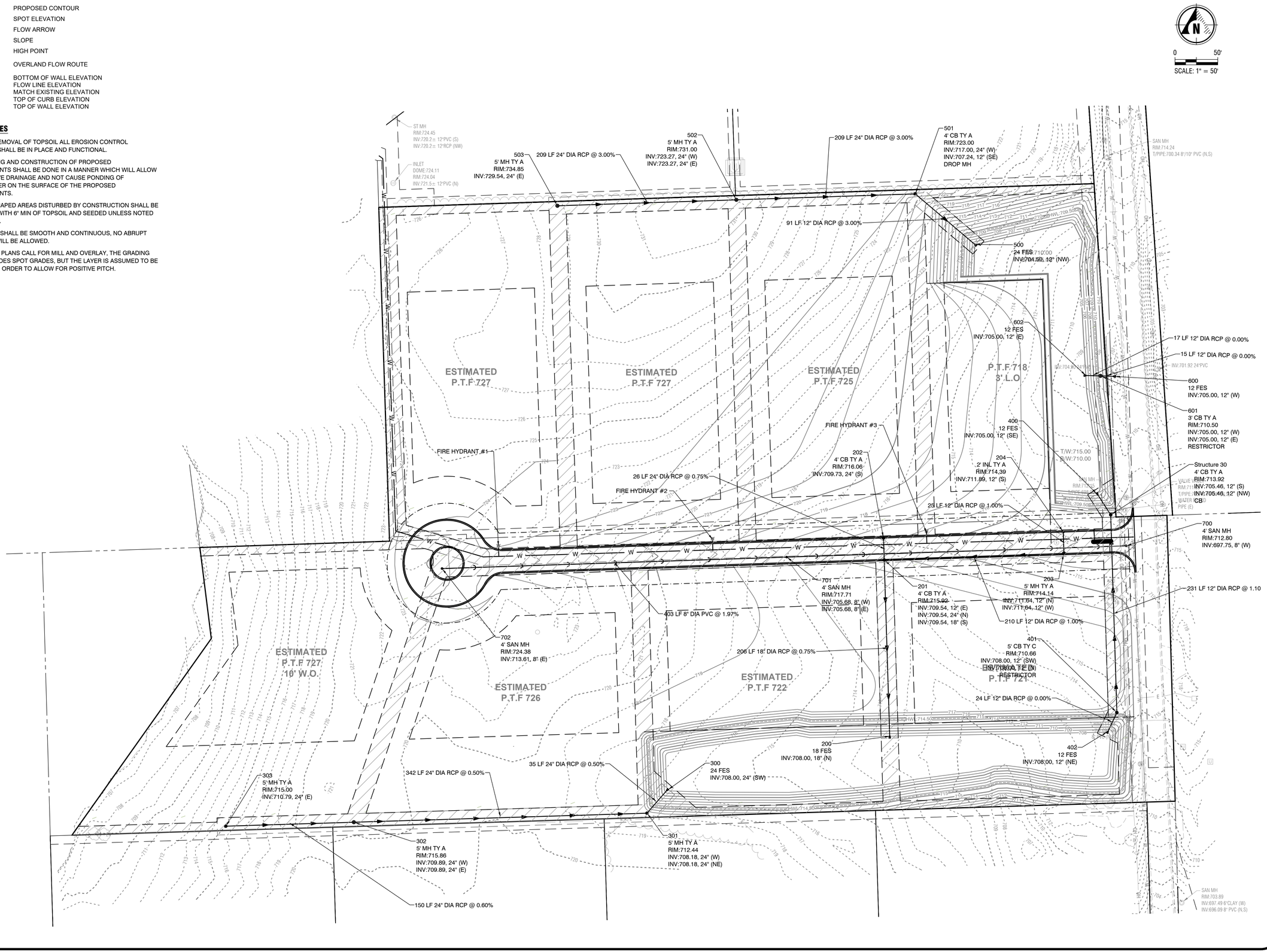
GRADING LEGEND

7XX	PROPOSED CONTOUR
7XX.X	SPOT ELEVATION
	FLOW ARROW
X.X%	SLOPE
	HIGH POINT
	OVERLAND FLOW ROUTE
BW 7XX.XX	BOTTOM OF WALL ELEVATION
FL 7XX.XX	FLOW LINE ELEVATION
ME 7XX.XX	MATCH EXISTING ELEVATION
TC 7XX.XX	TOP OF CURB ELEVATION
TW 7XX.XX	TOP OF WALL ELEVATION

GRADING NOTES

1. PRIOR TO REMOVAL OF TOPSOIL ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE DONE IN A MANNER WHICH WILL ALLOW FOR POSITIVE DRAINAGE AND NOT CAUSE PONDING OF STORMWATER ON THE SURFACE OF THE PROPOSED IMPROVEMENTS.
3. ALL LANDSCAPED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESPREAD WITH 6" MIN OF TOPSOIL AND SEEDED UNLESS NOTED OTHERWISE.
4. ALL PAVING SHALL BE SMOOTH AND CONTINUOUS, NO ABRUPT CHANGES WILL BE ALLOWED.
5. WHERE THE PLANS CALL FOR MILL AND OVERLAY, THE GRADING PLAN PROVIDES SPOT GRADES, BUT THE LAYER IS ASSUMED TO BE VARIABLE IN ORDER TO ALLOW FOR POSITIVE PITCH.



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630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

EROSION CONTROL PLAN

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:50

C-8.0

SHEET: 9 OF 14

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STORMWATER POLLUTION PREVENTION PLAN

THE FOLLOWING PLAN IS ESTABLISHED AND INCORPORATED IN THE PROJECT TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PROVIDE A STORM SEWER WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE EROSION WITHIN THE CONSTRUCTION SITE AND TO LIMIT SEDIMENTS FROM LEAVING THE CONSTRUCTION SITE BY UTILIZING PROPER TEMPORARY EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE AMOUNT OF TIME.

CERTAIN EROSION CONTROL FACILITIES SHALL BE INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. OTHER ITEMS SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE SITUATION DEPENDING ON THE CONTRACTOR'S SEQUENCE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITION.

THE CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL SYSTEMS AND SEEDING WITHIN A TIME FRAME SPECIFIED HEREIN AND AS DIRECTED BY THE ENGINEER, THEREFORE MINIMIZING THE AMOUNT OF AREA SUSCEPTIBLE TO EROSION AND REDUCING THE AMOUNT OF TEMPORARY SEEDING. THE ENGINEER WILL DETERMINE IF ANY TEMPORARY EROSION CONTROL SYSTEMS SHOWN IN THE PLAN CAN BE DELETED AND IF ANY ADDITIONAL TEMPORARY EROSION CONTROL SYSTEMS, WHICH ARE NOT INCLUDED IN THIS PLAN, SHALL BE ADDED. THE CONTRACTOR SHALL PERFORM ALL WORK AS DIRECTED BY THE ENGINEER AND AS SHOWN IN STANDARD 280001 OF THE PLANS. SECTION 280. TEMPORARY EROSION CONTROL, OF THE STANDARD SPECIFICATIONS ADDITIONALLY SUPPLEMENTS THIS PLAN.

SITE DESCRIPTION

DESCRIPTION OF CONSTRUCTION ACTIVITY

- THE PROJECT CONSISTS OF THE RECONSTRUCTION OF A 118,000 +/- SQUARE FOOT PARKING LOT WITH IMPROVED ONSITE PARKING, STORM SEWER SYSTEM, AND LANDSCAPED AREAS.
- THE PROPERTY IS LOCATED WITHIN DUPAGE COUNTY. THE IMPROVED PARKING LOT IS LOCATED EAST OF SOUTH WEST STREET AND NORTH OF WEST ILLINOIS STREET, WITHIN THE CITY OF WHEATON

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE:

- PERFORM TREE REMOVAL
- EROSION CONTROL SILT FENCING SHALL BE IN PLACE PRIOR TO EARTHWORK ACTIVITIES.
- MASS GRADE SITE AND EXCAVATE DETENTION FACILITIES
- CONSTRUCT UTILITIES
- INSTALL CONCRETE CURB AND SIDEWALKS
- CONSTRUCT ROADWAY
- PERFORM RESTORATION, STABILIZATION AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

AREA OF CONSTRUCTION SITE:
THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE ~~1.85~~ ACRES BY WHICH ~~2.71~~ ACRES WILL BE DISTURBED BY EXCAVATION, GRADING, AND OTHER ACTIVITIES.

OTHER REPORTS, STUDIES AND PLANS, WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

- INFORMATION OF THE SOILS AND TERRAIN WITHIN THE SITE WAS OBTAINED FROM TOPOGRAPHIC SURVEYS AND SOIL BORINGS THAT WERE UTILITIES FOR THE DEVELOPMENT OF THE PROPOSED TEMPORARY EROSION CONTROL SYSTEMS.
- PROJECT PLAN DOCUMENTS, SPECIFICATIONS AND SPECIAL PROVISIONS, AND PLAN DRAWINGS INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER GRADING ACTIVITIES WERE UTILIZED FOR THE PROPOSED PLACEMENT OF THE TEMPORARY EROSION CONTROL SYSTEMS.

DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:
THE SITE SHALL DRAIN INTO THE PROPOSED STORMWATER DETENTION PONDS BY MEANS OF AN EXISTING STORM SEWER SYSTEM.

CONTROLS, EROSION CONTROLS AND SEDIMENT CONTROL:

- THE DRAWINGS, SPECIFICATIONS AND SPECIAL PROVISIONS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, PROTECTION OF TREES, PRESERVATION OF NATURE VEGETATION, AND OTHER APPROPRIATE MEASURES AS DIRECTED BY THE ENGINEER. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - (a.) AREAS OF EXISTING VEGETATION, WOOD AND GRASSLANDS, OUTSIDE THE PROPOSED CONSTRUCTION LIMITS SHALL BE IDENTIFIED BY THE ENGINEER FOR PRESERVING AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
  - (b.) DEAD, DISEASED, OR UNSUITABLE VEGETATION WITHIN THE SITE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER, ALONG WITH REQUIRED TREE REMOVAL.
  - (c.) AS SOON AS REASONABLE ACCESS IS AVAILABLE TO ALL LOCATIONS WHERE WATER DRAINS AWAY FROM THE PROJECT, TEMPORARY PERIMETER EROSION BARRIER SHALL BE INSTALLED AS CALLED OUT IN THIS PLAN AND DIRECTED BY THE ENGINEER.
  - (d.) BARE AND SPARSELY VEGETATED GROUND IN HIGH ERODIBLE AREAS AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDED AT THE BEGINNING OF CONSTRUCTION WHERE NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN SEVEN (7) DAYS.
  - (e.) IMMEDIATELY AFTER TREE REMOVAL IS COMPLETED, AREAS WHICH ARE HIGHLY ERODIBLE AS DETERMINED BY THE ENGINEER, SHALL BE TEMPORARILY SEEDED WHEN NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN SEVEN (7) DAYS.
- ESTABLISHMENT OF THESE TEMPORARY EROSION CONTROL MEASURES WILL HAVE ADDITIONAL BENEFITS TO THE PROJECT. DESIRABLE GRASS SEED WILL BECOME ESTABLISHED IN THESE AREAS AND WILL SPREAD SEEDS ONTO THE CONSTRUCTION SITE UNTIL PERMANENT SEEDING/MOWING AND OVER SEEDING CAN BE COMPLETED.
- THE SOIL AND WATER CONSERVATION DISTRICT IS RESPONSIBLE FOR CONDUCTING SITE VISITS AND VERIFYING THAT THE PRACTICES ARE WORKING PROPERLY AND DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL. IF ADDITIONAL PRACTICES ARE DEEMED NECESSARY BY THE SWCD THE CONTRACTOR WILL IMPLEMENT THE PRACTICE IN A TIMELY MANNER.

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NPDES PERMIT NUMBER ILR10 ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

ENGINEER: NICHOLAS A. VARCHETTO, PE — DATE: 04-24-2026

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

- DURING CONSTRUCTION, AREAS OUTSIDE THE CONSTRUCTION LIMITS AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING, PARKING OF VEHICLES OF CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS OR OTHER CONSTRUCTION RELATED ACTIVITIES.
  - (a.) WITHIN THE CONSTRUCTION LIMITS, AREAS WHICH MAY BE SUSCEPTIBLE TO EROSION AS DETERMINED BY THE ENGINEER SHALL REMAIN UNDISTURBED UNTIL FULL SCALE CONSTRUCTION IS UNDERWAY TO PREVENT UNNECESSARY SOIL EROSION.
  - (b.) AS CONSTRUCTION PROCEEDS, THE CONTRACTOR SHALL INSTITUTE THE FOLLOWING AS DIRECTED BY THE ENGINEER
    - (i.) PLACE TEMPORARY EROSION CONTROL FACILITIES AT LOCATIONS SHOWN ON THE PLANS.
    - (ii.) TEMPORARILY SEED ERODIBLE BARE EARTH ON A WEEKLY BASIS TO MINIMIZE THE AMOUNT OF ERODIBLE SURFACE AREA WITHIN THE CONTRACT LIMITS.
    - (iii.) PROVIDE TEMPORARY EROSION CONTROL SYSTEMS.
    - (iv.) CONTINUE BUILDING UP THE EMBANKMENT TO THE PROPOSED GRADE WHILE, AT THE SAME TIME, PLACING PERMANENT EROSION CONTROL FINAL SHAPING TO THE SLOPES.
  - (c.) EXCAVATED AREAS AND EMBANKMENT SHALL BE PERMANENTLY SEEDED IMMEDIATELY AFTER FINAL GRADING. IF NOT, THEY SHALL BE TEMPORARILY SEEDED IF NO CONSTRUCTION ACTIVITY IN THE AREA IS PLANNED FOR SEVEN (7) DAYS.
  - (d.) CONSTRUCTION EQUIPMENT SHALL BE STORED AND FUELED ONLY AT DESIGNATED LOCATIONS. ALL NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR OTHER POLLUTANT IN ACCORDANCE WITH EPA WATER QUALITY REGULATIONS. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
  - (e.) THE RESIDENT ENGINEER SHALL INSPECT THE PROJECT WEEKLY DURING CONSTRUCTION ACTIVITIES. INSPECTION SHALL ALSO BE DONE WEEKLY AND AFTER RAINS OF 1/2-INCH OR GREATER OR EQUIVALENT SNOWFALL AND DURING THE WINTER SHUTDOWN PERIOD. THE PROJECT SHALL ADDITIONALLY BE INSPECTED BY THE CONSTRUCTION FIELD ENGINEER ON A BIWEEKLY BASIS TO DETERMINE THAT EROSION CONTROL EFFORTS ARE IN PLACE AND EFFECTIVE AND IF OTHER EROSION CONTROL WORK IS NECESSARY.
  - (f.) SEDIMENT COLLECTED DURING CONSTRUCTION OF THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR EARTH EXCAVATION FOR EROSION CONTROL.
  - (g.) THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED, AS DIRECTED BY THE ENGINEER, AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

- TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL IS IN PLACE AND WORKING PROPERLY AND ALL PROPOSED TURF AREAS SODDED AND ESTABLISHED.
- ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL AND ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TURF RESEEDED.

MISCELLANEOUS:

- TEMPORARY EROSION CONTROL SEEDING SHALL BE APPLIED AT A RATE OF 100 LBS/ACRES, IF DIRECTED.
- SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS, AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR EARTH EXCAVATION.
- ALL EROSION CONTROL PRODUCTS FURNISHED SHALL BE SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. PRIOR TO THE APPROVAL AND USE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE MANUFACTURER INSTALLATION PROCEDURES TO FACILITATE THE ENGINEER IN CONSTRUCTION INSPECTION.

SOIL EROSION CONTROL:

1. SOIL EROSION CONTROL MUST CONFORM TO THE CITY ORDINANCE.

A. SPECIFICATIONS:

1. A CONSTRUCTION ENTRANCE TO THE SITE SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY WORK ON THE SITE. THE CONSTRUCTION ENTRANCE SHALL CONSIST OF 12" OF CRUSHED CONCRETE, 50 FEET IN LENGTH AND 24 FEET WIDE, AS SHOWN ON PLANS.
2. ALL STOCK PILES ON THE SITE WHICH WILL NOT BE REDISTRIBUTED FOR A WEEK OR LONGER WILL BE SEEDED WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE.
3. SEEDING IN DISTRIBUTED AREAS OUTSIDE OF THE RIGHT-OF-WAYS WILL BE DONE WITH PERENNIAL RYE GRASS, 1/2 LB. PER 1,000 SF, IF IT IS LATER IN THE FALL AND A MORE RAPID GERMINATION IS REQUIRED, 1 LB OF OATS PER 1,000 S.F. CAN BE ADDED TO THE RYE GRASS.
4. THE SEEDING AND MULCH WILL BE MAINTAINED AND REPAIRED WHEN NECESSARY UNTIL THE PROJECT IS COMPLETED.
5. AGGREGATE BASE SHALL BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCE FOR ROADS TO PROVIDE REQUIRED STABILIZATION
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL STRUCTURES.
7. CONTRACTOR SHALL INSPECT EROSION CONTROL STRUCTURES WEEKLY OR AFTER ANY MAJOR STORMS OR AS DIRECTED BY THE CITY.
8. ALL DESIGN AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AS CONTAINED IN THE IEPA/WPC/87-012 OR CURRENT EDITION AND THE ILLINOIS PROCEDURE AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL.
9. DUST CONTROL AND CLEANING OF ROADWAYS AS REQUESTED BY THE CITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

B. INSTALLATION

1. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
2. NOTIFY PUBLIC WORKS DEPARTMENT AND THE CITY ENGINEERING DEPARTMENT 24 HOURS PRIOR TO INITIATING CONSTRUCTION.

CONTRACTOR'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR 10) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

SIGNATURE TITLE DATE

COMPANY

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

OWNER

SIGNATURE TITLE DATE

COMPANY

DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, 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.

DATE: _____

NAME OF ENGINEER
ILLINOIS REGISTERED PROF.ENG.NO. 062-068622

OWNER AND DEVELOPER:
NAME OF OWNER

TITLE: ST MICHAEL PARISH

CORPORATION: OWNER

SOIL PROTECTION CHART

STABLIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C			*	D*					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC
B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYE GRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC
C. SPRING OATS 100 LBS/AC
D. WHEAT OR CEREAL RYE 150 LBS/AC
E. SOD
F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS: 1 2 3 4 5 6 7

TITLE: **SWP PLAN**

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

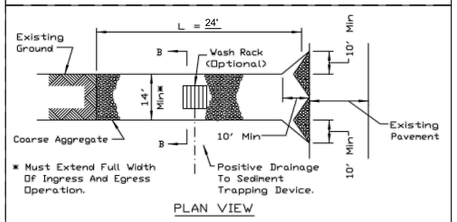
SCALE:

C-8.1

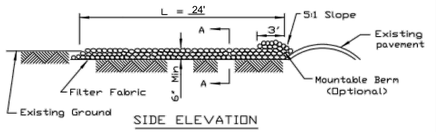
SHEET: 10 OF 14

G:\PROJECTS\Lotus Design and Development\W26102.00 Adams St Oak Brook\20 CAD C3D\07 CAD Site\02 Sheet\W26102.00 sht C-8.0 ERO.dwg

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

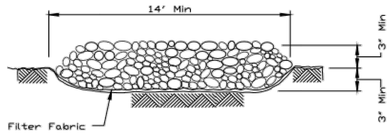


SIDE ELEVATION

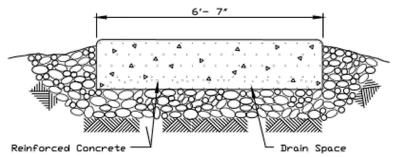
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



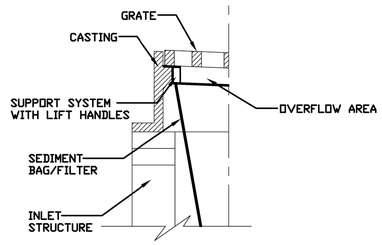
SECTION A-A

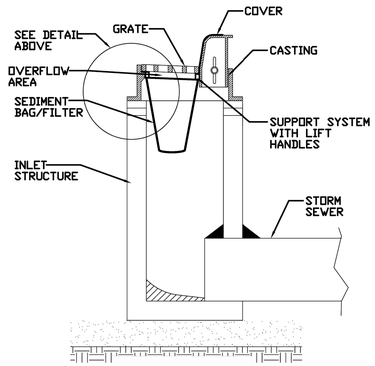


SECTION B-B

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____		SHEET 2 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

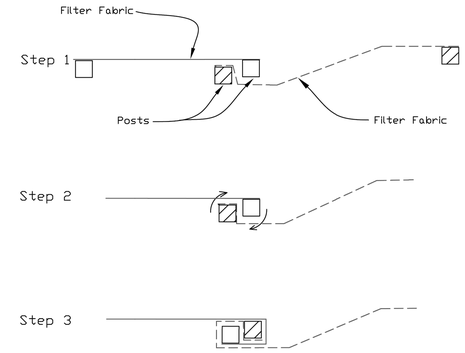
INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION





REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 01-11-11
Approved ____ Date ____		

SILT FENCE - SPLICING TWO FENCES

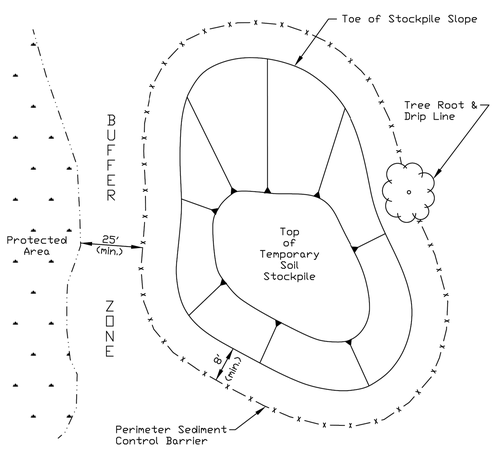


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620B(W)
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 3-16-2012
Approved ____ Date ____		

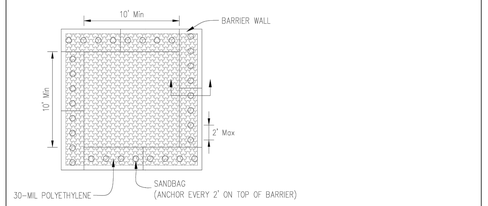
TEMPORARY SOIL STOCKPILE DETAIL



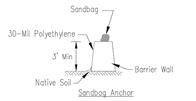
NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linlear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE		STANDARD DWG. NO.
Project		IUM-627
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE JANUARY 2017
Approved ____ Date ____		

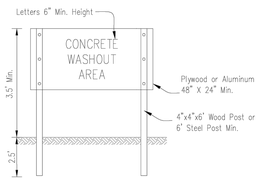
AUTOCAD2006



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

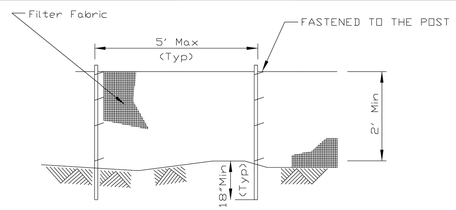
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

1	04/08	BARRIER WALL
NO.	DATE	REVISION

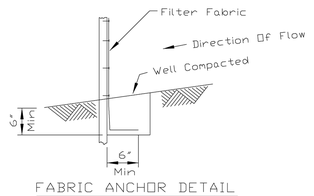
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Designed ____ Date ____
Drawn: EL JOHNSON 6/08
Checked ____
Approved ____

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 04-15-2021
Approved ____ Date ____		

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
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www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS: 1 2 3 4 5 6 7

TITLE:

EROSION CONTROL DETAILS

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE:

C-8.2

SHEET: 11 OF 14

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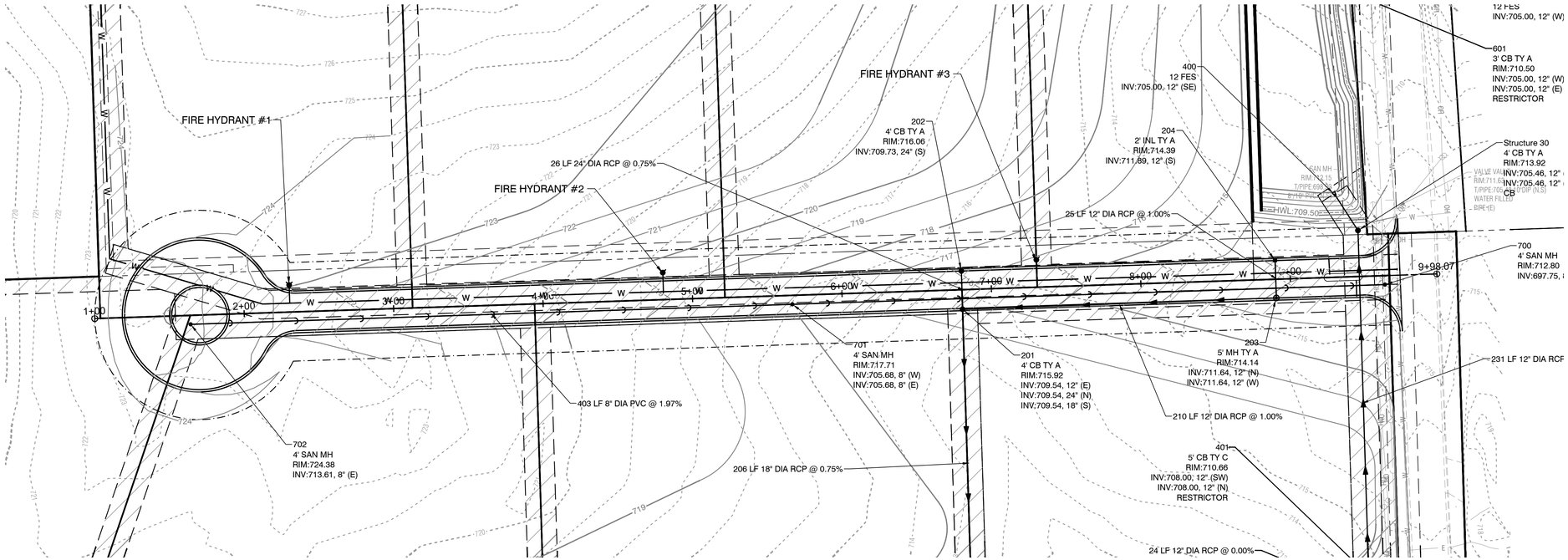
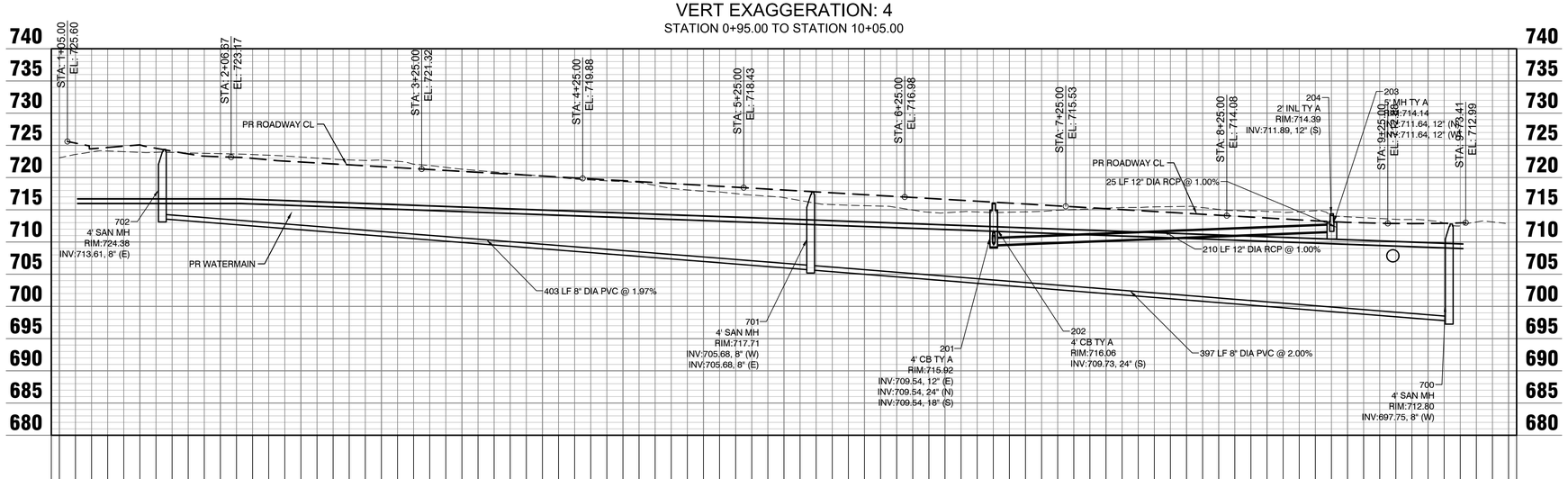


PROFILE - PR Roadway CL

HORIZ = 50
VERT: 12
VERT EXAGGERATION: 4
STATION 0+95.00 TO STATION 10+05.00



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PROFESSIONAL DESIGN
FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:

PLAN & PROFILE

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	TDF
DRAWN BY:	EPN
CHECKED BY:	NAV
DATE:	08-06-2026
PROJ NO:	W26102.00

SCALE: 1:40

P&P

SHEET: 12 OF 14

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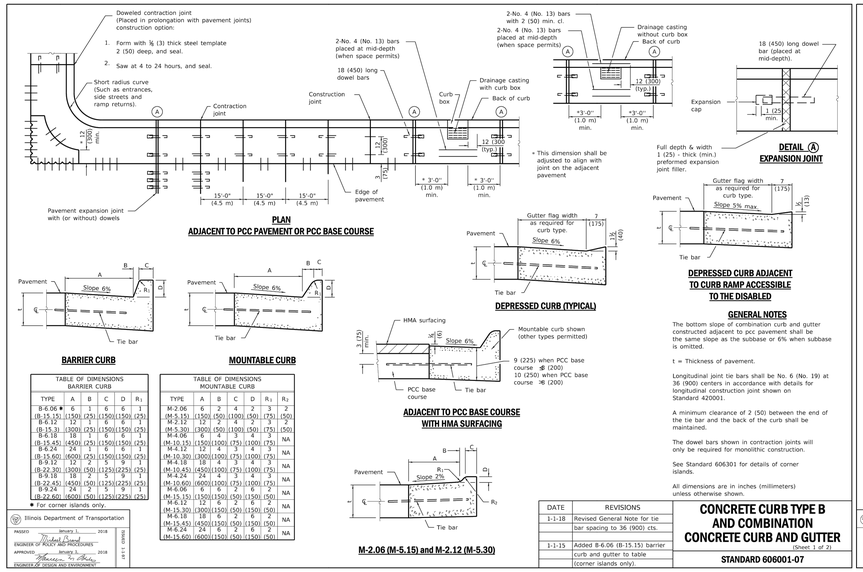

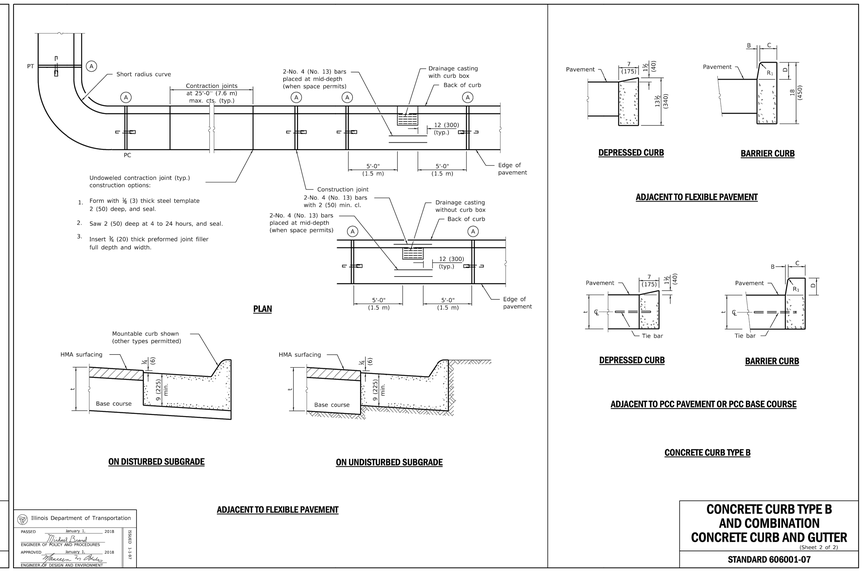

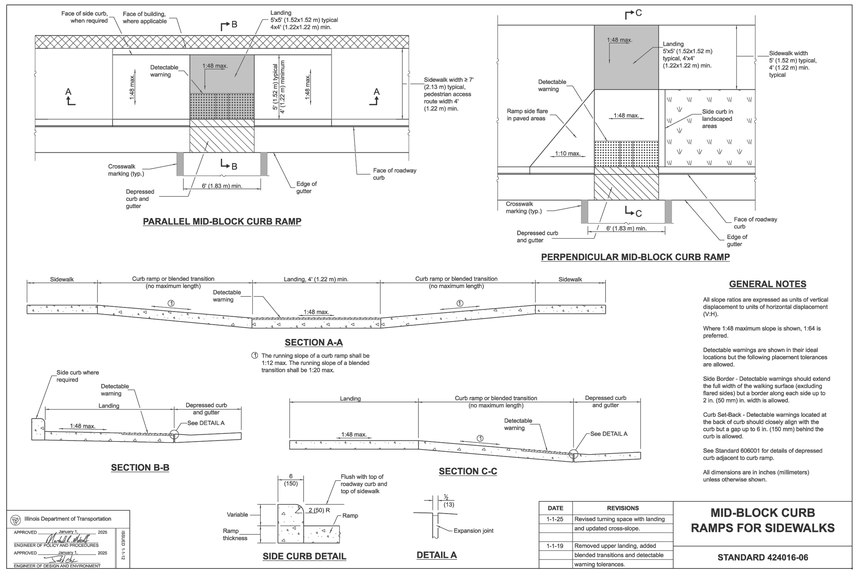

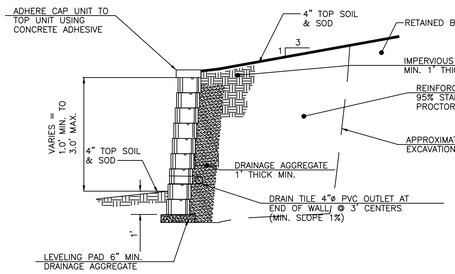

TYPICAL BLOCK WALL SECTION
NOT TO SCALE

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REVISIONS:
1 2 3 4 5 6 7

TITLE:
CONSTRUCTION DETAILS
TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

SCALE:

C-10.0
SHEET: 13 OF 14

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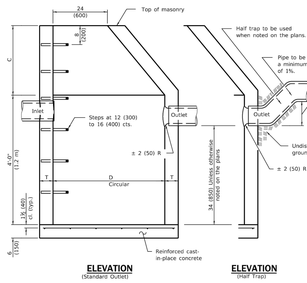
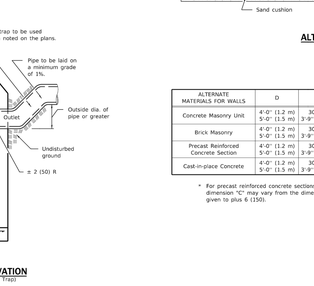


ELEVATION
(Standard Outlet)



ELEVATION
(Half Trap)

ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	5 (125) to 5 (125)
Brick Masonry	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	8 (200) to 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	4 (100) to 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) to 5'-0" (1.5 m)	30 (750) to 3'-9" (1.15 m)	6 (150) to 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES

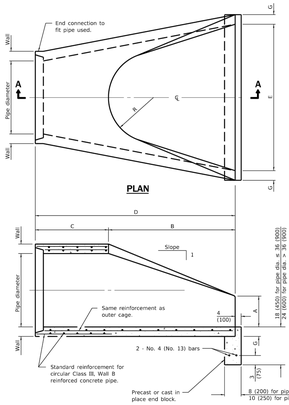
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

SHEET 1 OF 1 SHEETS

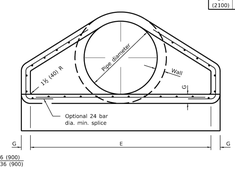
DATE	REVISIONS
1-1-11	Added "Outside" to half trap note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02



SECTION A-A



END VIEW

PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅝" (1.241 m)	6'-0⅜" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2⅛ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2¼ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2½ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9⅝ (243)	3'-7⅝" (1.105 m)	30 (762)	6'-1⅝" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3⅓ (83)	10⅝ (267)	4'-0" (1.219 m)	253⅛ (648)	6'-1⅝" (1.867 m)	4'-6" (1.372 m)	3⅓ (83)	14⅝ (368)	1:2.4
30 (750)	2190 (995)	3⅓ (89)	12 (305)	4'-6" (1.375 m)	19⅞ (502)	6'-1⅝" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3⅔ (95)	13⅝ (343)	4'-10⅝" (1.486 m)	39⅜ (997)	8'-1⅜" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34⅝ (883)	8'-1⅜" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152)	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-0" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6⅝" (2.299 m)	21 (533)	9'-3⅜" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2011
ENGINEER OF BRIDGES AND STRUCTURES

APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

SHEET 1 OF 1 SHEETS

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed "inner" to "outer" cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

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PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

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REVISIONS:

1	2	3	4	5	6	7

TITLE:
CONSTRUCTION DETAILS

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: NV
DATE: 08-06-2026
PROJ NO: W26102.00

SCALE:

C-10.1
SHEET: 14 OF 14

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Proposed North Detention Facility Stage-Discharge

Outlet:	**ORIFICE 1:**	5.5 IN. DIA. @ ELEV	705
	EXTERNAL WEIR OVERFLOW:	15 FT WIDE @ ELEV	710.5

ORIFICE FLOW EQUATION: $Q=C_d A(2GH)^{.5}$ **WEIR FLOW EQUATION:** $Q=3.0L(H)^{1.5}$

HYDRAULIC DIMENSIONS - Basin

ORIFICE AREA (ft²)	0.1650
ORIFICE DIAMETER (in)	5.5
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	705
TAILWATER OR CENTROID (ft-NAVD88)	705.23
EXTERNAL WEIR OVERFLOW LENGTH (ft)	15
EXTERNAL WEIR OVERFLOW COEFFICIENT	3
EXTERNAL WEIR OVERFLOW ELEV. (ft-NAVD88)	710.5

ELEVATION-DISCHARGE RELATIONSHIP - Subsurface Detention Facility

ELEVATION	Q-ORIFICE 1	Q- Weir	Q-TOTAL	
(feet)	(cfs)	(cfs)	(cfs)	
705.00	0.000	0.000	0.000	<- Bottom Pipes
705.50	0.420	0.000	0.420	
706.00	0.709	0.000	0.709	
706.50	0.910	0.000	0.910	
707.00	1.075	0.000	1.075	
707.50	1.217	0.000	1.217	
708.00	1.344	0.000	1.344	
708.50	1.461	0.000	1.461	
709.00	1.568	0.000	1.568	
709.50	1.669	0.000	1.669	<--HWL
710.00	1.764	0.000	1.764	
710.50	1.854	0.000	1.854	

Proposed South Detention Facility Stage-Discharge

Outlet:	**ORIFICE 1:**	2.25 IN. DIA. @ ELEV	708.0
	EXTERNAL WEIR OVERFLOW:	15 FT WIDE @ ELEV	715.5

ORIFICE FLOW EQUATION: $Q=C_d A(2GH)^{.5}$ **WEIR FLOW EQUATION:** $Q=3.0L(H)^{1.5}$

HYDRAULIC DIMENSIONS - Basin

ORIFICE AREA (ft²)	0.0276
ORIFICE DIAMETER (in)	2.25
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	708.0
TAILWATER OR CENTROID (ft-NAVD88)	708.09
EXTERNAL WEIR OVERFLOW LENGTH (ft)	15
EXTERNAL WEIR OVERFLOW COEFFICIENT	3
EXTERNAL WEIR OVERFLOW ELEV. (ft-NAVD88)	715.5

ELEVATION-DISCHARGE RELATIONSHIP - Subsurface Detention Facility

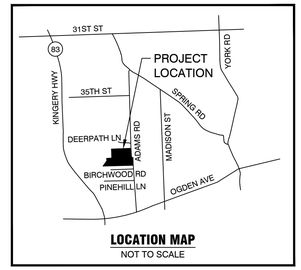
ELEVATION	Q-ORIFICE 1	Q- Weir	Q-TOTAL	
(feet)	(cfs)	(cfs)	(cfs)	
708.00	0.000	0.000	0.000	<- Bottom Pipes
708.50	0.086	0.000	0.086	
709.00	0.129	0.000	0.129	
709.50	0.160	0.000	0.160	
710.00	0.187	0.000	0.187	
710.50	0.210	0.000	0.210	
711.00	0.230	0.000	0.230	
711.50	0.249	0.000	0.249	
712.00	0.267	0.000	0.267	
712.50	0.284	0.000	0.284	
713.00	0.299	0.000	0.299	
713.50	0.314	0.000	0.314	
714.00	0.328	0.000	0.328	
714.50	0.342	0.000	0.342	<--HWL
715.00	0.355	0.000	0.355	

Proposed North Detention Stage-Storage

Elevation (ft)	Area (ft²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
704.00	0	0.000			0.000	
			0.194	0.194		
705.00	16,911	0.388			0.000	
			0.407	0.407		
706.00	18,515	0.425			0.407	
			0.444	0.444		
707.00	20,196	0.464			0.851	
			0.483	0.483		
708.00	21,902	0.503			1.334	
			0.522	0.501		
708.96	**23,607**	**0.542**			**1.836**	<-- Required Storage
			0.543	0.022		
709.00	23,678	0.544			1.857	
			0.545	0.272		
709.50	**25,565**	**0.587**			**2.130**	<-- Provided Storage
			0.587	0.293		
710.00	27,452	0.630			2.423	

Proposed South Detention Stage-Storage

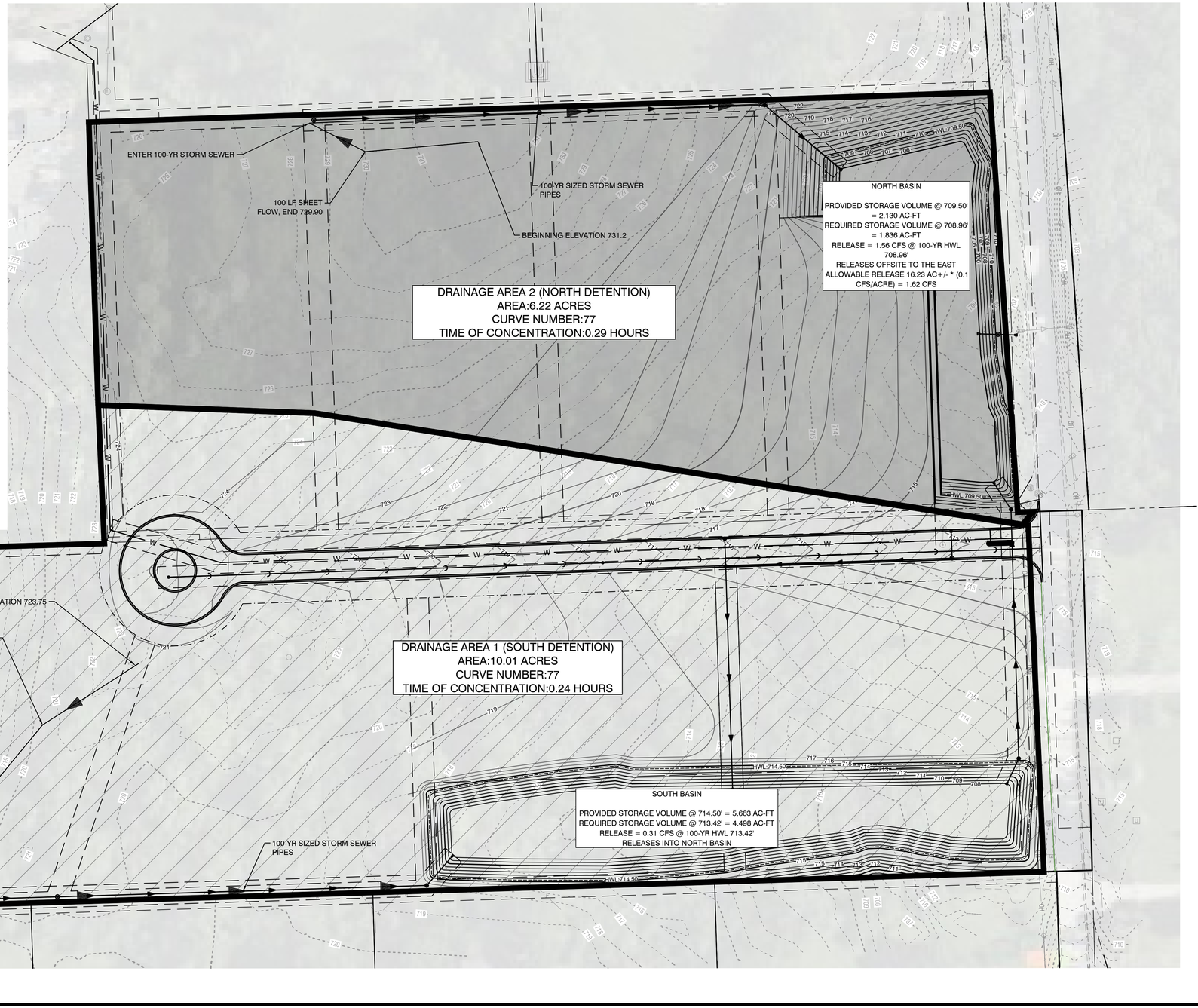
Elevation (ft)	Area (ft²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
708.00	27,054	0.621			0.000	
			0.661	0.661		
709.00	30,495	0.700			0.661	
			0.740	0.740		
710.00	34,007	0.781			1.401	
			0.822	0.822		
711.00	37,589	0.863			2.223	
			0.905	0.905		
712.00	41,242	0.947			3.128	
			0.948	0.948		
713.00	44,966	1.032			4.075	
			1.008	0.423		
713.42	46,554	1.069			**4.498**	<-- Required Storage
			1.033	1.033		
714.00	48,747	1.119			5.108	
			1.109	0.554		
714.50	**51,640**	**1.185**			**5.663**	<-- Provided Storage
			1.185	0.593		
715.00	54,534	1.252			6.255	



LOCATION MAP
NOT TO SCALE

N

0 50'
SCALE: 1" = 50'



DRAINAGE EXHIBIT NOTES

1. THE CURVE NUMBERS WERE CALCULATED USING SCS TR-55 TABLE 2-2A – RUNOFF CURVE NUMBERS FOR URBAN AREAS FOR 2-ACRE RESIDENTIAL LOTS WITH A SOIL CLASSIFICATION OF 'C'.
2. DETENTION BASINS ARE CONNECTED IN SERIES WITH THE RELEASE POINT BEING OUT OF THE NORTH DETENTION BASIN.
3. A WINTR20 MODEL WAS CREATED TO ANALYZE THE FUTURE DETENTION FACILITIES.

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REVISIONS:

1 2 3 4 5 6 7

TITLE:

DRAINAGE AREA EXHIBIT

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	2026-06-18
PROJ NO:	W26102.00

SCALE: 1:50

EX-1.0
SHEET: 1 OF 1

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ENGINEERING RESOURCE ASSOCIATES

Tranquility Estates Subdivision
Oak Brook, Illinois

Preliminary Stormwater Report

ERA Project #W26102.00

Prepared for:

Lotus Design & Development

August 7, 2026

Lotus Development Subdivision
Oak Brook, Illinois

August 7, 2026

Lotus Development Subdivision
4S055 N Adam St
Oak Brook, Illinois 60523

Subject: Drainage Analysis

To whom it may concern:

ERA is pleased to submit this Drainage Analysis report for the Lotus Development Subdivision 4S055 N Adams Street in Oak Brook, Illinois. Enclosed are plans, exhibits, and a narrative describing the existing drainage conditions for the site.

All work has been completed by me or by someone directly under my supervision, and this signed and sealed report encompasses all documents pertaining to the stormwater report.

I appreciate the opportunity for your review of this project.

Sincerely,

Nick Varchetto, P.E.
Principal, Site Development Manager

_____
Expires: November 30, 2027

Table of Contents

Stormwater Report

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Wetlands....4

Stormwater Management....4

Soil Erosion and Sediment Control....4

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1. Project Location Map
2. National Wetland Inventory
3. DuPage County Wetland ADID
4. Aerial Photograph
5. USDA Web Soil Survey Map
6. Flood Insurance Rate Map
7. USGS Topographic

Calculations

1. Time of Concentration
2. Stage Storage
3. Orifice Discharge
4. WinTR-20 Output
5. USDA Web Soil Survey Map

PROJECT OVERVIEW

Lotus Design & Development wishes to develop an 8-lot residential subdivision within the Village of Oak Brook. The subdivision will be located off of Adams Street, north of Ogden Avenue. The subdivision will feature a private roadway with a cul-de-sac, and two detention basins connected in series.

FLOODPLAIN & FLOODWAY

The Regulatory Flood Map (RFM) number 170215 for DuPage County, Illinois and Incorporated Areas shows that there is regulatory floodplain to the west of the project area. This map is included in the Exhibits.

WETLANDS

There is a freshwater pond located to the west of the proposed subdivision. A large elevation change occurs immediately after the waterway such that flooding is highly unlikely. Impacts to the waterway will be unlikely and determined in final design. A wetland map is included in the Exhibits.

STORMWATER MANAGEMENT - Detention

Per the DuPage County Stormwater Management Ordinance, site runoff storage (detention for the 100-year runoff) is required if the new impervious area for a development site exceeds 25,000 square feet or more of land. The proposed subdivision development will exceed this amount when it is fully built out, therefore site detention will be required.

Detention is required based on a maximum release rate methodology of 0.1 cfs/acre of disturbance/development and then is governed by the 100-year critical storm event for the area. Bulletin 75 rainfall data for Northeastern Illinois was utilized. A WinTR 20 model was created to size the detention facilities. A copy of the output file and the data associated are located within the report. A drainage exhibit has been included.

SOIL EROSION AND SEDIMENT CONTROL

EROSION CONTROL MEASURES

Construction activities will commence with the installation of silt fence, stabilized construction entrances, and other measures, as illustrated on the Grading Plan. After the appropriate erosion control measures are installed, clearing, topsoil stripping, and mass grading of the site will begin. Erosion control measures will remain in place and be maintained until the project site has been stabilized, at which time the erosion control measures will be removed. On-site inspections should be completed regularly and after storm events that result in 0.5 inches or more of rainfall. All erosion and sediment control practices should be monitored and maintained throughout the duration of construction in accordance with the requirements of the McHenry County Stormwater Management Ordinance.

All topsoil stockpiles will be enclosed with silt fence to reduce erosion susceptibility.

Except as prevented by inclement weather conditions, all disturbed areas that remain inactive for more than fourteen (14) days will be stabilized by seeding, sodding, mulching, covering, or other equivalent erosion control measures within seven (7) days. Permanent soil stabilization shall be provided within seven (7) days after final grade is established.

All temporary erosion and sediment control practices shall be removed and disposed of within thirty (30) days after site stabilization is achieved or after the temporary practices are no longer needed. Trapped sediment shall be permanently stabilized to prevent further erosion.

EROSION AND SEDIMENT CONTROL SCHEDULE OF IMPLEMENTATION

1. Sediment and erosion control provisions will be installed before work commences.
2. Silt fence will be placed on the downstream sides of all disturbed areas.
3. A stabilized construction entrance will be placed at the construction access location on the west end of the parking lot.
4. The disturbed areas of the property shall be stabilized with seed and blanket immediately after final grading.
5. Silt fence shall be removed after all seed and blanket installation is complete.

NOTE: All erosion control items shall be maintained throughout the project duration and until all areas are permanently stabilized.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

Silt Fence:

1. Shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
2. Sediment should be removed after each rainfall.
3. Fabric should be replaced if it becomes ineffective before the ground has become permanently stabilized.
4. Clear deposited debris around silt fencing to prevent blockage.

Erosion Control Blankets:

1. Shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
2. Blanket should be replaced if it becomes ineffective before the ground has become permanently stabilized.

Concrete Washout

1. Shall be the only location for cleaning equipment.
2. Shall be inspected daily and maintained as needed.

Stabilized Construction Entrance

1. Shall be the only construction access location.
2. Shall be inspected daily and maintained as needed.

Other:

1. Sediment shall be removed from the roadway after each rainfall.
2. Fix any damage that may occur to roadway or turf outside project limits.

Exhibit 1

Location Map

Lat/Long: 41.8175°, -87.9447°

Project Study Location

NORTH

Client:	Lotus Design & Dev
Project Name:	Lotus Design & Dev
ERA Project #:	W26102.00
Source:	Google Maps

Not to Scale

Engineering Resource Associates, Inc.
3S701 West Avenue, Suite 150
Warrenville, IL 60555
Phone: (630) 393-3060 FAX: (630) 393-2152

Warrenville | Chicago | Champaign
www.eraconsultants.com

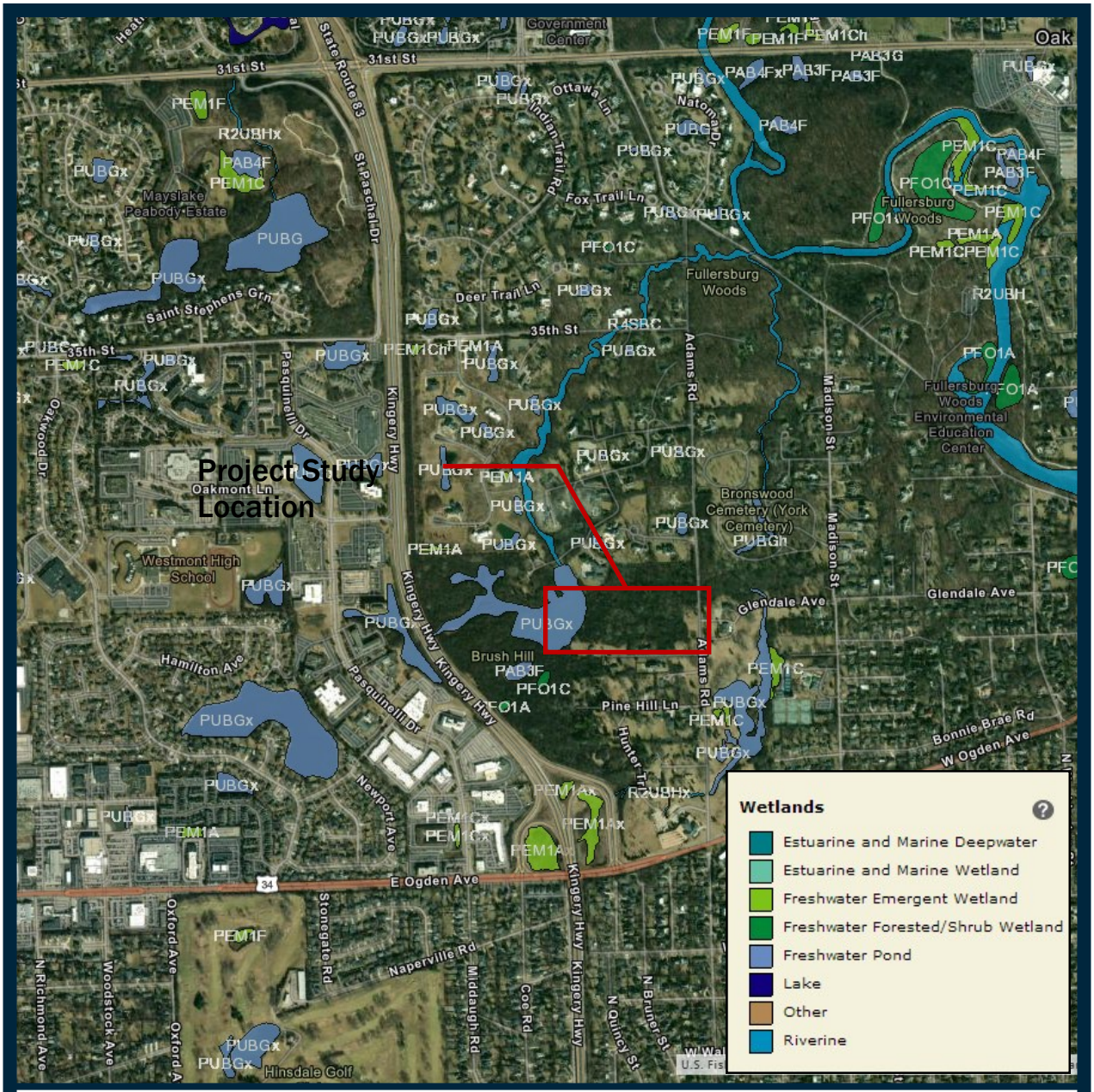

Exhibit 2

USFWS National Wetland Inventory Map

Lat/Long: 41.8175°, -87.9447°

Project Study Location

Client:	Lotus Design & Dev
Project Name:	Lotus Design & Dev
ERA Project #:	W26102.00
Source:	USFWS NWI Mapper

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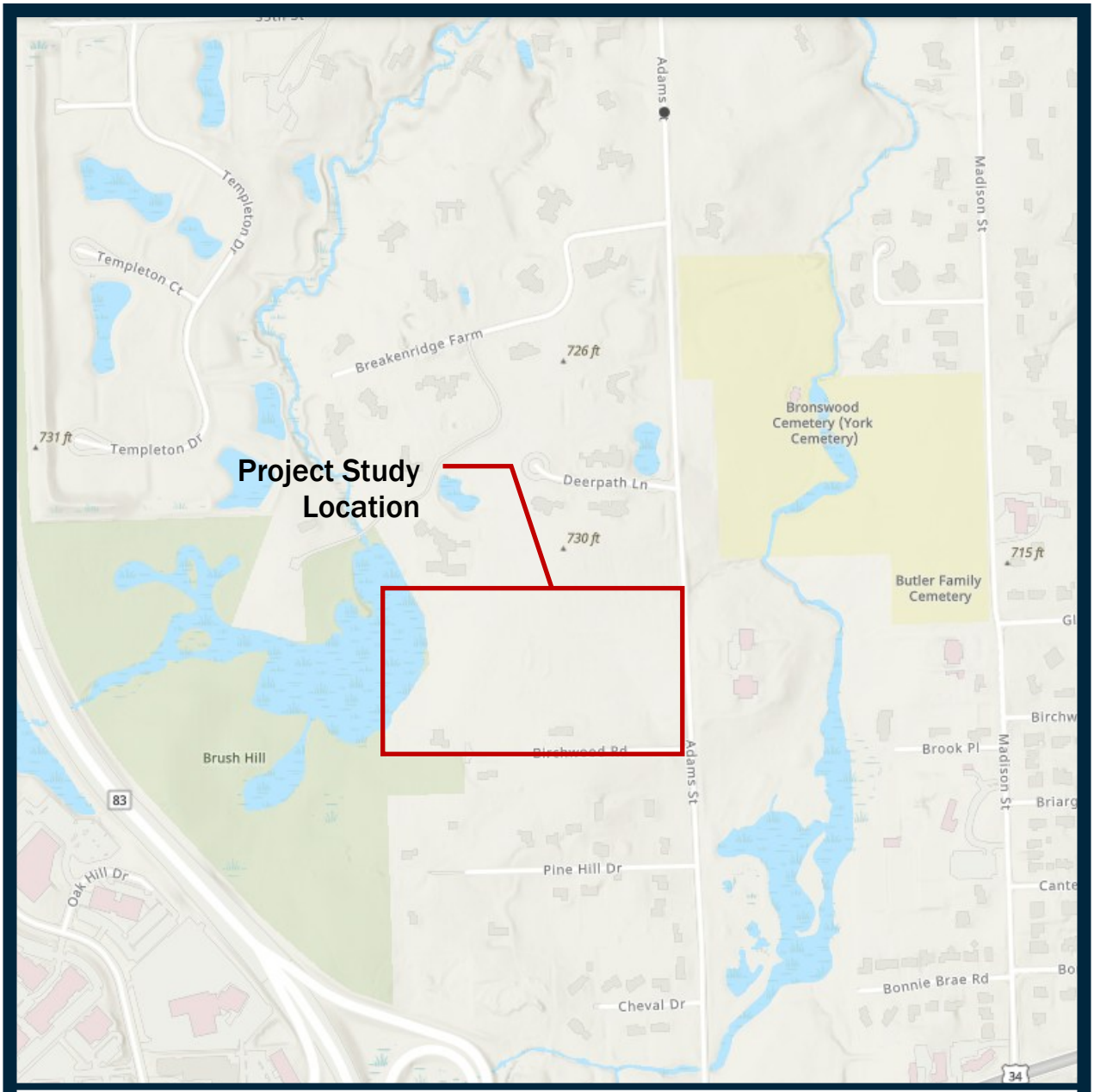

Exhibit 3
DuPage County GIS Map
Lat/Long: 41.8175°, -87.9447°

Project Study Location

NORTH

Client:	Lotus Design & Dev
Project Name:	Lotus Design & Dev
ERA Project #:	W26102.00
Source:	DuPage County GIS

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Exhibit 4
Aerial Photograph
Lat/Long: 41.8175°, -87.9447°

Project Study Location

NORTH

Client:	Lotus Design & Dev
Project Name:	Lotus Design & Dev
ERA Project #:	W26102.00
Source:	Google Earth

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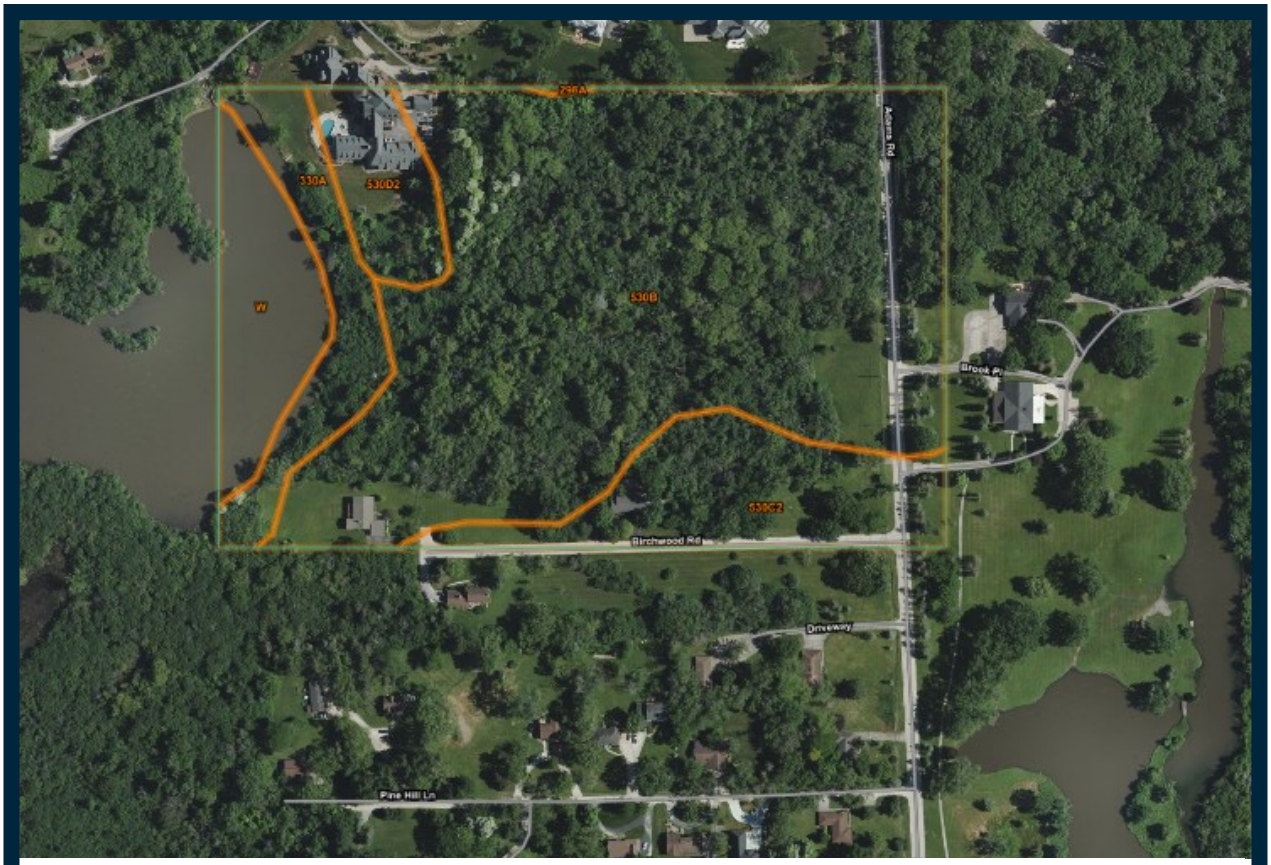

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
298A	Beecher silt loam, 0 to 2 percent slopes	0.0	0.1%
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.5	8.2%
530B	Ozaukee silt loam, 2 to 4 percent slopes	19.7	65.4%
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	3.8	12.6%
530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.6	5.4%
W	Water	2.5	8.3%
Totals for Area of Interest		**30.2**	**100.0%**

Exhibit 5
NRCS Soils Map
Lat/Long: 41.8175°, -87.9447°

Project Study Location

NORTH

Client:	Lotus Design & Dev
Project Name:	Lotus Design & Dev
ERA Project #:	W26102.00
Source:	USDA Web Soil Survey

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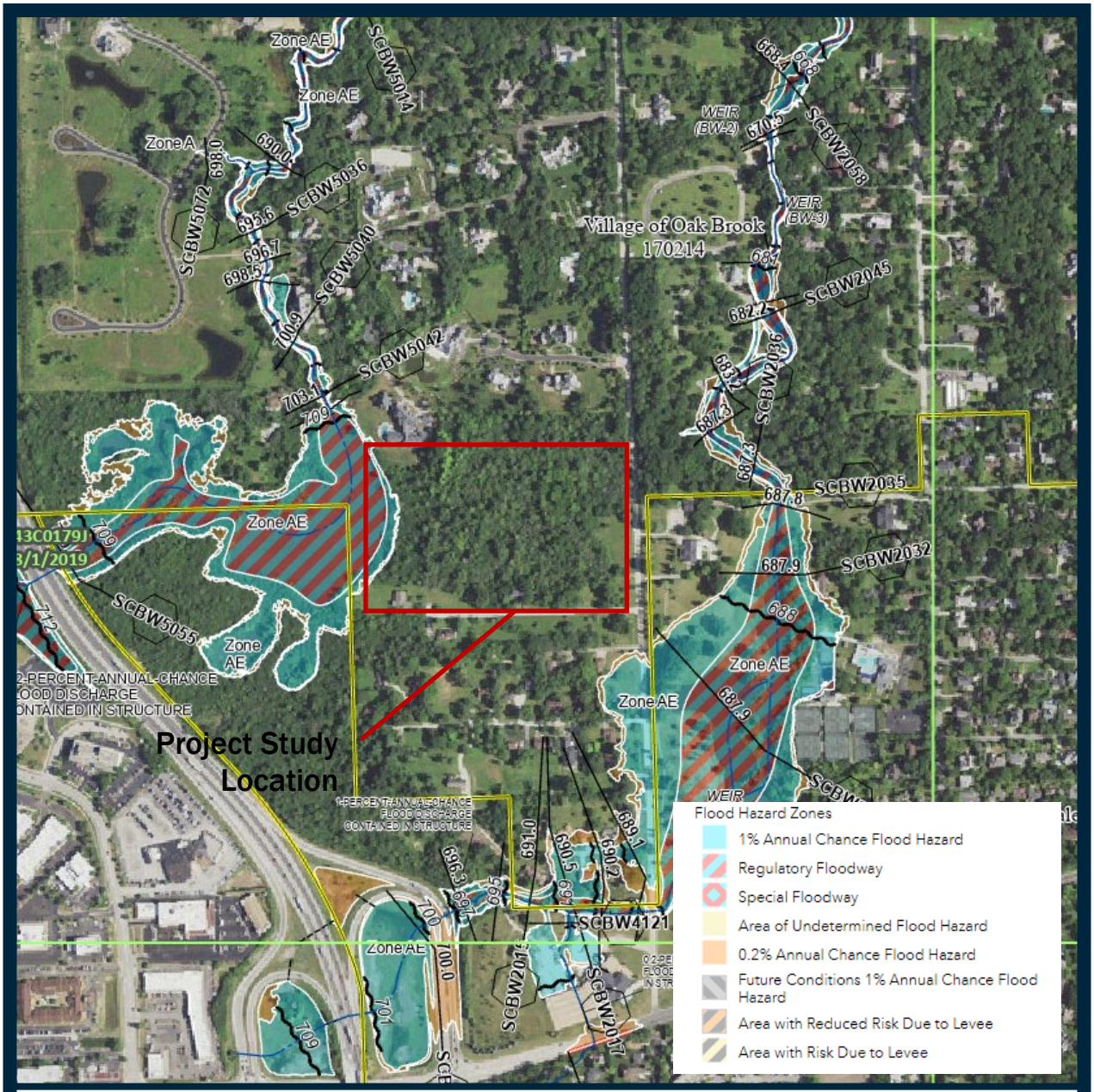

Exhibit 6

FEMA Flood Insurance Rate Map

Lat/Long: 41.8175°, -87.9447°

Project Study Location

NORTH

Client:	Lotus Design & Dev
Project Name:	Lotus Design & Dev
ERA Project #:	W26102.00
Source:	FEMA FIRM Viewer

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PROJECT: Lotus Design & Development
LOCATION: 4S055 N Adam Street
PROJECT #: W26102.00

BY: TF
DATE: 08/06/2026
REV. DATE:

TIME OF CONCENTRATION, TR-55 METHOD

ASSUMPTIONS:

Manning's Roughness Coeff., n	
grass areas:	0.24
paved areas:	0.011

Sheet Flow	Unit	Drainage Area North	Drainage Area South
Manning's Roughness Coeff., n		0.24	0.24
Flow Length, L (L ≤ 100 ft)	ft	100	100
2-yr 24-hr Rainfall, P_2	in	3.04	3.04
Upstream Elevation	ft	731.20	723.25
Downstream Elevation	ft	729.90	720.25
Land Slope, s	ft/ft	0.0130	0.0300
$T_t = [0.007\ (nL)^{0.8}\ ] / [\ P_2^{0.5}\ s^{0.4}\ ]$	hr	0.29	0.21

Shallow Concentrated Flow			
Surface Description (u or p)		u	u
Flow Length, L	ft	65	225
Upstream Elevation	ft	729.90	720.25
Downstream Elevation	ft	713.00	715.00
Watercourse Slope, s	ft/ft	0.2600	0.0233
Average Velocity, V	fps	8.23	2.46
$T_t = L / 3600\ V$	hr	0.00	0.03

Channel Flow		n/a	n/a
Cross Sectional Flow Area, a	ft^2		
Wetted Perimeter, p_w	ft		
Hydraulic Radius, $r = {}^{a}/_{pw}$	ft		
Channel Slope, s	ft/ft		
Manning's Roughness Coeff., n	ft/ft		
Velocity, $v = (1.49*r^{(2/3)}*s^{(1/2)})/n$	fps		
Flow Length, L			
$T_t = L / 3600\ V$	hr	0	0

$T_c = T_t + T_t + T_t$	hr	0.29	0.24
Use in Model (5 min. minimum)	min	17	14

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PROJECT: Lotus Design & Development
LOCATION: 4S055 N Adam Street
PROJECT #: W26102

BY: TDF
DATE: 08/05/2026
REVISED:

Proposed North Detention Stage-Storage

Elevation (ft)	Area (ft^2)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
704.00	0	0.000			0.000	
			0.194	0.194		
705.00	16,911	0.388			0.000	
			0.407	0.407		
706.00	18,515	0.425			0.407	
			0.444	0.444		
707.00	20,196	0.464			0.851	
			0.483	0.483		
708.00	21,902	0.503			1.334	
			0.522	0.501		
708.96	**23,607**	**0.542**			**1.836**	**<-- Required Storage**
			0.543	0.022		
709.00	23,678	0.544			1.857	
			0.545	0.272		
709.50	**25,565**	**0.587**			**2.130**	**<-- Provided Storage**
			0.587	0.293		
710.00	27,452	0.630			2.423	

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PROJECT: Lotus Design & Development
LOCATION: 4S055 N Adam Street
PROJECT #: W26102

BY: TDF
DATE: 08/05/2026
REVISED:

Proposed South Detention Stage-Storage

Elevation (ft)	Area (ft^2)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cummulative Storage (ac-ft)	
708.00	27,054	0.621			0.000	
			0.661	0.661		
709.00	30,495	0.700			0.661	
			0.740	0.740		
710.00	34,007	0.781			1.401	
			0.822	0.822		
711.00	37,589	0.863			2.223	
			0.905	0.905		
712.00	41,242	0.947			3.128	
			0.948	0.948		
713.00	44,966	1.032			4.075	
			1.008	0.423		
713.42	46,554	1.069			**4.498**	**<--- Required Storage**
			1.033	1.033		
714.00	48,747	1.119			5.108	
			1.109	0.554		
714.50	**51,640**	**1.185**			**5.663**	**<--- Provided Storage**
			1.185	0.593		
715.00	54,534	1.252			6.255	

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PROJECT: Lotus Design & Development
LOCATION: 4S055 N Adam Street
PROJECT #: W26102.00

BY: TF
DATE: 08/06/2026
REVISED:

Proposed North Detention Facility Stage-Discharge

Outlet:	**ORIFICE 1:**	5.5 IN. DIA. @ ELEV	705
	EXTERNAL WEIR OVERFLOW:	15 FT WIDE @ ELEV	710.5

ORIFICE FLOW EQUATION: $Q=C_dA(2GH)^{.5}$

WEIR FLOW EQUATION: $Q=3.0L(H)^{1.5}$

HYDRAULIC DIMENSIONS - Basin

ORIFICE AREA (ft^2)	0.1650
ORIFICE DIAMETER (in)	5.5
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	705
TAILWATER OR CENTROID (ft-NAVD88)	705.23
EXTERNAL WEIR OVERFLOW LENGTH (ft)	15
EXTERNAL WEIR OVERFLOW COEFFICIENT	3
EXTERNAL WEIR OVERFLOW ELEV. (ft-NAVD88)	710.5

ELEVATION-DISCHARGE RELATIONSHIP - Subsurface Detention Facility

ELEVATION (feet)	Q-ORIFICE 1 (cfs)	Q- Weir (cfs)	Q-TOTAL (cfs)	
705.00	0.000	0.000	0.000	<- Bottom Pipes
705.50	0.420	0.000	0.420	
706.00	0.709	0.000	0.709	
706.50	0.910	0.000	0.910	
707.00	1.075	0.000	1.075	
707.50	1.217	0.000	1.217	
708.00	1.344	0.000	1.344	
708.50	1.461	0.000	1.461	
709.00	1.568	0.000	1.568	
709.50	1.669	0.000	1.669	<--HWL
710.00	1.764	0.000	1.764	
710.50	1.854	0.000	1.854	

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fax 630.393.2152

PROJECT: Lotus Design & Development
LOCATION: 4S055 N Adam Street
PROJECT #: W26102.00

BY: TF
DATE: 08/06/26
REVISED:

Proposed South Detention Facility Stage-Discharge

Outlet:	**ORIFICE 1:**	2.25 IN. DIA. @ ELEV	708.0
	EXTERNAL WEIR OVERFLOW:	15 FT WIDE @ ELEV	715.5

ORIFICE FLOW EQUATION: $Q=C_dA(2GH)^{.5}$

WEIR FLOW EQUATION: $Q=3.0L(H)^{1.5}$

HYDRAULIC DIMENSIONS - Basin

ORIFICE AREA (ft^2)	0.0276
ORIFICE DIAMETER (in)	2.25
ORIFICE DISCHARGE COEFFICIENT	0.61
ORIFICE ELEV. (ft-NAVD88)	708.0
TAILWATER OR CENTROID (ft-NAVD88)	708.09
EXTERNAL WEIR OVERFLOW LENGTH (ft)	15
EXTERNAL WEIR OVERFLOW COEFFICIENT	3
EXTERNAL WEIR OVERFLOW ELEV. (ft-NAVD88)	715.5

ELEVATION-DISCHARGE RELATIONSHIP - Subsurface Detention Facility

ELEVATION (feet)	Q-ORIFICE 1 (cfs)	Q- Weir (cfs)	Q-TOTAL (cfs)	
708.00	0.000	0.000	0.000	<- Bottom Pipes
708.50	0.086	0.000	0.086	
709.00	0.129	0.000	0.129	
709.50	0.160	0.000	0.160	
710.00	0.187	0.000	0.187	
710.50	0.210	0.000	0.210	
711.00	0.230	0.000	0.230	
711.50	0.249	0.000	0.249	
712.00	0.267	0.000	0.267	
712.50	0.284	0.000	0.284	
713.00	0.299	0.000	0.299	
713.50	0.314	0.000	0.314	
714.00	0.328	0.000	0.328	
714.50	0.342	0.000	0.342	<--HWL
715.00	0.355	0.000	0.355	

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WinTR-20: version 3.30 0 0 .01 0 ,

Tranq Estates | ERA Project No: W26102.00
Lotus Design

SUB-AREA:

Area 2	R-2	0.0097	77.	0.29	
Area 1	R-1	0.0156	77.	0.24	

STREAM REACH:

R-1	R-2	South Basi	
R-2	Outlet	North Basi	

STORM ANALYSIS:

100y,1hr	0.	4.03	Huff1Q-1	2	3.34
100y,2hr	0.	4.97	Huff1Q-2	2	3.34
100yr,6hr	0.	6.43	Huff1Q-6	2	3.34
100yr,12hr	0.	7.46	Huff2Q-12	2	3.34
100yr,18hr	0.	8.06	Huff3Q-18	2	3.34
100y,24hr	0.	8.57	Huff3Q-24	2	3.34

STRUCTURE RATING:

North Basi	705.		
	705.	0.	0.
	706.	0.420	0.407
	707.	1.075	0.851
	708.	1.344	1.334
	709.	1.568	1.857
	709.5	1.669	2.130

```
                710.      1.764     2.423
                711.      17.85     10.
          South Basi708.
                708.      0.        0.
                709.      0.129     0.661
                710.      0.187     1.401
                711.      0.230     2.223
                712.      0.267     3.128
                713.      0.299     4.075
                714.      0.328     5.108
                714.5     0.342     5.663



RAINFALL DISTRIBUTION:
          Huff1Q-1            0.05
                    0.        0.16      0.33      0.43      0.52
                    0.60      0.66      .71       .75       .79
                    .82       .84       .86       .88       .9
                    .92       .94       .96       .97       .98
                    1.
          Huff1Q-2            0.10
                    0.        0.16      0.33      0.43      0.52
                    0.60      0.66      .71       .75       .79
                    .82       .84       .86       .88       .9
                    .92       .94       .96       .97       .98
                    1.
          Huff1Q-3            0.15
                    0.        0.16      0.33      0.43      0.52
                    0.60      0.66      .71       .75       .79
                    .82       .84       .86       .88       .9
                    .92       .94       .96       .97       .98
                    1.
          Huff1Q-6            0.30
                    0.        0.16      0.33      0.43      0.52
                    0.60      0.66      .71       .75       .79
                    .82       .84       .86       .88       .9
                    .92       .94       .96       .97       .98
                    1.
          Huff2Q-12           0.60
                    0.        0.03      0.08      0.12      0.16
                    0.22      0.29      0.39      0.51      0.62
                    0.70      0.76      0.81      0.85      0.88
                    0.91      0.93      0.95      0.97      0.98
                    1.
          Huff3Q-18           0.90
                    0.        0.03      0.06      0.09      0.12
                    0.15      0.19      0.23      0.27      0.32
                    0.38      0.45      0.57      0.70      0.79
```

```
          0.85      0.89      0.92      0.95      0.97
          1.
     Huff3Q-24          1.20
          0.        0.03      0.06      0.09      0.12
          0.15      0.19      0.23      0.27      0.32
          0.38      0.45      0.57      0.70      0.79
          0.85      0.89      0.92      0.95      0.97
          1.
     Huff4Q-48          2.40
          0.        0.02      0.05      0.08      0.10
          0.13      0.16      0.19      0.22      0.25
          0.28      0.32      0.35      0.39      0.45
          0.51      0.59      0.72      0.84      0.92
          1.
     Huff4Q-72          3.60
          0.        0.02      0.05      0.08      0.10
          0.13      0.16      0.19      0.22      0.25
          0.28      0.32      0.35      0.39      0.45
          0.51      0.59      0.72      0.84      0.92
          1.
     Huff1Q-0.5         .25
          0.        0.16      0.33      0.43      0.52
          .60       .66       .71       .75       .79
          .82       .84       .86       .88       .9
          .92       .94       .96       .97       .98
          1.



GLOBAL OUTPUT:
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VERIFICATION:
          DATA PREP   Y   Y Y Y Y Y Y Y Y Y   Y Y          Y Y Y     Y Y Y Y
          PROCESSINGY Y Y Y   Y Y Y Y Y



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                    Tranq Estates | ERA Project No: W26102.00
                                  Lotus Design

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STORM 100y,1hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.016		1.835		0.38	31.14	1995.97

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	10.21	0.0				

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Upstream	1.835		0.38	31.14	1995.97

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	10.21	0.0				

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Downstream	1.774	710.13	1.47	0.19	12.35

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	0.18	0.19	0.19	0.19	0.19	0.19
7.000	0.19	0.19	0.19	0.19	0.18	0.18	0.18
14.000	0.18	0.18	0.18	0.18	0.18	0.17	0.17
21.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
28.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
35.000	0.16	0.16	0.16	0.15	0.15	0.15	0.15
42.000	0.15	0.15	0.15	0.15	0.15	0.15	0.14
49.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
56.000	0.14	0.14	0.14	0.13	0.13	0.13	0.13
63.000	0.13	0.13	0.13	0.13	0.13	0.12	0.12
70.000	0.12	0.12	0.12	0.11	0.11	0.11	0.11
77.000	0.11	0.11	0.10	0.10	0.10	0.0	

Tranq Estates | ERA Project No: W26102.00
Lotus Design

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 2	0.010		1.835		0.41	18.23	1879.23

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	6.93	0.0				

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Upstream	1.797		0.43	18.31	723.77

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	7.11	0.19	0.19	0.19	0.19	0.19
7.000	0.19	0.19	0.19	0.19	0.18	0.18	0.18
14.000	0.18	0.18	0.18	0.18	0.18	0.17	0.17
21.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
28.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
35.000	0.16	0.16	0.16	0.15	0.15	0.15	0.15
42.000	0.15	0.15	0.15	0.15	0.15	0.15	0.14
49.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
56.000	0.14	0.14	0.14	0.13	0.13	0.13	0.13
63.000	0.13	0.13	0.13	0.13	0.13	0.12	0.12
70.000	0.12	0.12	0.12	0.11	0.11	0.11	0.11
77.000	0.11	0.11	0.10	0.10	0.10	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Downstream	1.790	707.08	1.35	1.10	43.33

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						

0.0	0.0	1.00	1.07	0.97	0.88	0.80	0.73
7.000	0.67	0.61	0.57	0.52	0.48	0.45	0.42
14.000	0.40	0.38	0.36	0.35	0.34	0.32	0.31
21.000	0.30	0.29	0.28	0.27	0.26	0.25	0.25
28.000	0.24	0.23	0.23	0.22	0.22	0.21	0.21
35.000	0.20	0.20	0.20	0.19	0.19	0.19	0.18
42.000	0.18	0.18	0.18	0.17	0.17	0.17	0.17

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Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
49.000	0.17	0.16	0.16	0.16	0.16	0.16	0.16
56.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
63.000	0.15	0.14	0.14	0.14	0.14	0.14	0.14
70.000	0.14	0.14	0.13	0.13	0.13	0.13	0.13
77.000	0.13	0.12	0.12	0.12	0.12	0.12	0.12
84.000	0.12	0.11	0.11	0.11	0.11	0.11	0.11
91.000	0.10	0.10	0.10	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
OUTLET	0.025		1.790		1.35	1.10	43.33

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	1.00	1.07	0.97	0.88	0.80	0.73
7.000	0.67	0.61	0.57	0.52	0.48	0.45	0.42
14.000	0.40	0.38	0.36	0.35	0.34	0.32	0.31
21.000	0.30	0.29	0.28	0.27	0.26	0.25	0.25
28.000	0.24	0.23	0.23	0.22	0.22	0.21	0.21
35.000	0.20	0.20	0.20	0.19	0.19	0.19	0.18
42.000	0.18	0.18	0.18	0.17	0.17	0.17	0.17
49.000	0.17	0.16	0.16	0.16	0.16	0.16	0.16
56.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
63.000	0.15	0.14	0.14	0.14	0.14	0.14	0.14
70.000	0.14	0.14	0.13	0.13	0.13	0.13	0.13
77.000	0.13	0.12	0.12	0.12	0.12	0.12	0.12
84.000	0.12	0.11	0.11	0.11	0.11	0.11	0.11
91.000	0.10	0.10	0.10	0.0			

STORM 100y,2hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.016		2.598		0.55	26.10	1673.00

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	15.27	5.35	0.0			

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Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Upstream	2.598		0.55	26.10	1673.00

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	15.27	5.35	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Downstream	2.536	710.88	2.42	0.23	14.43

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	0.18	0.22	0.22	0.22	0.22	0.22
7.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
14.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
21.000	0.21	0.21	0.21	0.21	0.20	0.20	0.20
28.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20

35.000	0.20	0.19	0.19	0.19	0.19	0.19	0.19
42.000	0.19	0.19	0.19	0.19	0.19	0.18	0.18
49.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
56.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
63.000	0.17	0.17	0.16	0.16	0.16	0.16	0.16
70.000	0.16	0.16	0.16	0.16	0.16	0.15	0.15
77.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
84.000	0.15	0.14	0.14	0.14	0.14	0.14	0.14
91.000	0.14	0.14	0.14	0.14	0.14	0.13	0.13
98.000	0.13	0.13	0.13	0.13	0.13	0.13	0.13
105.000	0.12	0.12	0.12	0.12	0.12	0.11	0.11
112.000	0.11	0.11	0.11	0.11	0.10	0.10	0.10
119.000	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 2	0.010		2.598		0.59	15.79	1627.80

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Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	9.96	3.40	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Upstream	2.560		0.59	15.91	628.86

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	10.14	3.62	0.22	0.22	0.22	0.22
7.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
14.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21

21.000	0.21	0.21	0.21	0.21	0.20	0.20	0.20
28.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
35.000	0.20	0.19	0.19	0.19	0.19	0.19	0.19
42.000	0.19	0.19	0.19	0.19	0.19	0.18	0.18
49.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
56.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
63.000	0.17	0.17	0.16	0.16	0.16	0.16	0.16
70.000	0.16	0.16	0.16	0.16	0.16	0.15	0.15
77.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
84.000	0.15	0.14	0.14	0.14	0.14	0.14	0.14
91.000	0.14	0.14	0.14	0.14	0.14	0.13	0.13
98.000	0.13	0.13	0.13	0.13	0.13	0.13	0.13
105.000	0.12	0.12	0.12	0.12	0.12	0.11	0.11
112.000	0.11	0.11	0.11	0.11	0.10	0.10	0.10
119.000	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Downstream	2.553	707.74	2.29	1.27	50.39

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	0.97	1.25	1.25	1.20	1.16	1.11
7.000	1.07	0.97	0.89	0.81	0.74	0.68	0.63
14.000	0.58	0.54	0.50	0.47	0.44	0.41	0.40
21.000	0.38	0.37	0.35	0.34	0.33	0.32	0.31
28.000	0.30	0.29	0.29	0.28	0.27	0.27	0.26
35.000	0.26	0.25	0.25	0.24	0.24	0.23	0.23
42.000	0.23	0.22	0.22	0.22	0.22	0.21	0.21
49.000	0.21	0.21	0.20	0.20	0.20	0.20	0.20

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
56.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
63.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
70.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
77.000	0.17	0.16	0.16	0.16	0.16	0.16	0.16
84.000	0.16	0.16	0.16	0.15	0.15	0.15	0.15
91.000	0.15	0.15	0.15	0.15	0.15	0.15	0.14

98.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
105.000	0.14	0.14	0.13	0.13	0.13	0.13	0.13
112.000	0.13	0.13	0.13	0.12	0.12	0.12	0.12
119.000	0.12	0.12	0.11	0.11	0.11	0.11	0.11
126.000	0.11	0.10	0.10	0.10	0.10	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.025		2.553		2.29	1.27	50.39

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	0.97	1.25	1.25	1.20	1.16	1.11
7.000	1.07	0.97	0.89	0.81	0.74	0.68	0.63
14.000	0.58	0.54	0.50	0.47	0.44	0.41	0.40
21.000	0.38	0.37	0.35	0.34	0.33	0.32	0.31
28.000	0.30	0.29	0.29	0.28	0.27	0.27	0.26
35.000	0.26	0.25	0.25	0.24	0.24	0.23	0.23
42.000	0.23	0.22	0.22	0.22	0.22	0.21	0.21
49.000	0.21	0.21	0.20	0.20	0.20	0.20	0.20
56.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
63.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
70.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
77.000	0.17	0.16	0.16	0.16	0.16	0.16	0.16
84.000	0.16	0.16	0.16	0.15	0.15	0.15	0.15
91.000	0.15	0.15	0.15	0.15	0.15	0.15	0.14
98.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
105.000	0.14	0.14	0.13	0.13	0.13	0.13	0.13
112.000	0.13	0.13	0.13	0.12	0.12	0.12	0.12
119.000	0.12	0.12	0.11	0.11	0.11	0.11	0.11
126.000	0.11	0.10	0.10	0.10	0.10	0.0	

STORM 100yr,6hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.016		3.857		0.69	16.10	1032.10

Line

Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.0	0.0	13.75	9.28	5.68	3.72	3.77	3.57
7.000	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
R-1	0.016	Upstream	3.857		0.69	16.10	1032.10

Line

Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.0	0.0	13.75	9.28	5.68	3.72	3.77	3.57
7.000	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
R-1	0.016	Downstream	3.796	711.97	6.36	0.27	17.05

Line

Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.0	0.0	0.13	0.20	0.23	0.24	0.26	0.26
7.000	0.27	0.26	0.26	0.26	0.26	0.26	0.26
14.000	0.26	0.26	0.26	0.26	0.26	0.25	0.25
21.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
28.000	0.25	0.25	0.25	0.24	0.24	0.24	0.24
35.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
42.000	0.24	0.24	0.23	0.23	0.23	0.23	0.23
49.000	0.23	0.23	0.23	0.23	0.23	0.23	0.22
56.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
63.000	0.22	0.22	0.22	0.21	0.21	0.21	0.21
70.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
77.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
84.000	0.20	0.20	0.20	0.20	0.19	0.19	0.19
91.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
98.000	0.19	0.18	0.18	0.18	0.18	0.18	0.18
105.000	0.18	0.18	0.18	0.17	0.17	0.17	0.17
112.000	0.17	0.17	0.17	0.17	0.17	0.16	0.16
119.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
126.000	0.16	0.15	0.15	0.15	0.15	0.15	0.15
133.000	0.15	0.15	0.15	0.15	0.14	0.14	0.14
140.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14

147.000	0.14	0.13	0.13	0.13	0.13	0.13	0.13
154.000	0.13	0.13	0.13	0.12	0.12	0.12	0.12

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Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
161.000	0.12	0.11	0.11	0.11	0.11	0.11	0.11
168.000	0.10	0.10	0.10	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
Area 2	0.010		3.857		0.72	9.52	981.25

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	8.58	5.95	3.63	2.31	2.35	2.11
7.000	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
R-2	0.025	Upstream	3.819		0.74	9.58	378.54

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	8.70	6.15	3.86	2.55	2.60	2.38
7.000	0.27	0.26	0.26	0.26	0.26	0.26	0.26
14.000	0.26	0.26	0.26	0.26	0.26	0.25	0.25
21.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
28.000	0.25	0.25	0.25	0.24	0.24	0.24	0.24
35.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
42.000	0.24	0.24	0.23	0.23	0.23	0.23	0.23
49.000	0.23	0.23	0.23	0.23	0.23	0.23	0.22
56.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
63.000	0.22	0.22	0.22	0.21	0.21	0.21	0.21
70.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
77.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20

84.000	0.20	0.20	0.20	0.20	0.19	0.19	0.19
91.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
98.000	0.19	0.18	0.18	0.18	0.18	0.18	0.18
105.000	0.18	0.18	0.18	0.17	0.17	0.17	0.17
112.000	0.17	0.17	0.17	0.17	0.17	0.16	0.16
119.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
126.000	0.16	0.15	0.15	0.15	0.15	0.15	0.15
133.000	0.15	0.15	0.15	0.15	0.14	0.14	0.14
140.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
147.000	0.14	0.13	0.13	0.13	0.13	0.13	0.13
154.000	0.13	0.13	0.13	0.12	0.12	0.12	0.12

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
161.000	0.12	0.11	0.11	0.11	0.11	0.11	0.11
168.000	0.10	0.10	0.10	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Downstream	3.812	708.39	6.21	1.43	56.61

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	0.39	1.14	1.31	1.37	1.41	1.43
7.000	1.40	1.36	1.32	1.27	1.23	1.18	1.14
14.000	1.10	1.05	0.96	0.88	0.81	0.74	0.69
21.000	0.64	0.59	0.55	0.52	0.49	0.46	0.44
28.000	0.42	0.40	0.39	0.38	0.37	0.36	0.35
35.000	0.34	0.33	0.32	0.32	0.31	0.30	0.30
42.000	0.29	0.29	0.28	0.28	0.28	0.27	0.27
49.000	0.27	0.26	0.26	0.26	0.26	0.25	0.25
56.000	0.25	0.25	0.24	0.24	0.24	0.24	0.24
63.000	0.24	0.23	0.23	0.23	0.23	0.23	0.23
70.000	0.23	0.22	0.22	0.22	0.22	0.22	0.22
77.000	0.22	0.22	0.22	0.21	0.21	0.21	0.21
84.000	0.21	0.21	0.21	0.21	0.21	0.20	0.20
91.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
98.000	0.20	0.20	0.19	0.19	0.19	0.19	0.19
105.000	0.19	0.19	0.19	0.19	0.19	0.18	0.18

112.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
119.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
126.000	0.17	0.17	0.17	0.16	0.16	0.16	0.16
133.000	0.16	0.16	0.16	0.16	0.16	0.16	0.15
140.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
147.000	0.15	0.15	0.14	0.14	0.14	0.14	0.14
154.000	0.14	0.14	0.14	0.14	0.14	0.13	0.13
161.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
168.000	0.12	0.12	0.12	0.12	0.12	0.11	0.11
175.000	0.11	0.11	0.11	0.11	0.10	0.10	0.10
182.000	0.10	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.025		3.812		6.21	1.43	56.61

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
0.0	0.0	0.39	1.14	1.31	1.37	1.41	1.43
7.000	1.40	1.36	1.32	1.27	1.23	1.18	1.14
14.000	1.10	1.05	0.96	0.88	0.81	0.74	0.69
21.000	0.64	0.59	0.55	0.52	0.49	0.46	0.44
28.000	0.42	0.40	0.39	0.38	0.37	0.36	0.35
35.000	0.34	0.33	0.32	0.32	0.31	0.30	0.30
42.000	0.29	0.29	0.28	0.28	0.28	0.27	0.27
49.000	0.27	0.26	0.26	0.26	0.26	0.25	0.25
56.000	0.25	0.25	0.24	0.24	0.24	0.24	0.24
63.000	0.24	0.23	0.23	0.23	0.23	0.23	0.23
70.000	0.23	0.22	0.22	0.22	0.22	0.22	0.22
77.000	0.22	0.22	0.22	0.21	0.21	0.21	0.21
84.000	0.21	0.21	0.21	0.21	0.21	0.20	0.20
91.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
98.000	0.20	0.20	0.19	0.19	0.19	0.19	0.19
105.000	0.19	0.19	0.19	0.19	0.19	0.18	0.18
112.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
119.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
126.000	0.17	0.17	0.17	0.16	0.16	0.16	0.16
133.000	0.16	0.16	0.16	0.16	0.16	0.16	0.15

140.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
147.000	0.15	0.15	0.14	0.14	0.14	0.14	0.14
154.000	0.14	0.14	0.14	0.14	0.14	0.13	0.13
161.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
168.000	0.12	0.12	0.12	0.12	0.12	0.11	0.11
175.000	0.11	0.11	0.11	0.11	0.10	0.10	0.10
182.000	0.10	0.0					

STORM 100yr,12hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.016		4.781		4.85	11.24	720.81

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
1.000	0.0	0.88	3.08	7.61	10.92	8.40	5.47
8.000	3.72	3.35	2.25	1.55	2.27	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Upstream	4.781		4.85	11.24	720.81

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
1.000	0.0	0.88	3.08	7.61	10.92	8.40	5.47
8.000	3.72	3.35	2.25	1.55	2.27	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Downstream	4.719	712.71	12.30	0.29	18.57

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr

(hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
3.000	0.03	0.11	0.18	0.23	0.25	0.26	0.27
10.000	0.28	0.29	0.29	0.29	0.29	0.29	0.29
17.000	0.29	0.29	0.28	0.28	0.28	0.28	0.28
24.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28
31.000	0.28	0.27	0.27	0.27	0.27	0.27	0.27
38.000	0.27	0.27	0.27	0.27	0.27	0.27	0.26
45.000	0.26	0.26	0.26	0.26	0.26	0.26	0.26
52.000	0.26	0.26	0.26	0.26	0.25	0.25	0.25
59.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
66.000	0.25	0.25	0.24	0.24	0.24	0.24	0.24
73.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
80.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
87.000	0.23	0.23	0.23	0.23	0.22	0.22	0.22
94.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
101.000	0.22	0.21	0.21	0.21	0.21	0.21	0.21
108.000	0.21	0.21	0.21	0.21	0.21	0.20	0.20
115.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
122.000	0.20	0.20	0.19	0.19	0.19	0.19	0.19
129.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
136.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
143.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
150.000	0.17	0.17	0.17	0.16	0.16	0.16	0.16
157.000	0.16	0.16	0.16	0.16	0.16	0.16	0.15
164.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
171.000	0.15	0.15	0.14	0.14	0.14	0.14	0.14
178.000	0.14	0.14	0.14	0.14	0.14	0.14	0.13
185.000	0.13	0.13	0.13	0.13	0.13	0.13	0.13
192.000	0.13	0.12	0.12	0.12	0.12	0.12	0.12
199.000	0.11	0.11	0.11	0.11	0.11	0.10	0.10
206.000	0.10	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 2	0.010		4.781		4.88	6.96	717.10

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1.000	0.0	0.51	1.86	4.61	6.84	5.23	3.43
8.000	2.42	2.08	1.40	1.07	1.40	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Upstream	4.743		4.88	7.13	281.90

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1.000	0.0	0.51	1.90	4.72	7.02	5.46	3.68
8.000	2.68	2.36	1.68	1.35	1.69	0.29	0.29
15.000	0.29	0.29	0.29	0.29	0.28	0.28	0.28
22.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28
29.000	0.28	0.28	0.28	0.27	0.27	0.27	0.27
36.000	0.27	0.27	0.27	0.27	0.27	0.27	0.27
43.000	0.27	0.26	0.26	0.26	0.26	0.26	0.26
50.000	0.26	0.26	0.26	0.26	0.26	0.26	0.25
57.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
64.000	0.25	0.25	0.25	0.25	0.24	0.24	0.24
71.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
78.000	0.24	0.24	0.23	0.23	0.23	0.23	0.23
85.000	0.23	0.23	0.23	0.23	0.23	0.23	0.22
92.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
99.000	0.22	0.22	0.22	0.21	0.21	0.21	0.21
106.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
113.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
120.000	0.20	0.20	0.20	0.20	0.19	0.19	0.19
127.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
134.000	0.19	0.19	0.18	0.18	0.18	0.18	0.18
141.000	0.18	0.18	0.18	0.17	0.17	0.17	0.17
148.000	0.17	0.17	0.17	0.17	0.17	0.16	0.16
155.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
162.000	0.16	0.15	0.15	0.15	0.15	0.15	0.15
169.000	0.15	0.15	0.15	0.15	0.14	0.14	0.14
176.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
183.000	0.14	0.13	0.13	0.13	0.13	0.13	0.13
190.000	0.13	0.13	0.13	0.12	0.12	0.12	0.12
197.000	0.12	0.12	0.11	0.11	0.11	0.11	0.11
204.000	0.10	0.10	0.10	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Downstream	4.736	708.77	10.95	1.52	59.95

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Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
2.000	0.01	0.10	0.34	0.98	1.28	1.40	1.47
9.000	1.50	1.51	1.52	1.51	1.48	1.44	1.40
16.000	1.36	1.31	1.27	1.22	1.18	1.14	1.10
23.000	1.05	0.96	0.88	0.81	0.75	0.70	0.65
30.000	0.61	0.57	0.53	0.50	0.48	0.45	0.43
37.000	0.42	0.40	0.39	0.38	0.37	0.36	0.36
44.000	0.35	0.34	0.34	0.33	0.32	0.32	0.31
51.000	0.31	0.31	0.30	0.30	0.29	0.29	0.29
58.000	0.29	0.28	0.28	0.28	0.28	0.27	0.27
65.000	0.27	0.27	0.27	0.26	0.26	0.26	0.26
72.000	0.26	0.26	0.25	0.25	0.25	0.25	0.25
79.000	0.25	0.25	0.25	0.25	0.24	0.24	0.24
86.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
93.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
100.000	0.23	0.23	0.23	0.22	0.22	0.22	0.22
107.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
114.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
121.000	0.21	0.21	0.21	0.21	0.20	0.20	0.20
128.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
135.000	0.20	0.19	0.19	0.19	0.19	0.19	0.19
142.000	0.19	0.19	0.19	0.19	0.18	0.18	0.18
149.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
156.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
163.000	0.17	0.17	0.16	0.16	0.16	0.16	0.16
170.000	0.16	0.16	0.16	0.16	0.16	0.15	0.15
177.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
184.000	0.15	0.14	0.14	0.14	0.14	0.14	0.14
191.000	0.14	0.14	0.14	0.14	0.14	0.13	0.13
198.000	0.13	0.13	0.13	0.13	0.13	0.12	0.12
205.000	0.12	0.12	0.12	0.12	0.11	0.11	0.11
212.000	0.11	0.11	0.11	0.11	0.10	0.10	0.10
219.000	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
OUTLET	0.025		4.736		10.95	1.52	59.95

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)

2.000	0.01	0.10	0.34	0.98	1.28	1.40	1.47
9.000	1.50	1.51	1.52	1.51	1.48	1.44	1.40
16.000	1.36	1.31	1.27	1.22	1.18	1.14	1.10
23.000	1.05	0.96	0.88	0.81	0.75	0.70	0.65
30.000	0.61	0.57	0.53	0.50	0.48	0.45	0.43
37.000	0.42	0.40	0.39	0.38	0.37	0.36	0.36
44.000	0.35	0.34	0.34	0.33	0.32	0.32	0.31

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
51.000	0.31	0.31	0.30	0.30	0.29	0.29	0.29
58.000	0.29	0.28	0.28	0.28	0.28	0.27	0.27
65.000	0.27	0.27	0.27	0.26	0.26	0.26	0.26
72.000	0.26	0.26	0.25	0.25	0.25	0.25	0.25
79.000	0.25	0.25	0.25	0.25	0.24	0.24	0.24
86.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
93.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
100.000	0.23	0.23	0.23	0.22	0.22	0.22	0.22
107.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
114.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
121.000	0.21	0.21	0.21	0.21	0.20	0.20	0.20
128.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
135.000	0.20	0.19	0.19	0.19	0.19	0.19	0.19
142.000	0.19	0.19	0.19	0.19	0.18	0.18	0.18
149.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
156.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
163.000	0.17	0.17	0.16	0.16	0.16	0.16	0.16
170.000	0.16	0.16	0.16	0.16	0.16	0.15	0.15
177.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
184.000	0.15	0.14	0.14	0.14	0.14	0.14	0.14
191.000	0.14	0.14	0.14	0.14	0.14	0.13	0.13
198.000	0.13	0.13	0.13	0.13	0.13	0.12	0.12
205.000	0.12	0.12	0.12	0.12	0.11	0.11	0.11
212.000	0.11	0.11	0.11	0.11	0.10	0.10	0.10
219.000	0.0						

STORM 100yr,18hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.016		5.329		11.71	10.01	641.44

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
2.000	0.0	0.26	0.63	1.26	1.66	1.96	2.79
9.000	3.72	5.30	9.31	7.40	4.89	3.26	2.45
16.000	2.46	1.65	2.48	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
R-1	0.016	Upstream	5.329		11.71	10.01	641.44

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
2.000	0.0	0.26	0.63	1.26	1.66	1.96	2.79
9.000	3.72	5.30	9.31	7.40	4.89	3.26	2.45
16.000	2.46	1.65	2.48	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
R-1	0.016	Downstream	5.267	713.13	18.31	0.30	19.41

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
7.000	0.07	0.11	0.14	0.17	0.21	0.25	0.27
14.000	0.28	0.29	0.29	0.30	0.30	0.30	0.30
21.000	0.30	0.30	0.30	0.30	0.30	0.30	0.30
28.000	0.30	0.29	0.29	0.29	0.29	0.29	0.29
35.000	0.29	0.29	0.29	0.29	0.29	0.29	0.28
42.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28
49.000	0.28	0.28	0.28	0.28	0.28	0.27	0.27
56.000	0.27	0.27	0.27	0.27	0.27	0.27	0.27
63.000	0.27	0.27	0.27	0.27	0.26	0.26	0.26
70.000	0.26	0.26	0.26	0.26	0.26	0.26	0.26

77.000	0.26	0.25	0.25	0.25	0.25	0.25	0.25
84.000	0.25	0.25	0.25	0.25	0.25	0.25	0.24
91.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
98.000	0.24	0.24	0.24	0.24	0.24	0.23	0.23
105.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
112.000	0.23	0.23	0.22	0.22	0.22	0.22	0.22
119.000	0.22	0.22	0.22	0.22	0.22	0.22	0.21
126.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
133.000	0.21	0.21	0.21	0.20	0.20	0.20	0.20
140.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
147.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
154.000	0.19	0.19	0.19	0.19	0.18	0.18	0.18
161.000	0.18	0.18	0.18	0.18	0.18	0.18	0.17
168.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
175.000	0.17	0.16	0.16	0.16	0.16	0.16	0.16
182.000	0.16	0.16	0.16	0.16	0.15	0.15	0.15
189.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
196.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
203.000	0.14	0.14	0.14	0.14	0.13	0.13	0.13
210.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
217.000	0.12	0.12	0.12	0.12	0.11	0.11	0.11
224.000	0.11	0.11	0.11	0.10	0.10	0.10	0.0

Tranq Estates | ERA Project No: W26102.00
Lotus Design

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 2	0.010		5.329		11.71	6.21	640.16

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
2.000	0.0	0.15	0.39	0.77	1.02	1.21	1.73
9.000	2.31	3.15	5.71	4.77	3.11	2.05	1.53
16.000	1.53	1.02	1.54	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)

R-2 0.025 Upstream 5.291 11.71 6.45 254.83

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
2.000	0.0	0.15	0.39	0.79	1.07	1.29	1.84
9.000	2.45	3.33	5.92	5.02	3.38	2.33	1.81
16.000	1.82	1.32	1.84	0.30	0.30	0.30	0.30
23.000	0.30	0.30	0.30	0.30	0.30	0.30	0.29
30.000	0.29	0.29	0.29	0.29	0.29	0.29	0.29
37.000	0.29	0.29	0.29	0.29	0.28	0.28	0.28
44.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28
51.000	0.28	0.28	0.28	0.27	0.27	0.27	0.27
58.000	0.27	0.27	0.27	0.27	0.27	0.27	0.27
65.000	0.27	0.27	0.26	0.26	0.26	0.26	0.26
72.000	0.26	0.26	0.26	0.26	0.26	0.26	0.25
79.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
86.000	0.25	0.25	0.25	0.25	0.24	0.24	0.24
93.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
100.000	0.24	0.24	0.24	0.23	0.23	0.23	0.23
107.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
114.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
121.000	0.22	0.22	0.22	0.22	0.21	0.21	0.21
128.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
135.000	0.21	0.20	0.20	0.20	0.20	0.20	0.20
142.000	0.20	0.20	0.20	0.20	0.20	0.19	0.19
149.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
156.000	0.19	0.19	0.18	0.18	0.18	0.18	0.18
163.000	0.18	0.18	0.18	0.18	0.17	0.17	0.17
170.000	0.17	0.17	0.17	0.17	0.17	0.17	0.16
177.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
184.000	0.16	0.16	0.15	0.15	0.15	0.15	0.15
191.000	0.15	0.15	0.15	0.15	0.15	0.14	0.14
198.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
205.000	0.14	0.14	0.13	0.13	0.13	0.13	0.13
212.000	0.13	0.13	0.13	0.13	0.12	0.12	0.12
219.000	0.12	0.12	0.11	0.11	0.11	0.11	0.11
226.000	0.11	0.10	0.10	0.10	0.0		

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Downstream	5.284	709.00	18.12	1.57	62.00

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
5.000	0.07	0.14	0.23	0.34	0.52	0.79	1.16
12.000	1.38	1.48	1.54	1.56	1.57	1.56	1.57
19.000	1.54	1.49	1.45	1.41	1.37	1.33	1.29
26.000	1.24	1.20	1.16	1.12	1.08	1.00	0.92
33.000	0.85	0.79	0.73	0.68	0.63	0.59	0.56
40.000	0.53	0.50	0.47	0.45	0.43	0.42	0.41
47.000	0.40	0.39	0.38	0.37	0.36	0.35	0.35
54.000	0.34	0.34	0.33	0.33	0.32	0.32	0.31
61.000	0.31	0.31	0.30	0.30	0.30	0.30	0.29
68.000	0.29	0.29	0.29	0.28	0.28	0.28	0.28
75.000	0.28	0.28	0.27	0.27	0.27	0.27	0.27
82.000	0.27	0.27	0.26	0.26	0.26	0.26	0.26
89.000	0.26	0.26	0.26	0.26	0.25	0.25	0.25
96.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
103.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
110.000	0.24	0.24	0.24	0.24	0.24	0.23	0.23
117.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
124.000	0.23	0.22	0.22	0.22	0.22	0.22	0.22
131.000	0.22	0.22	0.22	0.22	0.22	0.21	0.21
138.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
145.000	0.21	0.21	0.20	0.20	0.20	0.20	0.20
152.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
159.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
166.000	0.19	0.19	0.19	0.18	0.18	0.18	0.18
173.000	0.18	0.18	0.18	0.18	0.18	0.17	0.17
180.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
187.000	0.17	0.16	0.16	0.16	0.16	0.16	0.16
194.000	0.16	0.16	0.16	0.16	0.15	0.15	0.15
201.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
208.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
215.000	0.14	0.14	0.14	0.13	0.13	0.13	0.13
222.000	0.13	0.13	0.13	0.13	0.12	0.12	0.12
229.000	0.12	0.12	0.12	0.11	0.11	0.11	0.11
236.000	0.11	0.11	0.10	0.10	0.10	0.10	0.0

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.025		5.284		18.12	1.57	62.00

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
5.000	0.07	0.14	0.23	0.34	0.52	0.79	1.16
12.000	1.38	1.48	1.54	1.56	1.57	1.56	1.57
19.000	1.54	1.49	1.45	1.41	1.37	1.33	1.29
26.000	1.24	1.20	1.16	1.12	1.08	1.00	0.92
33.000	0.85	0.79	0.73	0.68	0.63	0.59	0.56
40.000	0.53	0.50	0.47	0.45	0.43	0.42	0.41
47.000	0.40	0.39	0.38	0.37	0.36	0.35	0.35
54.000	0.34	0.34	0.33	0.33	0.32	0.32	0.31
61.000	0.31	0.31	0.30	0.30	0.30	0.30	0.29
68.000	0.29	0.29	0.29	0.28	0.28	0.28	0.28
75.000	0.28	0.28	0.27	0.27	0.27	0.27	0.27
82.000	0.27	0.27	0.26	0.26	0.26	0.26	0.26
89.000	0.26	0.26	0.26	0.26	0.25	0.25	0.25
96.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
103.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
110.000	0.24	0.24	0.24	0.24	0.24	0.23	0.23
117.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
124.000	0.23	0.22	0.22	0.22	0.22	0.22	0.22
131.000	0.22	0.22	0.22	0.22	0.22	0.21	0.21
138.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
145.000	0.21	0.21	0.20	0.20	0.20	0.20	0.20
152.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
159.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
166.000	0.19	0.19	0.19	0.18	0.18	0.18	0.18
173.000	0.18	0.18	0.18	0.18	0.18	0.17	0.17
180.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
187.000	0.17	0.16	0.16	0.16	0.16	0.16	0.16
194.000	0.16	0.16	0.16	0.16	0.15	0.15	0.15
201.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
208.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
215.000	0.14	0.14	0.14	0.13	0.13	0.13	0.13
222.000	0.13	0.13	0.13	0.13	0.12	0.12	0.12
229.000	0.12	0.12	0.12	0.11	0.11	0.11	0.11
236.000	0.11	0.11	0.10	0.10	0.10	0.10	0.0

STORM 100y,24hr

Area or Reach	Drainage Area	Rain Gage ID or	Runoff Amount	Peak Flow Elevation	Peak Flow Time	Peak Flow Rate	Peak Flow Rate

Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 1	0.016		5.800		15.60	8.11	519.81

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
3.000	0.02	0.28	0.51	0.70	1.19	1.42	1.60
10.000	2.17	2.68	3.07	3.81	6.95	7.92	5.78
17.000	4.57	3.89	2.61	1.97	1.98	1.35	1.74
24.000	1.99	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Upstream	5.800		15.60	8.11	519.81

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
3.000	0.02	0.28	0.51	0.70	1.19	1.42	1.60
10.000	2.17	2.68	3.07	3.81	6.95	7.92	5.78
17.000	4.57	3.89	2.61	1.97	1.98	1.35	1.74
24.000	1.99	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-1	0.016	Downstream	5.737	713.42	24.28	0.31	19.95

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
9.000	0.08	0.11	0.13	0.15	0.17	0.20	0.23
16.000	0.26	0.27	0.28	0.29	0.30	0.30	0.30
23.000	0.31	0.31	0.31	0.31	0.31	0.31	0.31
30.000	0.31	0.31	0.31	0.31	0.30	0.30	0.30
37.000	0.30	0.30	0.30	0.30	0.30	0.30	0.30
44.000	0.30	0.30	0.30	0.29	0.29	0.29	0.29

51.000	0.29	0.29	0.29	0.29	0.29	0.29	0.29
58.000	0.29	0.28	0.28	0.28	0.28	0.28	0.28
65.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28
72.000	0.27	0.27	0.27	0.27	0.27	0.27	0.27
79.000	0.27	0.27	0.27	0.27	0.27	0.27	0.26
86.000	0.26	0.26	0.26	0.26	0.26	0.26	0.26
93.000	0.26	0.26	0.26	0.25	0.25	0.25	0.25
100.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
107.000	0.25	0.24	0.24	0.24	0.24	0.24	0.24
114.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
121.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
128.000	0.23	0.23	0.23	0.23	0.22	0.22	0.22
135.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
142.000	0.22	0.21	0.21	0.21	0.21	0.21	0.21
149.000	0.21	0.21	0.21	0.21	0.21	0.20	0.20
156.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
163.000	0.20	0.20	0.19	0.19	0.19	0.19	0.19
170.000	0.19	0.19	0.19	0.19	0.19	0.19	0.18
177.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
184.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
191.000	0.17	0.17	0.17	0.16	0.16	0.16	0.16
198.000	0.16	0.16	0.16	0.16	0.16	0.16	0.15
205.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
212.000	0.15	0.15	0.14	0.14	0.14	0.14	0.14
219.000	0.14	0.14	0.14	0.14	0.14	0.14	0.13
226.000	0.13	0.13	0.13	0.13	0.13	0.13	0.13
233.000	0.13	0.12	0.12	0.12	0.12	0.12	0.11
240.000	0.11	0.11	0.11	0.11	0.11	0.10	0.10
247.000	0.10	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Area 2	0.010		5.799		15.61	5.04	519.12

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						

3.000	0.0	0.17	0.31	0.43	0.74	0.88	0.99
10.000	1.33	1.62	1.90	2.36	4.31	4.91	3.66
17.000	3.02	2.42	1.63	1.23	1.23	0.86	1.02
24.000	1.24	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Upstream	5.761		15.61	5.28	208.83

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
3.000	0.0	0.17	0.31	0.45	0.77	0.93	1.07
10.000	1.44	1.75	2.06	2.54	4.51	5.15	3.92
17.000	3.29	2.70	1.92	1.52	1.53	1.16	1.33
24.000	1.55	0.31	0.31	0.31	0.31	0.31	0.31
31.000	0.31	0.31	0.31	0.30	0.30	0.30	0.30
38.000	0.30	0.30	0.30	0.30	0.30	0.30	0.30
45.000	0.30	0.30	0.29	0.29	0.29	0.29	0.29

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
52.000	0.29	0.29	0.29	0.29	0.29	0.29	0.29
59.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28
66.000	0.28	0.28	0.28	0.28	0.28	0.28	0.27
73.000	0.27	0.27	0.27	0.27	0.27	0.27	0.27
80.000	0.27	0.27	0.27	0.27	0.27	0.26	0.26
87.000	0.26	0.26	0.26	0.26	0.26	0.26	0.26
94.000	0.26	0.26	0.25	0.25	0.25	0.25	0.25
101.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
108.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
115.000	0.24	0.24	0.24	0.24	0.24	0.24	0.23
122.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
129.000	0.23	0.23	0.23	0.22	0.22	0.22	0.22
136.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
143.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
150.000	0.21	0.21	0.21	0.21	0.20	0.20	0.20
157.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
164.000	0.20	0.19	0.19	0.19	0.19	0.19	0.19
171.000	0.19	0.19	0.19	0.19	0.19	0.18	0.18

178.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
185.000	0.17	0.17	0.17	0.17	0.17	0.17	0.17
192.000	0.17	0.17	0.16	0.16	0.16	0.16	0.16
199.000	0.16	0.16	0.16	0.16	0.16	0.15	0.15
206.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
213.000	0.15	0.14	0.14	0.14	0.14	0.14	0.14
220.000	0.14	0.14	0.14	0.14	0.14	0.13	0.13
227.000	0.13	0.13	0.13	0.13	0.13	0.13	0.13
234.000	0.12	0.12	0.12	0.12	0.12	0.11	0.11
241.000	0.11	0.11	0.11	0.11	0.10	0.10	0.10
248.000	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R-2	0.025	Downstream	5.754	708.96	19.58	1.56	61.64

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
6.000	0.06	0.10	0.17	0.23	0.31	0.41	0.59
13.000	0.79	1.09	1.26	1.41	1.49	1.54	1.55
20.000	1.56	1.56	1.55	1.54	1.54	1.51	1.46
27.000	1.42	1.39	1.35	1.30	1.26	1.22	1.17
34.000	1.14	1.10	1.04	0.96	0.88	0.81	0.76
41.000	0.70	0.66	0.62	0.58	0.55	0.52	0.49
48.000	0.47	0.45	0.43	0.42	0.41	0.40	0.39
55.000	0.38	0.37	0.37	0.36	0.35	0.35	0.34
62.000	0.34	0.33	0.33	0.32	0.32	0.32	0.31
69.000	0.31	0.31	0.31	0.30	0.30	0.30	0.30

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
76.000	0.29	0.29	0.29	0.29	0.29	0.29	0.28
83.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28
90.000	0.27	0.27	0.27	0.27	0.27	0.27	0.27
97.000	0.27	0.27	0.26	0.26	0.26	0.26	0.26
104.000	0.26	0.26	0.26	0.26	0.26	0.25	0.25
111.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
118.000	0.25	0.25	0.24	0.24	0.24	0.24	0.24
125.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24

132.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
139.000	0.23	0.23	0.23	0.23	0.22	0.22	0.22
146.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
153.000	0.22	0.21	0.21	0.21	0.21	0.21	0.21
160.000	0.21	0.21	0.21	0.21	0.21	0.20	0.20
167.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
174.000	0.20	0.20	0.20	0.19	0.19	0.19	0.19
181.000	0.19	0.19	0.19	0.19	0.19	0.19	0.18
188.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
195.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
202.000	0.17	0.17	0.17	0.17	0.16	0.16	0.16
209.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
216.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
223.000	0.15	0.15	0.15	0.14	0.14	0.14	0.14
230.000	0.14	0.14	0.14	0.14	0.14	0.14	0.13
237.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
244.000	0.12	0.12	0.12	0.12	0.12	0.12	0.11
251.000	0.11	0.11	0.11	0.11	0.11	0.10	0.10
258.000	0.10	0.10	0.0				

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.025		5.754		19.58	1.56	61.64

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr (cfs)						
6.000	0.06	0.10	0.17	0.23	0.31	0.41	0.59
13.000	0.79	1.09	1.26	1.41	1.49	1.54	1.55
20.000	1.56	1.56	1.55	1.54	1.54	1.51	1.46
27.000	1.42	1.39	1.35	1.30	1.26	1.22	1.17
34.000	1.14	1.10	1.04	0.96	0.88	0.81	0.76
41.000	0.70	0.66	0.62	0.58	0.55	0.52	0.49
48.000	0.47	0.45	0.43	0.42	0.41	0.40	0.39
55.000	0.38	0.37	0.37	0.36	0.35	0.35	0.34
62.000	0.34	0.33	0.33	0.32	0.32	0.32	0.31
69.000	0.31	0.31	0.31	0.30	0.30	0.30	0.30
76.000	0.29	0.29	0.29	0.29	0.29	0.29	0.28
83.000	0.28	0.28	0.28	0.28	0.28	0.28	0.28

Line Start Time (hr)	Flow Values @ time increment of 1.000 hr

(hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
90.000	0.27	0.27	0.27	0.27	0.27	0.27	0.27
97.000	0.27	0.27	0.26	0.26	0.26	0.26	0.26
104.000	0.26	0.26	0.26	0.26	0.26	0.25	0.25
111.000	0.25	0.25	0.25	0.25	0.25	0.25	0.25
118.000	0.25	0.25	0.24	0.24	0.24	0.24	0.24
125.000	0.24	0.24	0.24	0.24	0.24	0.24	0.24
132.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
139.000	0.23	0.23	0.23	0.23	0.22	0.22	0.22
146.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
153.000	0.22	0.21	0.21	0.21	0.21	0.21	0.21
160.000	0.21	0.21	0.21	0.21	0.21	0.20	0.20
167.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
174.000	0.20	0.20	0.20	0.19	0.19	0.19	0.19
181.000	0.19	0.19	0.19	0.19	0.19	0.19	0.18
188.000	0.18	0.18	0.18	0.18	0.18	0.18	0.18
195.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
202.000	0.17	0.17	0.17	0.17	0.16	0.16	0.16
209.000	0.16	0.16	0.16	0.16	0.16	0.16	0.16
216.000	0.15	0.15	0.15	0.15	0.15	0.15	0.15
223.000	0.15	0.15	0.15	0.14	0.14	0.14	0.14
230.000	0.14	0.14	0.14	0.14	0.14	0.14	0.13
237.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
244.000	0.12	0.12	0.12	0.12	0.12	0.12	0.11
251.000	0.11	0.11	0.11	0.11	0.11	0.10	0.10
258.000	0.10	0.10	0.0				

Tranq Estates | ERA Project No: W26102.00
Lotus Design

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,1hr (cfs)	100y,2hr (cfs)	100yr,6hr (cfs)	100yr,12hr (cfs)	100yr,18hr (cfs)
Area 2	0.010	18.23	15.79	9.52	6.96	6.21
Area 1	0.016	31.14	26.10	16.10	11.24	10.01
R-1	0.016	31.14	26.10	16.10	11.24	10.01
DOWNSTREAM		0.19	0.23	0.27	0.29	0.30
R-2	0.025	18.31	15.91	9.58	7.13	6.45
DOWNSTREAM		1.10	1.27	1.43	1.52	1.57
OUTLET	0.025	1.10	1.27	1.43	1.52	1.57

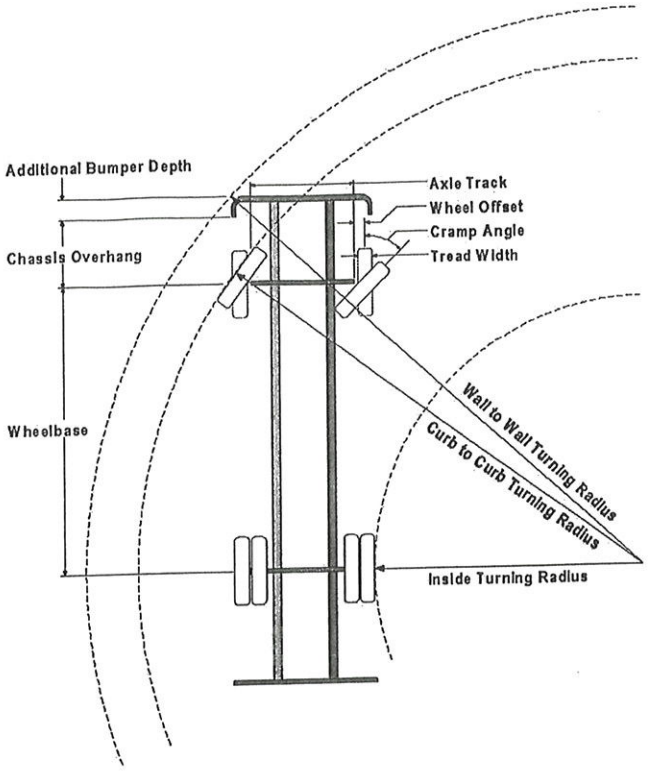
Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,24hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)
Area 2	0.010	5.04				
Area 1	0.016	8.11				
R-1	0.016	8.11				
DOWNSTREAM		0.31				
R-2	0.025	5.28				
DOWNSTREAM		1.56				
OUTLET	0.025	1.56				

Turning Performance Analysis

12/17/2013

Bid Number: 530
Department: Oak Brook Fire Department

Chassis: Arrow-XT Chassis, Aerials, Tandem, 48K, PUC, 2010
Body: Aerial, HD Ladder 105', PUC, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	0.00 in.
Front Overhang:	70.5 in.
Wheelbase:	255.5 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 2 in.
Curb to curb:	36 ft. 5 in.
Wall to wall:	39 ft. 0 in.

Comments:

GVW RATING: 76,800

JACK SPREAD - 14'
8' VEHICLE + 3' EACH SIDE

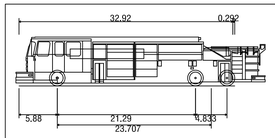
HEIGHT ≈ 12'2"

Category	Option	Description
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT/DCF
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
Bumpers	0695359	Bumper, 26" Extended Steel Painted, Saber, AXT, Dash CF
Aerial Devices	0673137	Aerial, 105' Heavy Duty Ladder (500 dry/500 water)

Notes:

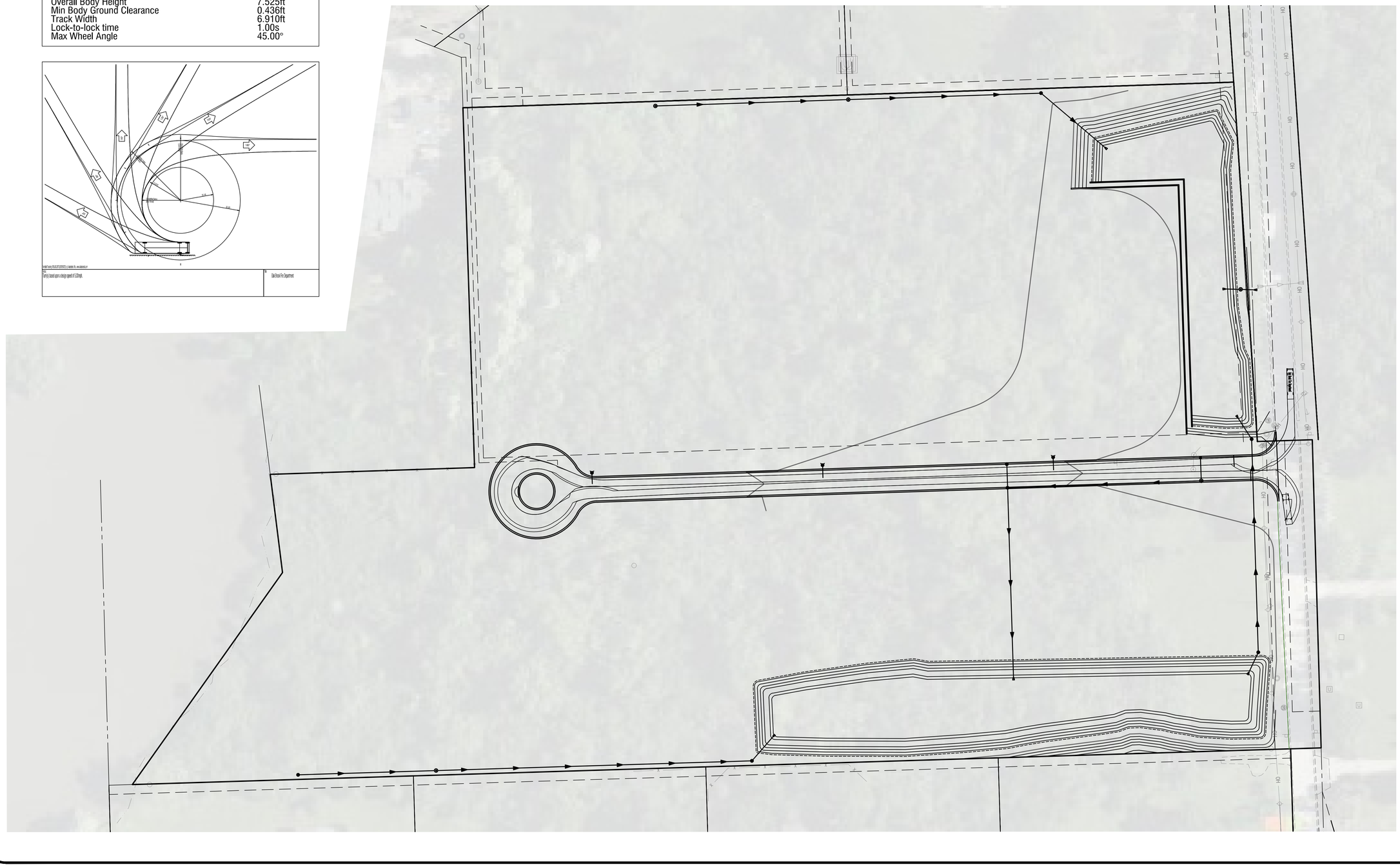
Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.



Oak Brook Fire Department	
Overall Length	33.212ft
Overall Width	6.910ft
Overall Body Height	7.525ft
Min Body Ground Clearance	0.436ft
Track Width	6.910ft
Lock-to-lock time	1.00s
Max Wheel Angle	45.00°

LOCATION MAP
NOT TO SCALE



PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1	2	3	4	5	6	7

TITLE:

AUTOTURN EXHIBIT

TRANQUILITY ESTATES
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	EP
DRAWN BY:	EP
CHECKED BY:	NV
DATE:	08-14-2026
PROJ NO:	W26102.00

SCALE: 1:50

A-1.0

SHEET: 1 OF 1

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OWNER & TAX BILL ADDRESS:

TRANQUILITY ESTATES, LLC.
ADDRESS:

_____

_____

PREPARED AND SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF OAK BROOK
ADDRESS: 1200 OAK BROOK ROAD
OAK BROOK, IL 60523
PHONE: 630.368.5000

PIN: 06-35-405-004 & 09-02-200-006

PROPERTY ADDRESS:
4S055 N ADAMS STREET
OAK BROOK, IL 60523

FINAL PLAT OF SUBDIVISION

TRANQUILITY ESTATES

BEING PART OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS

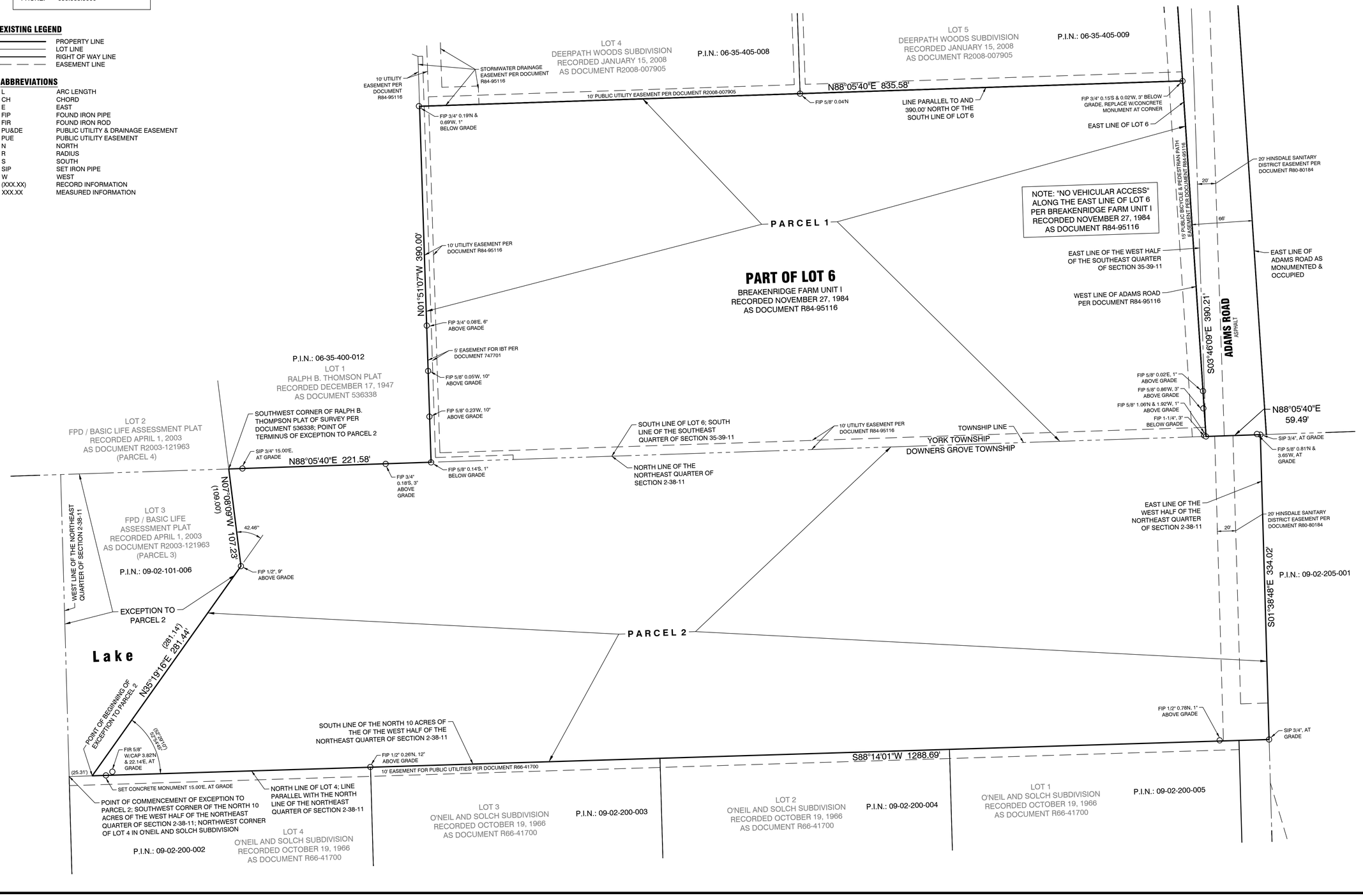
0 50'
SCALE: 1" = 50'

EXISTING LEGEND

———	PROPERTY LINE
———	LOT LINE
———	RIGHT OF WAY LINE
— — —	EASEMENT LINE

ABBREVIATIONS

L	ARC LENGTH
CH	CHORD
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
N	NORTH
R	RADIUS
S	SOUTH
SIP	SET IRON PIPE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION



PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060

www.eraconsultants.com

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1	08-10-2026	EASEMENT REVISIONS
2		
3		
4		
5		
6		
7		

TITLE:

TRANQUILITY ESTATES

EXISTING BOUNDARY INFORMATION
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	NAV
DRAWN BY:	SDS
CHECKED BY:	TBM
DATE:	06-18-2026
PROJ NO:	W26102.00

SCALE: 1" = 50'

1

SHEET: 1 OF 3

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OWNER & TAX BILL ADDRESS:

TRANQUILITY ESTATES, LLC.
ADDRESS:

PREPARED AND SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLAGE OF OAK BROOK
ADDRESS: 1200 OAK BROOK ROAD
OAK BROOK, IL 60523
PHONE: 630.368.5000

PIN: 06-35-405-004 & 09-02-200-006

PROPERTY ADDRESS:
4S055 N ADAMS STREET
OAK BROOK, IL 60523

AREA SUMMARY

LOT 1:	87,258 SQUARE FEET (2.003 ACRES±)
LOT 2:	87,362 SQUARE FEET (2.006 ACRES±)
LOT 3:	87,362 SQUARE FEET (2.006 ACRES±)
LOT 4:	90,593 SQUARE FEET (2.080 ACRES±)
LOT 5:	90,725 SQUARE FEET (2.083 ACRES±)
LOT 6:	87,388 SQUARE FEET (2.006 ACRES±)
LOT 7:	87,191 SQUARE FEET (2.002 ACRES±)
LOT 8:	87,390 SQUARE FEET (2.006 ACRES±)
ROADWAY DEDICATION:	15,091 SQUARE FEET (0.345 ACRES±)
TOTAL:	720,360 SQUARE FEET (16.537 ACRES±)

EXISTING LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE

PROPOSED LEGEND

- LOT LINE
- PU&DE HEREBY GRANTED
- STORMWATER DETENTION EASEMENT HEREBY GRANTED
- INGRESS/EGRESS EASEMENT HEREBY GRANTED

ABBREVIATIONS

L	ARC LENGTH
CH	CHORD
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
N	NORTH
R	RADIUS
S	SOUTH
SIP	SET IRON PIPE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

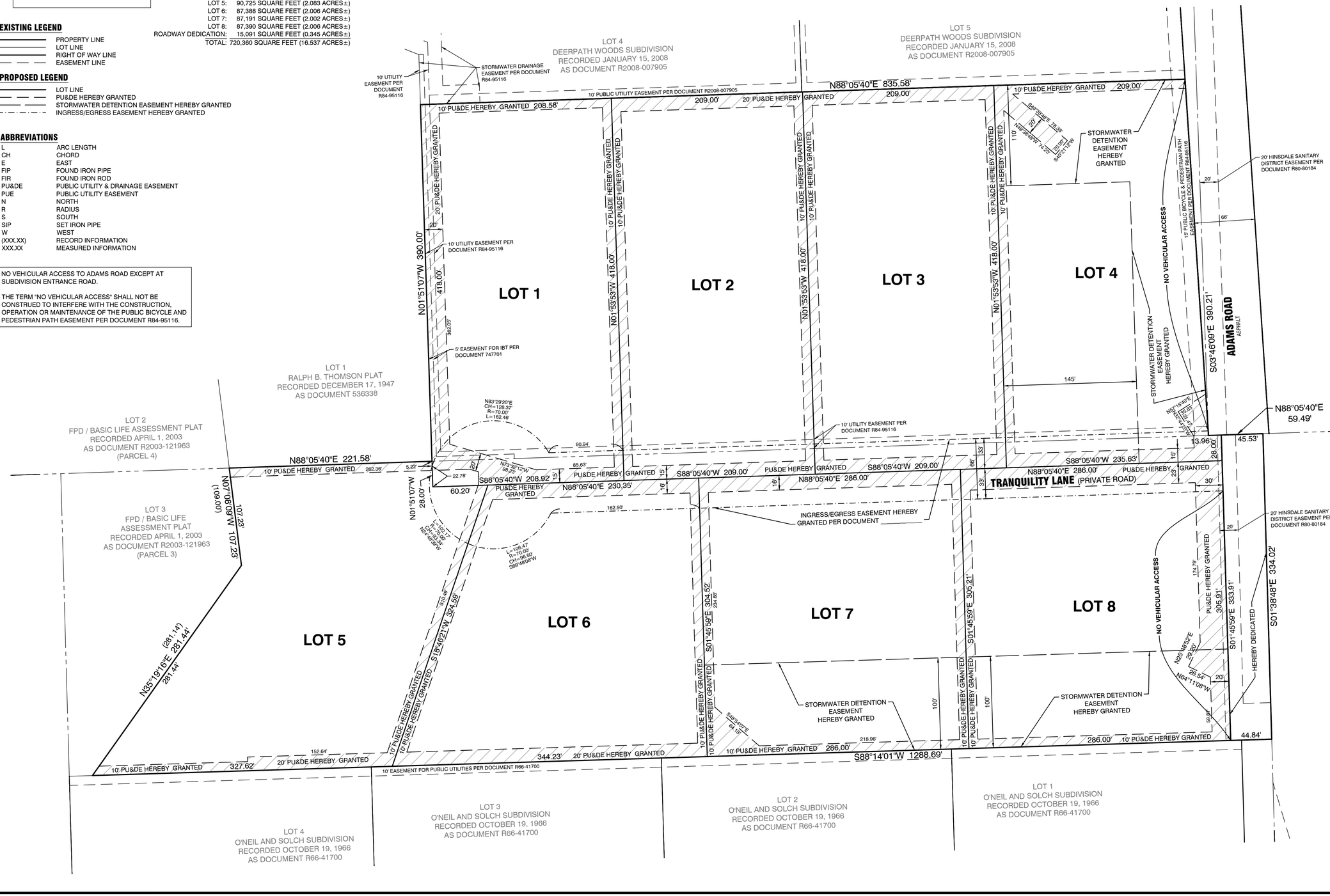
NO VEHICULAR ACCESS TO ADAMS ROAD EXCEPT AT SUBDIVISION ENTRANCE ROAD.

THE TERM "NO VEHICULAR ACCESS" SHALL NOT BE CONSTRUED TO INTERFERE WITH THE CONSTRUCTION, OPERATION OR MAINTENANCE OF THE PUBLIC BICYCLE AND PEDESTRIAN PATH EASEMENT PER DOCUMENT R84-95116.

FINAL PLAT OF SUBDIVISION

TRANQUILITY ESTATES

BEING PART OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS



0 50'
SCALE: 1" = 50'

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PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:

1	08-10-2026	EASEMENT REVISIONS
2		
3		
4		
5		
6		
7		

TITLE:
TRANQUILITY ESTATES
PROPOSED LOT LAYOUT AND EASEMENTS
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	NAV
DRAWN BY:	SDS
CHECKED BY:	TBM
DATE:	06-18-2026
PROJ NO:	W26102.00

SCALE: 1" = 50'

SHEET: 2 OF 3

G:\PROJECTS\Lotus Design and Development\W26102.00 Adams St Oak Brook\20 CAD C3D\01 CAD Survey\02 Sheet\W26102.00 sht SUB.dwg

OWNER & TAX BILL ADDRESS:

TRANQUILITY ESTATES, LLC.
ADDRESS:

_____

_____

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PHONE: 630.368.5000

PIN: 06-35-405-004 & 09-02-200-006

PROPERTY ADDRESS:
4S055 N ADAMS STREET
OAK BROOK, IL 60523

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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 AND 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 AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, FLAGG CREEK WATER RECLAMATION DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, 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 DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

DATED THIS ___ DAY OF _____, A.D., 20___.

_____
OWNER

ADDRESS:
TRANQUILITY ESTATES, LLC

_____

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ___ DAY OF _____, A.D. 20___.

_____
NOTARY PUBLIC

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

FINAL PLAT OF SUBDIVISION

TRANQUILITY ESTATES

BEING PART OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT I,_____, AS OWNER OF THE PROPERTY DESCRIBED AS TRANQUILITY ESTATES SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:

SCHOOL DISTRICTS

GRADE SCHOOL DISTRICT 53 HIGH SCHOOL DISTRICT 86

_____
OWNER
TRANQUILITY ESTATES, LLC
ADDRESS:

_____

_____

DRAINAGE CERTIFICATE

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 WATERS INTO PUBLIC AREAS, 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.

BY: _____ DATED_____
OWNER

BY: _____ DATED_____
REGISTERED PROFESSIONAL ENGINEER

LICENSE NO._____

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 ___ DAY OF _____, A.D. 20___.

_____
CHAIRMAN

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

DATED AT _____, ILLINOIS, THIS ___ DAY OF _____, A.D. 20___.

_____
EXECUTIVE DIRECTOR

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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

_____, 20___, 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. 20___.

_____
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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 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 ___ DAY OF _____, A.D. 20___.

_____
VILLAGE ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, 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 ___ DAY OF _____, A.D. 20___.

_____
TREASURER

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO REASONABLY INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY CONNECTIONS, MANHOLES, CATCH BASINS, INLETS, PIPES, STORM SEWERS, SWALES, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY THE VILLAGE OF OAK BROOK UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO REASONABLY CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS. NO HABITABLE PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, 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 REASONABLY DETERMINES THAT ANY TREE, SHRUB, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK (HEREINAFTER "THE GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING STORM SEWERS, DRAINAGEWAYS, STORMWATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

A. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID DRAINAGE EASEMENT;

B. NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT, BUT THE PREMISES MAY BE USED FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS;

C. THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENT; AND,

D. FENCES SHALL NOT BE ERECTED UPON SAID DRAINAGE EASEMENT IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS OR STRUCTURES, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID DRAINAGE EASEMENT.

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

WHERE DRAINAGE EASEMENT AREAS ARE ALSO USED FOR ELECTRIC, TELEPHONE, CABLE TV OR GAS DISTRIBUTION SYSTEMS OR COMPONENTS, SUCH OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE VILLAGE OF OAK BROOK SO AS NOT TO INTERFERE WITH THE MAINTENANCE OF GRAVITY OR SUBSURFACE FLOW AND STABILIZATION OF VEGETATIVE GROUND COVER ON THE ABOVE-MENTIONED DRAINAGE FACILITIES.

FOR REVIEW

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, 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 ___ DAY OF _____, A.D. 20___.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, 202__ , AT

___ O'CLOCK ___ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, REGISTERED, LICENSED ILLINOIS LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1984 AS DOCUMENT NUMBER R84-95116, LYING SOUTH OF A LINE PARALLEL TO AND 390.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND, PURSUANT TO FINAL JUDGMENT ORDER ENTERED JANUARY 22, 2003 IN THE CIRCUIT COURT OF DUPAGE COUNTY CASE 99 ED 22: THAT PART OF THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN O'NEIL AND SOLCH SUBDIVISION, RECORDED OCTOBER 19, 1966 AS DOCUMENT R66-41700; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID LOT 4, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 25.31 FEET TO THE PLACE OF BEGINNING; THENCE NORTHEASTERLY, ALONG A LINE FORMING AN ANGLE OF 52 DEGREES 29 MINUTES 10 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 281.14 FEET; THENCE NORTHERLY, FORMING AN ANGLE OF 42 DEGREES 27 MINUTES 25 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 109.00 FEET TO THE NORTH LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWEST CORNER OF RALPH B. THOMPSON PLAT OF SURVEY, RECORDED DECEMBER 17, 1945 AS DOCUMENT 536338, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, IN DUPAGE COUNTY, ILLINOIS, SAID PARCEL ALSO BEING DESCRIBED AS PARCEL 3 OF LOT 3 OF FPD / BASIC LIFE ASSESSMENT PLAT RECORDED APRIL 1, 2003 AS DOCUMENT R2003-12193.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

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 (OR WITHIN 11/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK) WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT A PART OF THE LANDS SHOWN ON THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF OAK BROOK TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT WARRENVILLE, ILLINOIS, THIS ___ DAY OF _____, A.D. 202_.

FOR REVIEW ONLY

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2027

DATE OF FIELD SURVEY: JUNE 10, 2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

TIMOTHY B. MARTINEK 3782 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT

225 CANAL STREET
UNIT E
LEMONT, IL 60439
630.863.7280

REVISIONS:
1 08-10-2026 EASEMENT REVISIONS
2 3 4 5 6 7

TITLE:
TRANQUILITY ESTATES
CERTIFICATES, PROVISIONS, AND LEGAL DESCRIPTION
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	NAV
DRAWN BY:	SDS
CHECKED BY:	TBM
DATE:	06-18-2026
PROJ NO:	W26102.00

SCALE: NTS

SHEET: 3 OF 3

G:\PROJECTS\Lotus Design and Development\W26102.00 Adams St Oak Brook\20 CAD CSD\01 CAD Survey\02 Sheet\W26102.00 sht SUB.dwg

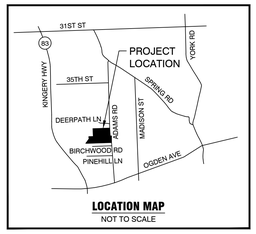
ALTA/NSPS LAND TITLE SURVEY

EXISTING LEGEND

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	UNDERGROUND STORM
OH	OVERHEAD WIRES (APPROXIMATE LOC)
	GUY WIRE
	UTILITY POLE
	SIGN
	CLOSED MANHOLE
	OPEN GRATE MANHOLE ROUND
	FLARED END SECTION
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	BUFFALO BOX
	WATER VALVE BOX
	WATER VALVE VAULT

ABBREVIATIONS

ASPH	ASPHALT
CONC	CONCRETE
E	EAST
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FNC	FENCE
FNCX	FENCE CORNER
N	NORTH
PEDT	TELEPHONE PEDESTAL
S	SOUTH
SIP	SET IRON PIPE
TRANS	TRANSFORMER
UP	UTILITY POLE
VLV	VALVE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT THE ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

A CURRENT TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY.

DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.

NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (XXX.XX) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.

FENCE TIES SHOWN WERE MEASURED PERPENDICULAR FROM THE FENCE CORNER TO THE PROPERTY LINE.

ALL HOUSE MEASUREMENTS AND TIES ARE TAKEN TO THE FACE OF BRICK, FACE OF SIDING, OR CORNER TRIM UNLESS OTHERWISE NOTED.

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION.

ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

SURVEYOR'S NOTES:

1. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
2. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
3. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW.

TABLE A NOTES:

TABLE A, ITEM 1
3/4" IRON PIPES, UNLESS OTHERWISE NOTED, WERE SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER AND ARE SHOWN HEREON.

TABLE A, ITEM 2
ADDRESS PER DUPAGE COUNTY GIS ACCESSED ON 06/17/2026
PARCEL 1: ADAMS ROAD
PARCEL 2: 46055 N ADAMS ROAD
OAK BROOK, IL 60523

TABLE A, ITEM 4
720,360 SQUARE FEET (16.537 +/- ACRES)

TABLE A, ITEM 7(a)
NO BUILDINGS OBSERVED AT THE TIME OF FIELD WORK.

TABLE A, ITEM 8
SUBSTANTIAL FEATURES ARE SHOWN HEREON.

TABLE A, ITEM 9
NO STRIPED PARKING SPACES ON SURFACE PARKING AREAS OR LOTS WERE OBSERVED AT THE TIME OF FIELD WORK.

TABLE A, ITEM 13
ONLY THE NAMES OF ADJOINING OWNERS THAT WERE AVAILABLE ACCORDING TO CURRENT TAX RECORDS HAVE BEEN SHOWN HEREON.

TITLE NOTES:

A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: PREMIER TITLE AS COMMITMENT NUMBER: 2026-01304-PT WITH COMMITMENT DATE: MARCH 30, 2026 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

SCHEDULE B, GENERAL EXCEPTIONS

EXCEPTIONS:
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. THE EFFECT ON THE TITLE OF AN ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
5. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

PROPERTY DESCRIPTION:

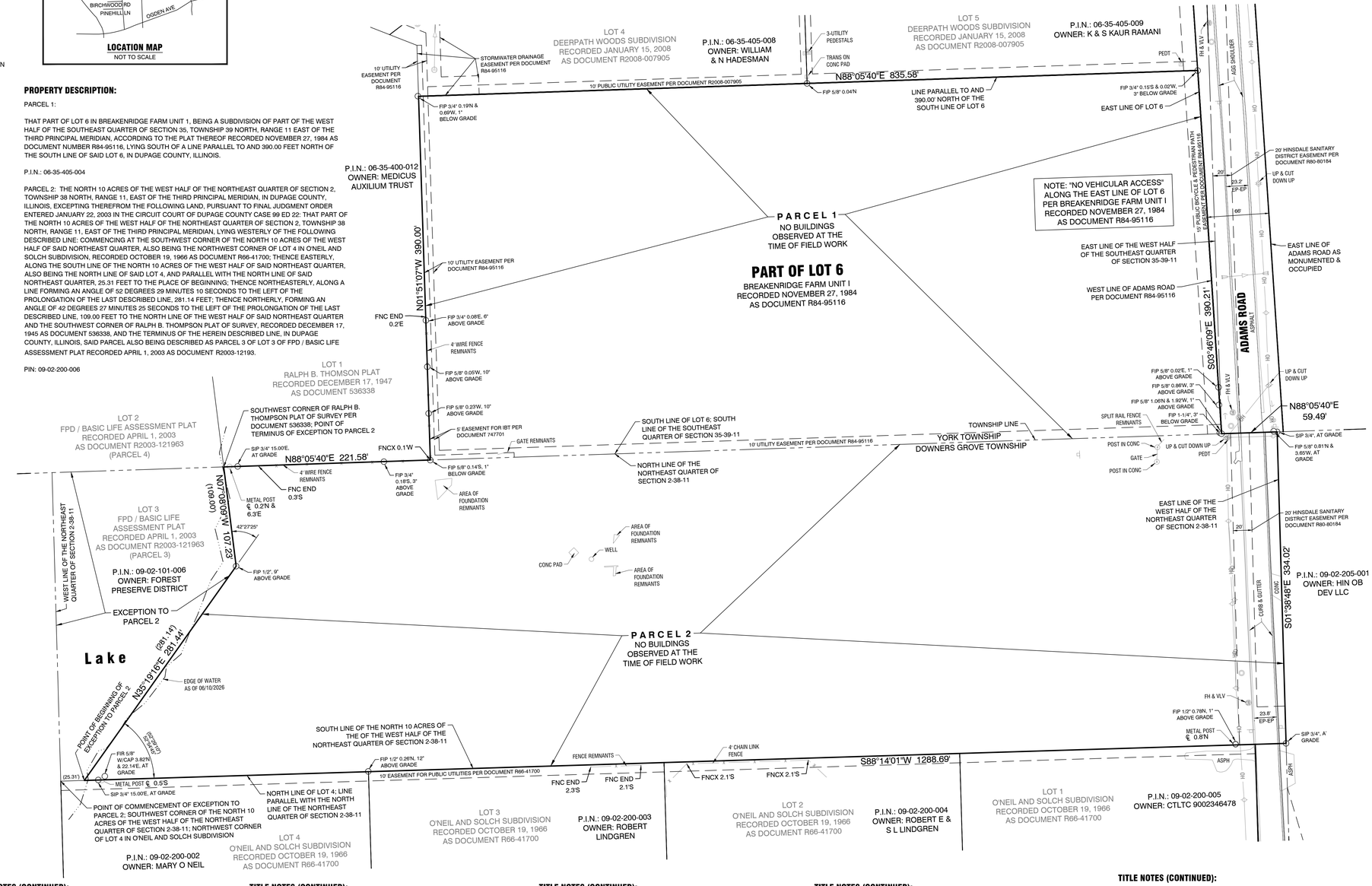
PARCEL 1:

THAT PART OF LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1984 AS DOCUMENT NUMBER R84-95116, LYING SOUTH OF A LINE PARALLEL TO AND 390.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-35-405-004

PARCEL 2: THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING LAND, PURSUANT TO FINAL JUDGMENT ORDER ENTERED JANUARY 22, 2003 IN THE CIRCUIT COURT OF DUPAGE COUNTY CASE 99 ED 22: THAT PART OF THE NORTH 10 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF LOT 4 IN O'NEIL AND SOLCH SUBDIVISION, RECORDED OCTOBER 19, 1966 AS DOCUMENT R66-41700; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH 10 ACRES OF THE WEST HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID LOT 4, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 25.31 FEET TO THE PLACE OF BEGINNING; THENCE NORTHEASTERLY, ALONG A LINE FORMING AN ANGLE OF 52 DEGREES 29 MINUTES 10 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 281.14 FEET; THENCE NORTHERLY, FORMING AN ANGLE OF 42 DEGREES 27 MINUTES 25 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, 109.00 FEET TO THE NORTH LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER AND THE SOUTHWEST CORNER OF RALPH B. THOMPSON PLAT OF SURVEY, RECORDED DECEMBER 17, 1945 AS DOCUMENT 536338, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, IN DUPAGE COUNTY, ILLINOIS, SAID PARCEL ALSO BEING DESCRIBED AS PARCEL 3 OF LOT 3 OF FPD / BASIC LIFE ASSESSMENT PLAT RECORDED APRIL 1, 2003 AS DOCUMENT R2003-12193.

PIN: 09-02-200-006



TITLE NOTES (CONTINUED):

8., 9., 28., 30., 31., 32. (NOT SURVEY RELATED)

10. THE LAND LIES WITHIN THE FLAGG CREEK WATER RECLAMATION DISTRICT WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS PURSUANT TO PUBLIC LAW 92-500. FEDERAL LAW REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES. NOTE: PREMIER TITLE MUST BE FURNISHED WITH A PAY-OFF LETTER OR SATISFACTORY PROOF OF PAYMENT FROM SAID DISTRICT. NOTE: THIS EXCEPTION WILL NOT APPEAR ON THE LOAN POLICY, WHEN ISSUED.
(SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS. SEE DOCUMENT FOR DETAILS.)

11. TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 559 - RECORDED NOVEMBER 13, 1981 AS DOCUMENT R81-60741 - AN ORDINANCE PROVIDING FOR THE RECAPTURE OF CAPITAL INVESTMENT FOR SEWER IMPROVEMENTS KNOWN AS ADAMS ROAD, OAK BROOK, ILLINOIS SEWER EXTENSION.
(SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS. SEE DOCUMENT FOR DETAILS.)

12. TERMS AND PROVISIONS CONTAINED IN NOTICE OF WATER MAIN EXPANSION AND CONNECTION FEE RECORDED SEPTEMBER 17, 1982 AS DOCUMENT R82-42553.
(SURVEYOR'S NOTE: AFFECTS THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS. SEE DOCUMENT FOR DETAILS.)

13. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY THE HINSDALE SANITARY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT R80-80184.
(SURVEYOR'S NOTE: SHOWN HEREON. THIS EASEMENT GRANT IS ONLY FOR SEWER PURPOSES AND THE HINSDALE SANITARY DISTRICT IS THE ONLY GRANTEE. NO OTHER PURPOSES OR GRANTEES ARE REFERENCED. SEE DOCUMENT FOR DETAILS.)

TITLE NOTES (CONTINUED):

14. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
(SURVEYOR'S NOTE: EXISTING LOCATION OF ADAMS ROAD SHOWN HEREON.)

15. RIGHTS OF THE PUBLIC AND OF THE ADJOINING OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED AND UNPOLLUTED USE AND FLOW OF WATERS ON THE LAND. (INTERMITTENT STREAM RUNNING IN A NLY/SLY DIRECTION ALONG THE WESTERLY LINE OF THE LAND)
(SURVEYOR'S NOTE: NO STREAM WAS OBSERVED AT TIME OF SURVEY. A LAKE EXISTS AT THE WEST END OF PARCEL 2. EDGE OF WATER SHOWN HEREON.)

16. GRANT TO WESTERN UNITED GAS AND ELECTRIC COMPANY, ITS SUCCESSORS, LESSEES AND ASSIGNS, BY INSTRUMENT DATED NOVEMBER 10, 1926 AND RECORDED ON DECEMBER 3, 1926 AS DOCUMENT 225984, OF THE RIGHTS AND PRIVILEGES TO LAY DOWN AND MAINTAIN BELOW THE SURFACE OF THE GROUND AND UPON AND ACROSS THE PROPERTY OF THE FIRST PARTY, AS HEREINAFTER DESCRIBED, A SERVICE PIPE FOR THE PURPOSE OF CARRYING INFLAMMABLE GAS, SO LONG AS SAID COMPANY SHALL HAVE USE THEREFOR AND DESIRE TO MAINTAIN THE SAME. THE PROPERTY ACROSS WHICH THIS LICENSE IS GIVEN.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

17. PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID, AND SET FORTH IN DOCUMENT R89-59273.
(SURVEYOR'S NOTE: EASEMENT HAS BEEN ABROGATED AND IS NOT SHOWN HEREON.)

18. BUILDING LINE AS SHOWN ON PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID.
(SURVEYOR'S NOTE: BUILDING LINE BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

19. EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID, AS FOLLOWS: AFFECTS THE WESTERLY, SOUTHWESTERLY AND NORTHWESTERLY LINE OF THE LAND.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

TITLE NOTES (CONTINUED):

20. EASEMENT FOR PUBLIC BICYCLE AND PEDESTRIAN PATH IN FAVOR OF THE VILLAGE OF OAK BROOK AS SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BREAKENRIDGE FARM UNIT 1, AFORESAID, AS FOLLOWS: A 15 FOOT STRIP OF LAND NEAR THE EAST LINE OF THE LAND
(SURVEYOR'S NOTE: SHOWN HEREON.)

21. NOTES CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF BREAKENRIDGE FARM UNIT 1 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF OAKBROOK, DUPAGE COUNTY, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA ON THE PLAT MARKED AS "EASEMENT HEREBY GRANTED TO THE VILLAGE OF OAK BROOK FOR PUBLIC BICYCLE AND PEDESTRIAN PATH", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SAID BICYCLE AND PEDESTRIAN PATH FOR THE BENEFIT OF THE GENERAL PUBLIC. THE TERM "NO VEHICULAR ACCESS" SHALL NOT BE CONSTRUED TO INTERFERE WITH THE CONSTRUCTION, OPERATION OR MAINTENANCE OF THE PUBLIC BICYCLE AND PEDESTRIAN PATH EASEMENT DEPICTED ON THIS PLAT AND HEREBY GRANTED TO THE VILLAGE OF OAK BROOK.
(SURVEYOR'S NOTE: EASEMENT SHOWN HEREON.)

22. RIGHTS OF OWNERS OF LOTS IN BREAKENRIDGE FARM UNIT NO. 1, AFORESAID, IN AND TO THAT PART OF THE LAND RESERVED AS "PRIVATE ROAD EASEMENT FOR INGRESS AND EGRESS" AS ESTABLISHED BY THE DECLARATION RECORDED AS DOCUMENT R84-95118, AND AS SHOWN ON PLAT OF BREAKENRIDGE FARM UNIT NO. 1, AFORESAID.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

23. THE PLAT OF BREAKENRIDGE FARM UNIT NO. 1, AFORESAID, DEPICTS THE EAST LINE OF LOT 6 AS HAVING "NO VEHICULAR ACCESS".
(SURVEYOR'S NOTE: SHOWN HEREON.)

TITLE NOTES (CONTINUED):

24. GRANT OF A 20 FOOT EASEMENT TO THE VILLAGE OF OAK BROOK, AS SHOWN ON THE PLAT ATTACHED TO INSTRUMENT RECORDED MAY 19, 1989 AS DOCUMENT R89-059274 FOR WATER MAIN. PLAT OF ABROGATION OF WATER MAIN EASEMENT HERETOFORE GRANTED RECORDED JULY 14, 2006 AS DOCUMENT R2006-134913.
(SURVEYOR'S NOTE: EASEMENT HAS BEEN ABROGATED AND IS NOT SHOWN HEREON.)

25. PLAT OF EASEMENT FOR WATER MAIN & SANITARY SEWER TO THE VILLAGE OF OAK BROOK IN DUPAGE COUNTY, ILLINOIS AND TO THE FLAGG CREEK WATER RECLAMATION DISTRICT RECORDED JULY 14, 2006 AS DOCUMENT R2006-134914: A 30.00 FOOT STRIP OF LAND IN LOT 6 IN BREAKENRIDGE FARM UNIT 1, BEING A SUBDIVISION RECORDED PER DOCUMENT NO. R84-95116, OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

26. DECLARATION OF EASEMENT FOR INGRESS AND EGRESS RECORDED MAY 17, 1985 AS DOCUMENT R85-37180, OVER A 30 FOOT STRIP OF LAND AND SHOWN ON BREAKENRIDGE FARM ROAD ON THE PLAT OF BREAKENRIDGE FARM UNIT NO. 1., AFORESAID.
(SURVEYOR'S NOTE: EASEMENT BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND NOT SHOWN HEREON.)

27. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION RECORDED NOVEMBER 27, 1984 AS DOCUMENT R84-95118, RELATING TO THE CREATION OF THE BREAKENRIDGE HOMEOWNER'S ASSOCIATION, ARCHITECTURAL CONTROL, ASSESSMENTS AND SPECIAL ASSESSMENTS NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
(SURVEYOR'S NOTE: EXISTING EASEMENTS LOCATED ON THE SURVEYED PROPERTY ARE SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.)

TITLE NOTES (CONTINUED):

29. COVENANTS, CONDITIONS AND RESTRICTIONS (EXCEPTING THEREFROM THOSE PROHIBITED BY LAW) AND EASEMENTS CONTAINED IN DECLARATION RECORDED FEBRUARY 21, 2007 AS DOCUMENT R2007-031590 RELATING IN PART TO SUBJUGATED LAND BEING RESUBDIVIDED. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
(SURVEYORS NOTE: CONTAINS NO EASEMENTS LOCATED ON THE SURVEYED PROPERTY, CONTAINS RESTRICTIONS ON FUTURE DEVELOPMENT OF PARCEL 1. SEE DOCUMENT FOR DETAILS.)

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFIED TO: TRANQUILITY ESTATES, LLC
AND: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 8, 9, AND 13 OF TABLE A THEREOF.

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

THE FIELD WORK WAS COMPLETED ON JUNE 10, 2026.

DATE OF MAP OR PLAT: THIS 17th DAY OF JUNE, A.D., 2026.

TIMOTHY B. WARTINBEE
3782
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WARRENVILLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2027

0 50'
SCALE: 1" = 50'

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

LOTUS DESIGN / DEVELOPMENT
220 E ILLINOIS STREET
UNIT 101
LEMONT, IL 60439
630.863.7280

REVISIONS:

1 2 3 4 5 6 7

TITLE:
ALTA/NSPS LAND TITLE SURVEY
ADAMS ROAD - OAK BROOK, IL 60523

DESIGNED BY:	N/A

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, September 2, 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, Lotus Development with authorization from the owner, seeking variations from the lot requirements 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 an 8-lot subdivision for approximately 16-acre parcels. In addition to the subdivision, they are seeking a variation to allow reduction of lot size for the subdivided parcels, at 3804 Adams Road, Oak Brook, IL, 60523 with the current PINs are as follows:

PIN: 06-35-405-004 and PIN: 09-02-200-006

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 Aug 14, 2026 (341130)

CERTIFICATE OF PUBLICATION

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 08/14/2026 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 # 341130 *DUPAGE*

VILLAGE OF OAK BROOK Illinois

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

August 14, 2026

Dear Resident:

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

MEETING DATE AND INFORMATION:

Planning & Zoning Commission* .....6:30 p.m., Wednesday, September 2, 2026
Board of Trustees Meeting .....7:00 p.m., Tuesday, September 22, 2026***

*Public Hearing Body
*** Pending P&Z

The application has been filed by:	Angelo Feola Lotus Development 1873 225 Canal Street Unit E Lemont, IL 60439
The property in question is located at:	3804 and 4S055 N Adams Rd Oak Brook, IL 60523
Relationship of applicant to property:	Representative

With permission of the property owner, Institute in Basic Life Principles, ILC (IBPL), the petitioner is requesting approval of a preliminary plat of subdivision to create eight (8) parcels consisting of approximately 2 acres each. Additionally, they are seeking a variation to allow reduction of the lot size for the subdivided parcels.

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 Brasek
Development Services Director
RV/cc

VILLAGE OF
OAK BROOK
Illinois

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

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Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc

Application Fee

Record No.**SD-26-5**

Status Completed

Type Payment

Assignee Angelo Feola

Invoice ID 294043

Became Active June 19, 2026

Due Date None

Record No: SD-26-5

Subdivision Application

Status: Active

Submitted On: 6/18/2026

Primary Location

41.818208, -87.943945

Owner

No owner information

Payment History

Date	Method	Note	Paid
06/22/2026	Credit Card		$850.00

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: August 25, 2026

CASE FILE NO: **2026-13-ZO-PUD**

DESCRIPTION: Planned Development proposal Motor Condo development.

PETITIONER/ PROPERTY OWNER: Monarch Project Group
365 Trinity Lane,
Oak brook, IL 60523

ADDRESS: 1400 Kensington Road, Oak Brook, IL

EXISTING ZONING/USE: ORA-1, Office-Research-Assembly District, the 5.89-acre property is currently improved with an office building and surface parking.

ZONING/USE OF SURROUNDING PROPERTY:

North: **ORA-1, Office-Research-Assembly District,** office building.

South: **CR, Conservation/ Recreation Area,** Oak Brook Park District

East: **ORA-1, Office-Research-Assembly District,** Post Office building, Kensington Court runs immediately east of the property.

West: **ORA-1, Office-Research-Assembly District,** office building.

LOCATION: The subject property is located northwest of Kensington Road and Kensington Court.

CONTROLLING AGREEMENTS:
Ordinance No. S-1226 Construction of parking lot in the front yard.

1400 Kensington Road

STAFF REPORT – PLANNED DEVELOPMENT
MOTOR CLUB, 1400 KENSINGTON ROAD
CASE NO. 2026-13-ZO-PUD

BACKGROUND:
Monarch Project Group LLC with the consent of the property owner, Advocate Health and Hospitals Corporation, is proposing to construct 60 motor club condos, a club house, and amenities on the site. This project is being proposed to replace the former Advocate building at 1400 Kensington Road, north of the Park District. The 5.89-acre property currently contains one office building and surface parking lots.

A Preliminary Board Review of the application was conducted by the Village Board on May 12, 2026, as required in the Village's PD regulations. The preliminary Board review is the first step in the process outlined in the PD regulations and is intended to provide an applicant with early feedback.

A separate neighborhood meeting was not required as part of the outreach for this redevelopment project. Since the 5.89-acre property is surrounded solely by non-residential land uses, it was determined that a public hearing before the Planning and Zoning Commission would be adequate and provide the necessary and legally required forum for public feedback/comment on this redevelopment project.

Planned Development. The Oak Brook Motor Club (OBMC) project is proposed as a Planned Development. The intent and purpose of the planned development regulations, standards and criteria is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations. The end result is intended to be a product which fulfills the objectives of the Village of Oak Brook's Comprehensive Plan and planning policies while allowing flexibility from the standard application of the use and bulk regulations. The planned development is intended to permit and encourage flexibility and to accomplish the following:

1. To stimulate creative approaches to commercial, non single-family residential, and commercial/ mixed-use development of land;

2. To provide more efficient use of land;

3. To preserve natural features and provide open space areas and recreation in excess of those required under standard zoning regulations;

4. To develop and implement new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;

5. To unify building and structures through design; and

6. To promote long-term planning pursuant to the village's plan, intended to allow harmonious and compatible land uses or combination of uses with surrounding areas.

Proposed Departures. Section 13-15-2E of the PD regulations acknowledges that proposed planned developments need not comply with the density, dimension, area, bulk, use, and other zoning regulations that, but for the provisions of this chapter, would otherwise apply to the property on which the proposed planned development is intended. Modifications and departures from the standard provisions may be provided in accordance with the provisions of this chapter and to the extent that they will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The departures from standard being proposed as part of this PD application are identified in the petitioner's materials and are as follows:

1. *Land Use*. Section 13-10A-1 to permit a motor condo use in an ORA-1, Office Research and Assembly zoning district.
2. *Setback*. Section 13-10A-3 to permit reduction of the front yard setback requirement from 100 feet to 30 feet along Kensington Court.
3. *Setback*. Section 13-10A-3 to permit reduction of the rear yard setback requirement from 40 feet to 30 feet along west of the property.

STAFF ANALYSIS:
As part of this review, the following commentary should be considered as part of the P&Z Commission's analysis and deliberations on the request.

Planned Development Project. The proposed project is intended to redevelop the 5.89-acre area to construct a 60 motor condos. The use is neither a permitted nor classified as a special use within the ORA-1 district and therefore is required to go through a Planned Development process.
According to the Permitted Uses in the ORA-1 District (Section: 13-10A-1):
"Any establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing or testing of materials, goods or products, provided that operations conform with performance standards and other requirements of this title." Staff's understanding is that "storing" is not a primary use.

Section 13-15-2A General Provisions of the PD regulations does allow redevelopment within a planned development overlay district. Section 13-15-2B further indicates that each PD shall be presented and reviewed on its own merits. The project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

As such, a PD application has been submitted for this medical office use. The improvements will consist of site preparation, utility work, medical office building, landscaping, signs, and lighting.

Consistency with the Planned Development Regulations. The applicant has provided documentation, plans, and other review materials for their PD application that are included in the packet.

Planned Development Standards The applicant has addressed and responded in detail to the Planned Development Standards as required in Section 13-15-3 of the Regulations.

Building Setbacks The applicant is requesting a waiver to reduce the required front yard setback from 100 feet to 30 feet. In addition, the rear yard is proposed at 30 feet, which is less than the 40-foot minimum setback required in the ORA-1 District and will therefore require a second waiver.

Consistency with the Comprehensive Plan. The 1990 Comprehensive Plan (Planning District 2) does not anticipate this type of development within the Village of Oak Brook.

Stormwater and Floodplain. The property is not located within the regulatory floodway or floodplain. The development proposal shall comply with the Village's adopted storm water ordinance requirements. The project proposes a stormwater retention basin on the south of the property. Village Engineer has provided detailed review comments.

Water and Sanitary Utilities. The proposed development will connect to the existing 12" water main. Sanitary service is being provided by the Flagg Creek Water Reclamation District (FCWRD). The applicant is required to provide information on trash storage and pick-up for the condos and club house.

Fire and security. The site must be fully accessible to Fire Department apparatus, including the provision of an Auto Turn exhibit and appropriately located fire hydrants shown in the preliminary plans. In addition, the development must comply with all applicable local fire codes and environmental spill-prevention regulations related to general vehicle safety and Electric Vehicle (EV) battery storage to ensure safe management of vehicular and chemical materials.

The applicant must also coordinate with the Police Department to ensure adequate security measures are incorporated into the motor condo development.

Site Lighting. The proposed lighting plan shows the site lighting for the project. The photometric analysis identifies the lighting levels are code compliant at the property line. Specific consideration should be given to the site lighting with an emphasis on backlighting, up lighting and glare for energy efficiency, aesthetics, and nuisance considerations.

Building Architecture. The proposed seven (7) condo suite buildings incorporate fiber-cement board and batten siding, natural stone veneer, face brick and metal standing seam roofing. The clubhouse exterior consists of cedar board batten siding, natural stone veneer and metal standing seam roofing. The proposed color palette includes black metal roof, wood tone accents, white siding, tan facades and black doors and windows.

The architectural elevations shown stone and brick as minor elements. In addition, the amount of glazing shown appears to be less on the exterior street facing facades. The architectural renderings includes landscaping that is not reflected in the civil drawings. The renderings also depict stone paver surfacing, whereas the civil plans specify asphalt paving. Exterior mechanical units including above ground utilities are required to be fully screened and not be visible from adjacent properties or street rights-of-way.

Signs. A signage proposal has not been submitted. The renderings show a wall sign at the entrance and on the center of condo buildings and on the club house. A detailed review will be done by staff after sign permit submittal. No waivers are requested for sign.

Landscaping, Open Space and Fence. The preliminary landscaping plan shows a colored site plan with green area, driveways and open space. A detailed preliminary landscape plan is required for review. The plans do not show a perimeter fence as a part of the proposal.

Traffic Access and Parking Considerations. The primary access to the Motor Club is shown from Kensington Court. The applicant proposes a total of 365 parking spaces with 15 designated spaces for the club house (including one accessible parking space) and 10 spaces for the courtyard. Per Village code, clubs, lodges and fraternal organizations require 1 parking space for every 100 square feet of floor space. A 3,000 SF club house would require 30 parking spaces. Accessible parking must be in compliance with the Illinois Accessibility Code.

Pedestrian Access and Circulation. The commercial areas in the Village are generally auto-oriented, however, safe and attractive pedestrian circulation should be provided, maintained, and enhanced on every site. A pedestrian walkway currently exists south of Kensington Road, connecting Jorie Boulevard and the Park District. Sidewalks continue north to 22nd Street and south to Oak Brook Road.

RESPONSIBILITIES OF HEARING BODY:
As part of the Planned Development Regulations, the Planning and Zoning Commission shall review the application, the standards and requirements, the report of the Development Services Director, and any oral and written comments and testimony received by the Planning and Zoning Commission before and at the public hearing. The Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the proposed planned development.

Every recommendation of the Commission upon any application filed pursuant to the Planned Development Regulations shall include such findings of fact and conclusions as the Commission shall deem necessary. The findings shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The findings shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement setting forth the recommendation of the commission. Every recommendation shall expressly set forth any limitations or conditions. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

When appropriate, please include in your consideration, findings with respect to the standards specified in the Planned Development Regulations for approval of the planned development and materials submitted by the applicant.

CONCLUSION:

Staff would like the Planning and Zoning Commission's feedback on the proposed petition and the departures from the standards that are being requested. As part of this discussion, staff has provided a series of additional conditions that can be included in a recommendation to ensure that architecture, infrastructure and other applicable considerations are memorialized for the development.

As such, staff is providing the accompanying conditions for Planning and Zoning Commission review and discussion. If the Commission is prepared to make a recommendation, I would ask that you consider the conditions, incorporate any new recommendations and include the planned development findings (as identified in the petitioner's application materials) in your motion.

1. The new motor club condo project shall comply with the accompanying site plan, landscape plan and building elevations;

2. Final engineering approval shall be required prior to the issuance of the building permit for the Development;

3. Final landscape plan approval shall be required prior to the issuance of the building permit for the Development;

4. Trash enclosure for the club house shall be built- into the club house building;

5. The condos shall not be used as dwelling units. There shall be no beds and or cooking stoves in the units.

6. All sign proposals shall comply with applicable sign code regulations of the Oak Brook zoning ordinance unless otherwise modified or varied. Temporary window signs are prohibited.

7. Covenants (including condominium declarations) must be recorded in connection with the Planned Development for FAR, storm water, and property maintenance. The covenants and/or condominium declarations must be in a form approved by the village attorney prior to recordation. These covenants and/or condominium declarations may not be modified, removed, or released without consent of the corporate authorities of the Village. The Village, as well as owners of condominiums on the Property, must be authorized to enforce the covenants and/or condominium declarations.

8. A condo plat shall be recorded following construction.

9. Compliance with Plans: The development, maintenance, and operation of the Property will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

Please contact staff if you have any questions.

Respectfully Submitted,

[redacted]

_____
Rama Raman
Village Planner

Record No: PD-26-4

Planned Development

Status: Active

Submitted On: 7/2/2026

Primary Location

1400 KENSINGTON RD
OAK BROOK, IL 60523

Owner

ADVOCATE HEALTH CARE
3075 HIGHLAND PKWYUNIT 600
DOWNERS GROVE , IL 60515

Applicant

Kelsea Nolot
[redacted]
[redacted]
350 N Clark St
Second Floor
Chicago, Illinois 60654

Project Information

Type of Property*

Commercial

Development Type*

New Planned Development

Number of Waivers and/or Variations requested*

0

Number of Street Frontages*

2

General Location - Legal Address/s

1400 Kensington Road, Oak Brook, Illinois

Zoning District*

ORA-1

Property Interest of the Applicant*

Contract Purchaser

Owner of Record*

Advocate Health and Hospitals Corporation

Phone*

312-754-0617

Owner Address*

2025 Windsor Drive, Oak Brook, Illinois 60523

Owner Email Address*

lisa.wenzlaff@aah.org

Name of Applicant*

Monarch Project Group

Applicant's Phone*

312-375-9787

Applicant's Address*

365 Trinity Lane, Oak Brook, Illinois 60523

Applicant Email Address*

joe@oakbrookmotorclub.com

Acknowledgement

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 signs 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 all recoverable costs within 30 days of billing.

Signature of Applicant*

Kelsea Neal Nolot
May 28, 2026

Date*

07/02/2026

If the applicant/Agent is not the owner of record, a written statement authorizing approval of the proposed planned development application is required from the property owner in addition to their signature above and supporting documents. * Note: Plus all applicable third party costs and recoverable expenses. ** List each waiver or variation on a separate sheet with applicable fees calculated.

Subject Property Verification

Permanent Index Number*

626101006

Common Address*

1400 Kensington Road, Oak Brook, Illinois

Legal Description-* Contact DuPage County: 630-407-5401 to cross-check and verify the accuracy of the PIN number, legal and common address. (can copy/paste if available)*

LOT 11 IN CORPORATE PLAZA SUBDIVISION UNIT TWO FO PARTS OF LOTS 1 AND 2 IN OAKBROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 3 OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CORPORATE PLAZA SUBDIVISION UNIT TWO, RECORDED AUGUST 10, 1972 AS DOCUMENT NUMBER R72–46895, IN DUPAGE COUNTY, ILLINOIS.

I verify that the information provided above is accurate.*

Kelsea Neal Nolot
May 28, 2026

Date*

07/02/2026

Relationship to Applicant*

Contract Purchaser's Attorney

Planned Development Standards

A. Planned Developments Are Not Permitted As Of Right: Planned developments shall be approved by the village only in direct response to the accrual of tangible public benefits from the planned development to the village and its residents, along with the neighborhood and area in which the planned development is proposed. These benefits shall include, without limitation, exceptional amenities, landscape features, architectural or site design, or the conservation of special manmade or natural features of the site, all as more specifically set forth in the standards set forth in subsection B of this section.

B. General Design Standards: No application for a planned development shall be approved by the corporate authorities unless the proposed planned development satisfies the standards set forth in this subsection B and subsection C of this section. All of these standards shall not be regarded as inflexible, but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal. PLEASE RESPOND TO EACH ITEM BELOW.

1. Comprehensive Plan: The planned development shall not be inconsistent with the planning policies, goals, objectives, and provisions of the village's comprehensive plan. A planned development must also not be inconsistent with the intent and spirit of the village of Oak Brook comprehensive plan.*

The proposed Planned Development is consistent with the planning policies, goals, objectives, provisions, intent, and spirit of the Village of Oak Brook Comprehensive Plan. The Proposed Development will reactivate a vacant 5.89-acre commercial property in the ORA-1 Office-Research-Assembly District with a high-quality, destination-oriented commercial use that supports reinvestment in the Kensington Road corridor. The proposed luxury motor condominium and private automotive club community will replace an existing commercial office building with 60 individually assessed motor condominium suites, a members-only clubhouse, controlled site access, coordinated internal circulation, landscaped open space, and stormwater facilities.

Oak Brook Motor Club advances the Village's broader planning objectives by encouraging private investment in an underutilized commercial property, introducing a specialized luxury commercial use not currently present in the Oak Brook market, and reinforcing Oak Brook's identity as a high-quality commercial and lifestyle destination. The proposed campus design incorporates coordinated architecture, landscaping, open space, and private common-area maintenance, including private drives, landscaping, stormwater facilities, and gathering areas. The Project is also expected to generate positive, recurring economic benefits to the Village without creating new residential demand, school enrollment impacts, or the need for new public infrastructure. Accordingly, the Planned Development is consistent with the Comprehensive Plan's intent to support high-quality commercial development, long-term economic vitality, and thoughtful redevelopment within established commercial areas.

2. Public Welfare: The Planned Development shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.*

The proposed Planned Development will be designed, located, operated, and maintained in a manner that preserves and enhances public welfare and will not impair the adequate supply of light and air to adjacent properties. The proposed buildings are designed to meet or exceed the applicable minimum setback requirements, including 100 feet from the front property line, 30 feet from the side property lines, and 40 feet from the rear property line, thereby maintaining appropriate separation from neighboring properties and avoiding overcrowding of the site.

The proposed luxury motor condominium use is also not expected to create operational impacts that would endanger public health, safety, or welfare. The use will involve private, secure, climate-controlled motor suites intended primarily for vehicle storage, display, and owner use, rather than a high-traffic retail, service, or industrial operation. As proposed, the use is expected to generate minimal noise, limited emissions, and substantially less daily traffic than the existing office use. Based on the Applicant's traffic estimates, the development is projected to reduce daily vehicle trips on Kensington Road by approximately 98%, from approximately 734 trips per day associated with the existing office use to approximately 10 trips per day for the proposed motor condominium use, with no defined AM or PM peak period.

Oak Brook Motor Club will also be operated through a controlled-access, gated entry and supported by private internal circulation, guest parking, and a comprehensive security camera system, which will help manage access to the site and reduce risks associated with unauthorized entry, vandalism, and other security concerns. Common areas, including private drives, landscaping, stormwater facilities, and gathering areas, are expected to be maintained by a condominium association, limiting ongoing demands on Village services.

3. Impact on Other Property: The Planned Development shall not be unnecessarily injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses permitted in a Planned Development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The Planned Development must also address compliance with the Village's noise, lighting, and other performance standards. *

The proposed Planned Development will not be unnecessarily injurious to the use or enjoyment of other property in the neighborhood, will not prevent the normal and orderly development or improvement of surrounding properties, and will not alter the essential character of the neighborhood. The Property is located within an established commercial corridor and is currently improved with a commercial office building. The proposed Oak Brook Motor Club would replace the existing commercial use with a high-quality, destination-oriented commercial use consisting of 70 luxury motor condominium suites, a members-only clubhouse, controlled access, coordinated internal circulation, landscaped open space, and privately maintained common areas.

The proposed use is compatible with the surrounding commercial, office, and light industrial uses in the immediate vicinity. Unlike higher-intensity retail, restaurant, residential, or traditional office uses, the motor condominium use is expected to generate limited daily activity, lower traffic volumes, and minimal operational impacts. Oak Brook Motor Club will be accessed through a gated, controlled-access entry from Kensington Court, with guest parking and internal private drives designed to manage circulation on-site and avoid spillover impacts on neighboring properties.

The Proposed Development also incorporates a unified campus design, featuring high-quality architecture, coordinated landscaping, common open space, and an approximately 22,000-square-foot landscaped retention basin, intended to create a cohesive, high-quality development compatible with Oak Brook's character as a commercial and lifestyle destination and to complement the surrounding properties. The Proposed Development will not diminish or impair neighboring property values or adversely affect the use, enjoyment, or future development potential of nearby properties.

The Planned Development is designed and operated to comply with the Village's applicable noise, lighting, and performance standards. Final site plans, lighting plans, landscape plans, engineering plans, and operational details will be submitted for Village review as part of the formal approval process to confirm that lighting is appropriately shielded and directed, noise-generating activities are controlled, and the Proposed Development does not create undue detrimental impacts on adjacent properties.

4. Impact on Public Facilities and Resources: The Planned Development shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the development. The Planned Development shall include such impact donations as may be reasonably determined by the Corporate Authorities. The required impact donations, including, without limitation, obligations under the Village's subdivision regulations, shall be calculated in reasonable proportion to the impact of the Planned Development on public facilities and infrastructure to the extent permitted by law*

The proposed Planned Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be available to serve the Oak Brook Motor Club without creating an undue burden on Village infrastructure or public resources. The Property is located along the Kensington Road corridor and is currently served by existing water, sanitary sewer, electrical, and roadway infrastructure. No new public water mains, sanitary sewer extensions, or public roadway improvements are anticipated as part of the development.

The Proposed Development will also include on-site stormwater and drainage facilities, including an approximately 22,000-square-foot landscaped retention basin on the southern portion of the Property. The proposed development is not anticipated to adversely affect existing stormwater management facilities, and any additional stormwater improvements will be confirmed through the formal engineering and stormwater management review process.

Long-term maintenance responsibilities for private drives, landscaping, stormwater facilities, gathering areas, and other common areas are expected to be assumed by the condominium association, thereby limiting ongoing maintenance obligations for the Village. The Applicant is not requesting public subsidies, TIF funds, or grant funding for the Proposed Development.

5. Archaeological, Historical or Cultural Impact: The Planned Development shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.*

No known archaeological, historical, or cultural resources are located on or off the Property impacted by the proposed planned development amendment.

6. Parking and Traffic: The Planned Development shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles.*

Access to the Property will be provided through a single controlled, gated entry from Kensington Court, with guest parking near the entrance and internal private drives serving the motor condominium buildings and clubhouse. As demonstrated in the Traffic Study submitted as part of this application, parking and traffic impacts are expected to be limited because the proposed use is anticipated to generate significantly less daily traffic than traditional office or commercial uses. As part of the formal application and review process, the Applicant will provide additional information regarding projected trip generation, peak parking demand, internal circulation, emergency access, and parking adequacy.

7. Adequate Buffering: The Planned Development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.*

The site is bound by generous setbacks and perimeter landscaping providing effective screening from all adjacent properties and public rights-of-way. The 100' landscaped front setback along Kensington Road creates a park-like entry experience consistent with the Prairie-style architectural vision. The ~22,000 SF retention pond on the south end of the property provides both stormwater management and visual amenity. A detailed landscaping plan, including species, sizes, and spacing of all plant materials, will be submitted with the full application.

8. Signage: Signage on the site of the Planned Development shall generally be in conformity with the Village's Sign Regulations (Chapter 11 of the Zoning Regulations), except as may otherwise be specifically provided in the ordinance approving a Planned Development. *

All signage for the Oak Brook Motor Club will be designed in conformity with Chapter 11 of the Zoning Regulations. Monument signage at the entry gate will be designed to reflect the premium character of the development. Any signage departures from Chapter 11 will be specifically identified and requested as part of the Planned Development ordinance.

9. Ownership/Control Area: The site of the Planned Development must be under ownership and/or unified control of the applicant.*

The Property is owned and under the unified control of Advocate Health and Hospitals Corporation, which has consented to the filing of this application by Monarch Property Group, LLC, the contract purchaser.

10. Need: A clear showing of need for the Planned Development must be made by means of an economic feasibility, land utilization and marketing study*

The market case for the Oak Brook Motor Club is well-documented and compelling. Oak Brook is one of the wealthiest suburban municipalities in the western suburbs. There are zero purpose-built luxury car condominiums in Oak Brook or the surrounding suburbs, making Oak Brook Motor Club the first-mover in a supply-starved, high-demand submarket.

Market research indicates strong, unmet regional demand for private car condominium and automotive club facilities of this caliber. No comparable facility currently exists within the Oak Brook/DuPage County market area. The economic analysis will address financial capability, project viability, and comprehensive economic impact to the Village.

11. Compliance with Subdivision Regulations and Plat Act: All Planned Developments, whether or not they are by definition subject to the Village's subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act except as is expressly provided otherwise in this Chapter, or as otherwise provided by the Corporate Authorities pursuant to the ordinance approving the Planned Development, or the applicable sections of the Village's subdivision regulations.*

The proposed Planned Development does not anticipate subdivision of the Property or the dedication of new public improvements to the Village. To the extent applicable, Oak Brook Motor Club will comply with all standards, regulations, and procedures of the Village's subdivision regulations and the Illinois Plat Act, except as otherwise provided by the Village Code, applicable subdivision regulations, or the ordinance approving the Planned Development.

12. Covenants and Restrictions to be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development shall provide that they may not be modified, removed, or released without the express consent of the Corporate Authorities and that they may be enforced by the Village as well as by future landowners within the proposed development.*

To the extent that any covenants, deed restrictions, easements, or similar restrictions are required to be recorded in connection with the proposed amendment and Oak Brook Motor Club will coordinate with the Village Attorney to ensure that such documents provide that they may not be modified, removed, or released without the express consent of the Village, and that they are enforceable by both the Village and future property owners.

13. Security and Site Control: The Planned Development shall include the plans necessary to describe, establish, and maintain appropriate property and building security and site control measures for the Planned Development and the property on which the Planned Development is located. These plans shall also include measures to prevent adverse impacts on neighboring properties. *

The Applicant will implement all necessary and appropriate measures to secure the site during construction of improvements to the Property, maintain safe conditions for authorized personnel, restrict unauthorized access, and minimize adverse impacts on neighboring properties.

Once developed, the Property will be enclosed by perimeter fencing and accessible only through a secure, automated entry gate at Kensington Court. Each individual car condo unit will have its own secure overhead door with owner-controlled access. The clubhouse and common areas will be monitored by a comprehensive security camera system integrated throughout the property. Gate-controlled entry, per-unit electronic access, and perimeter security are standard features of the motor condo typology and will be specified in detail in the formal security and site control plan.

Additional Standards

C. Additional Standards: In addition to the standards required in Subsection B of this Section, the following standards shall be considered in reviewing all proposed and amended Planned Developments, particularly with regard to elements of Planned Development proposals that do not satisfy the otherwise applicable provisions of the underlying zoning and subdivision regulations

1. Integrated Design: A Planned Development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.*

Oak Brook Motor Club is designed as a unified, integrated campus with a safe, efficient, and coordinated arrangement of structures, uses, and amenities. The Class A motor condominium buildings, members-only clubhouse, outdoor pavilion, landscaped open space, and retention pond are organized around a coherent internal circulation network and unified by a common architectural language rooted in Prairie design principles and Oak Brook's polo heritage. Stone, warm wood, glass, and related design elements are carried throughout the campus, creating a cohesive relationship between indoor and outdoor spaces, vehicle circulation, pedestrian amenities, private motor suites, and shared club facilities, as reflected by the site plan provided by OKW Architects.

2. Beneficial Common Open Space: Any common open space in the Planned Development shall be integrated into the overall design. These open spaces shall have a direct functional or visual relationship to the main building(s) and shall not be of isolated or leftover character. *

The development provides substantial common open space functionally and visually integrated into the overall design, including:

1. A central landscaped courtyard serving as the heart of the campus, with direct functional connection to the clubhouse.
2. An outdoor pavilion with pergola adjacent to the clubhouse provides programmable outdoor amenity space for members and guests.
3. An approximately 22,000-square-foot retention pond on the southern portion of the site is designed as both a landscape amenity and a stormwater management feature.
4. The 100-foot landscaped front setback along Kensington Road provides open, green frontage visible to the public and consistent with the Prairie-style architectural vision.

All common open space serves direct functional and visual roles in the campus design, intentionally incorporated into the overall design.

The following would not be considered usable common open space: a. Areas reserved for the exclusive use or benefit of an individual tenant or owner. b. Dedicated streets, alleys and other public rights-of-way. c. Vehicular drives, parking, loading and storage areas. d. Irregular or unusable narrow strips of land.

3. Functional and Mechanical Features: Exposed storage areas, trash and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the Planned Development and made as unobtrusive as possible. These features shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.*

Mechanical equipment, trash enclosures, utility areas, and service access points will be located and screened to be unobtrusive and consistent with the architectural character of the development. Rooftop mechanical will be screened with parapet walls. Trash and recycling will be enclosed within architecturally consistent enclosures.

4. Visual and Acoustical Privacy: The Planned Development shall provide reasonable visual, and acoustical privacy. Fences, insulations, walks, barriers and landscaping shall be used as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises. *

The car condominium use is inherently low-noise and low-impact. Individually secured overhead doors provide complete acoustic separation between units and the surrounding environment. The clubhouse will be designed with appropriate insulation to contain any audio from simulator equipment or events. Perimeter landscaping, setbacks, and fencing provide visual privacy from adjacent properties and the public right-of-way.

5. Energy Efficient Design: A Planned Development shall be designed with consideration given to various methods of site design and building location, architectural design of individual structures, and landscaping design capable of reducing energy consumption within the Planned Development. The applicant will be encouraged, to the extent feasible, to obtain Leadership in Energy and Environmental Design ("LEED") certification for the project. A Planned Development applicant may also undertake the following: a. Having at least one member of the applicant's project team be a "LEED Accredited Professional" -- a person who has received the LEED Accredited Professional designation from the United States Green Building Council ("USGBC"), the Green Building Certification Institute, or another entity authorized by the USGBC to grant that designation. *

The Oak Brook Motor Club is designed with energy efficiency as a core objective. Specific measures to be incorporated include:

1. High-performance, insulated overhead door systems for each unit to minimize heat loss.
2. LED lighting throughout all buildings and site lighting.
3. High-efficiency HVAC systems (installed day-one in each unit as a 'warm box' build-out), individually controlled and metered per unit.
4. Roof design and orientation evaluated for potential solar photovoltaic installation.
5. Native and adaptive landscaping to reduce irrigation demand.

b. Having its application materials include a "LEED Checklist" developed by the U.S. Green Building Council indicating the credits pursued and total points anticipated for a project under the most appropriate LEED rating system, in consultation with the Director of Community Development. *

To date, the Director of Community Development has not indicated that project-specific LEED certification is necessary or recommended. However, the Applicant is open to preparing and submitting a LEED checklist if requested by the Village during the review process.

6. Drives, Parking and Circulation: Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties. To the extent practical, Planned Developments shall provide connections to and from existing bike and walking paths so as to ensure a continuous route without gaps or disconnections.

Principal vehicular access is provided through a single, controlled entry gate on Kensington Court, which will concentrate and manage all traffic movements and minimize impacts on the public street system. Internal drive aisles and turning radii are designed to accommodate the safe movement of passenger vehicles, including performance and exotic automobiles, as well as emergency service vehicles. The weekend-and-evening use pattern typical of the motor club typology is expected to distribute traffic outside weekday peak periods and anticipates approximately 98% fewer daily vehicle trips compared to the current office use. The Applicant will coordinate with the Village regarding connections to existing bike and walking path networks in the vicinity to the extent appropriate.

7. Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.*

Surface water drainage has been a primary design consideration for the proposed development. An approximately 22,000-square foot on-site retention pond planned for the south end of the property to detain and manage stormwater runoff from the developed site. Grading and drainage will be designed so that post-development runoff does not adversely affect neighboring properties or the public storm drainage system.

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.*

Kelsea Neal Nolot
Jul 2, 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.*

Kelsea Neal Nolot
Jul 2, 2026

August 23, 2026

VILLAGE OF OAK BROOK
PLANNED DEVELOPMENT ENGINEERING REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
1400 Kensington Road – Oak Brook Motor Club	PD 26 4	1	-

EZA Engineering received the following permit submittal documents on August 13, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
Engineering Plans	Atwell	4	8-14-26
Stormwater Management Narrative	Atwell	5	-

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. In the Stormwater Management Narrative, provide an explanation for why the site is required to provide PCBMPs. It appears the impervious area is proposed to be reduced in comparison to the site in 2013 and therefore, PCBMPs would not be required. However, it is strongly recommended to continue providing the proposed BMPs. *A response to this comment is not necessary.*
2. On the Utility Plan, revise the three storm structures along the south property line to connect to the existing storm connection downstream of the existing detention basin to remain to be used. Please note the existing detention basin will be required to be assessed and confirmed to be fit for reuse. *A response to this comment is not necessary.*
3. A plat of easement will be required to grant easements for the underground detention vault and any other utilities as are necessary. *A response to this comment is not necessary.*
4. The proposed water main and water service design shall be revised as only one connection to the Village water main will be permitted.

WAIVERS and VARIATIONS
(Site Development Departures)

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
13-10A-1	An automobile condominium as a permitted use in a planned development.	
13-10A-3	A reduction of the front yard setback requirement from 100 feet to 30 feet along Kensington Court	

(To continue copy or retype form and Attach additional sheets if necessary)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-10A-1 **Relief Sought** An automobile condominium as a permitted use in a planned development.

RESPONSE: See attached narrative.

Code Section 13-10A-3 **Relief Sought** A reduction of the front yard setback requirement from 100 feet to 30 feet along Kensington Court.

RESPONSE: See attached narrative.

(To continue, Copy or retype form and attach additional sheets if necessary)

Docusign Envelope ID: 9C0D5076-5659-8C58-83CF-9DEDADCE0E13

July 2, 2026

Ms. Rebecca Von Drasek
Director, Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: 1400 Kensington Avenue, Oak Brook, Illinois

Dear Ms. Von Drasek:

Advocate Health and Hospitals Corporation, an Illinois not-for-profit corporation ("***Advocate***"), is the current owner of the property located at 1400 Kensington Avenue, Oak Brook, Illinois ("***Subject Property***").

This letter confirms that Advocate consents to the filing of an application by Monarch Project Group, LLC ("***Monarch***"), for a planned development and other zoning relief as necessary, to undertake its proposed Oak Brook Motor Club development on the Subject Property. We authorize Monarch, by and through its attorney, Elrod Friedman LLP, to present an application to Village Staff and appear before the Village Board of Trustees and Planning and Zoning Committee for the Village of Oak Brook in connection with the application. Notwithstanding the foregoing, Advocate's consent is expressly conditioned upon any approved zoning changes not becoming effective unless and until Monarch (or any affiliate thereof) acquires fee simple title to the Subject Property.

Sincerely,

ADVOCATE HEALTH AND HOSPITALS CORPORATION

Signed by:
[redacted]
9E80D1434349491...

By: _____
Name: Dia Nichols
Title: President and CEO

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-101-007
ADVOCATE HEALTH CARE
3075 HIGHLAND PKWY
UNIT 600
DOWNERS GROVE IL 60515

1

ON OR BEFORE:	PAY:
JUN 01, 2026	0.00

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 18	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

10626101007561430000000000001

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2025 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

06-26-101-007
ADVOCATE HEALTH CARE
3075 HIGHLAND PKWY
UNIT 600
DOWNERS GROVE IL 60515

2

ON OR BEFORE:	PAY:
SEP 01, 2026	0.00

PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	
OCT 1 THRU 31	0.00
* NOV 1 THRU 18	

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2025 TAX BILL AFTER OCTOBER 30, 2026, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

20626101007561430000000000002

Rate 2024	Tax 2024	Taxing District	Rate 2025	Tax 2025
		** COUNTY **		
0.0832	0.00	COUNTY OF DU PAGE	0.0775	0.00
0.0165	0.00	PENSION FUND	0.0152	0.00
0.0250	0.00	HEALTH DEPARTMENT	0.0276	0.00
0.0114	0.00	PENSION FUND	0.0062	0.00
0.1213	0.00	FOREST PRESERVE DIST	0.1165	0.00
0.0097	0.00	PENSION FUND	0.0064	0.00
0.0122	0.00	DU PAGE AIRPORT AUTH	0.0113	0.00
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0425	0.00	YORK TOWNSHIP	0.0412	0.00
0.0020	0.00	PENSION FUND	0.0018	0.00
NO LEVY	0.00	YORK TWP MENTAL HLTH	0.0165	0.00
0.0443	0.00	YORK TWP ROAD	0.0430	0.00
0.0008	0.00	PENSION FUND	0.0005	0.00
NO LEVY	0.00	VLG OF OAK BROOK	NO LEVY	0.00
0.2842	0.00	OAK BROOK PARK DIST	0.2724	0.00
0.0219	0.00	PENSION FUND	0.0218	0.00
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
1.2255	0.00	GRADE SCHOOL DIST 53	1.1823	0.00
0.0148	0.00	PENSION FUND	0.0232	0.00
1.5964	0.00	HIGH SCHOOL DIST 86	1.5317	0.00
0.0366	0.00	PENSION FUND	0.0299	0.00
0.1794	0.00	COLLEGE DU PAGE 502	0.1687	0.00
		** TIF **		
3.7277	0.00	TOTALS	3.5937	0.00

2024 **Assessed Value** **2025**

Mailed to:
ADVOCATE HEALTH CARE
3075 HIGHLAND PKWY
UNIT 600
DOWNERS GROVE IL 60515

Property Location:
1400 KENSINGTON RD
OAK BROOK IL 60523

Township Assessor:
YORK
630-627-3354

Tax Code:
6143

Property Index Number:
06-26-101-007

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0786**

1st INST PAID
2nd INST PAID

TIF Frozen Value	
Fair Cash Value	0
Land Value	
+ Building Value	
= Assessed Value	*
x State Multiplier	1.0000
- Equalized Value	
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	0
x Tax Rate	3.5937
= Total Tax Due	0.00
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 05/29/26	0.00

2025 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N, County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am -4.30 pm, Mon - Fri
Telephone = (630) 407-5900

OAK BROOK MOTOR CLUB

PLANNED DEVELOPMENT APPLICATION

1400 Kensington Road, Oak Brook, Illinois 60523

Revised August 14, 2026

Village Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: Consideration of Planned Development at 1400 Kensington Road, Oak Brook – Oak Brook Motor Club

Dear President Herman and Village Board of Trustees:

Monarch Project Group, LLC ("***Applicant***") respectfully submits this preliminary concept plan for a proposed Planned Development to facilitate the Oak Brook Motor Club ("***OBMC***" or the "***Project***") at 1400 Kensington Road in Oak Brook, Illinois, the "***Property***."

The Property consists of 5.89 acres of commercial property located in the ORA-1 Office-Research-Assembly District and is currently improved with a commercial office building. The Project proposes the demolition of the existing structure and the construction of a luxury motor condominium and private automotive club community, introducing high-quality, destination-oriented commercial use to the Kensington Road corridor without impacting the Village infrastructure, school districts, or other public services.

Key components of the proposed Planned Development include:

- Construction of 60 individually assessed luxury motor condominium suites across eight Class A buildings, featuring:
  - Three unit types: small suites of approximately 1,500 square feet, medium suites of approximately 1,875 square feet, and large suites of approximately 3,000 square feet;
  - Two-story suite design with a mezzanine level, consisting of a partial upper floor accessed by an interior stair;
  - Select exterior-facing units with Juliet balconies;
  - Grade-level 12-foot by 14-foot roll-up overhead doors and approximately 21-foot clear ceiling heights;
  - Dedicated 200-amp electrical service, water service, and high-speed fiber rough-in for each unit;
  - "Warm box" build-to-suit delivery, with base finishes provided initially and interiors available for owner customization;
  - Flexibility to combine adjacent units through large communicating openings; and
  - Full fire sprinkler protection throughout all buildings.

- Construction of an approximately 3,000-square-foot members-only amenity clubhouse that will house an extensive Oak Brook Polo heritage-inspired lounge, automotive art gallery, F1 racing simulator suite, golf simulator lounge, and private conference center with integrated AV technology;
- A gated motor club entry from Kensington Court with guest parking and controlled access;
- A central landscaped courtyard, outdoor pavilion with pergola, patio seating, and related common amenity areas;
- An approximately 22,000 square foot landscaped retention basin on the southern portion of the Property; and
- A Prairie-influenced architectural approach with design references to Oak Brook's polo heritage.

Property and Development Overview

Inspired by Oak Brook's founding visionary, Paul Butler, whose passion for polo transformed the Village into a national destination, the Project brings together the Village's storied polo tradition with today's passion for automotive excellence.

Just as Butler curated the iconic Oak Brook Polo Club, the Project brings that same spirit of distinction to a world-class motor suite community, offering tailored amenities, exceptional craftsmanship, and an ownership experience worthy of Oak Brook's legacy.

Motor condominium owners and their guests are welcomed through a controlled-access entrance into a Prairie-style campus, where eight Class A motor suite condominium buildings are thoughtfully arranged around a 3,000-square-foot members' clubhouse. Designed to foster connection and camaraderie, the clubhouse offers a curated collection of amenities, while the entire campus is linked by a carefully planned internal vehicular circulation system.

Each two-story motor suite is conceived as a private sanctuary, ranging from 1,500 to 3,000 square feet and tailored by each owner to create a refined, highly personalized environment for displaying, enjoying, and celebrating their vehicles, much as prized polo ponies were once showcased on Butler's historic fields.

Designed for secure, climate-controlled vehicle display, storage, and owner enjoyment, each suite offers expansive interiors, a mezzanine, private terraces, 14-foot glass overhead doors, dedicated electrical service, water, and high-speed fiber as standard features. Together, these elements elevate the ownership experience beyond traditional storage, transforming each motor suite into a true lifestyle destination. The Oak Brook Motor Club is where heritage meets horsepower. Honoring the Village's past while defining its next chapter.

Proposed Planned Development Improvements

The Applicant seeks approval of a new Planned Development to allow the construction of 60 individually deeded motor condominiums and a members-only clubhouse. The primary improvements include:

1. Luxury Motor Condominium Buildings

The Applicant proposes 60 individually deeded motor condominium suites across eight Class A buildings. The suites are intended to provide private, secure, climate-controlled spaces for vehicle

storage, display, and owner use. Units are expected to be delivered as “warm-box” buildouts with base finishes and customizable interiors. Adjacent units may also be designed to allow for future connection, subject to applicable code and association requirements.
Each of the 60 motor condominium units provides secure, enclosed parking for 3–4 vehicles. Typical units (25’W x 40’D) accommodate three vehicles; large units (25’W x 50’D) accommodate four vehicles. The aggregate parking provided within the units, combined with external guest and clubhouse parking results in 331 total parking spaces, which satisfies the 251-space requirement. This methodology is consistent with the nature of the motor condominium use.

2. Members-Only Clubhouse

The Applicant proposes an approximately 3,000-square-foot, one-story members-only amenity building. The amenity building is expected to include a lounge with polo heritage design elements and automotive art, an F1 racing simulator suite, a golf simulator lounge, a private conference center with integrated AV technology, and access to outdoor amenity areas.

3. Site Access, Open Space, and Stormwater

The site is proposed to be accessed through a single gated motor club entry from Kensington Court. Guest parking is provided near the entry. The campus also includes a central outdoor courtyard with patio seating, landscaping, and related common amenity areas.

The proposed development does not anticipate any improvements that would adversely affect the on-site stormwater management facilities currently in place. Any additional stormwater improvements will be confirmed during the formal engineering and stormwater management study.

Zoning Relief and Planned Development Justification

To accommodate the proposed improvements, the Applicant requests approval of a Planned Development that includes standard variations from the underlying ORA-1 zoning requirements, including:

- An automobile condominium as a permitted use in a planned development.
- A reduction of the required front-yard setback along Kensington Court from 100 feet to 30 feet. The requested relief will allow the development’s primary access point to use a new curb cut on Kensington Court rather than Kensington Road, thereby improving traffic circulation and reducing the potential for congestion on Kensington Road, particularly during peak-use periods at the adjacent park and athletic fields.

The Planned Development framework is appropriate in this instance because:

- The Proposed Development introduces a novel automobile condominium and private club use that is distinctly different from any existing amenity in the Village or nearby communities.
- The Planned Development process allows the Village to evaluate the Proposed Development comprehensively and establish appropriate standards and conditions for its unique design, operation, access, and land-use characteristics.

- The Planned Development framework provides the flexibility needed to accommodate the use while allowing the Village to ensure that the development remains compatible with neighboring properties and preserves the character of the surrounding area.

Consistency with Village Planning Objectives

The proposed Planned Development is intended to support the Village's objectives of high-quality, luxury commercial development, reinvestment in underutilized properties, and revitalization of commercial areas. The Project introduces a premium, destination-oriented commercial use within the Kensington Road corridor and complements commercial and park uses. The Project advances Village planning objectives by:

- Encouraging private reinvestment in an underutilized commercial property;
- Introducing a specialized luxury commercial use not currently present in the Oak Brook market;
- Providing a unified campus design with coordinated architecture, landscaping, internal circulation, and common open space;
- Generating economic activity without creating new residential demand, school enrollment impacts, or requiring any new public infrastructure; and
- Providing for long-term private maintenance through a condominium association.

Infrastructure, Parking, and Operations

The Property is served by existing utilities along the Kensington Road corridor, including water, sewer, and electrical service. No new public water mains, sanitary sewers, or roadway improvements are anticipated as part of the proposed development.

Common areas, including private drives, landscaping, stormwater facilities, and gathering spaces, are expected to be maintained by the condominium association, without ongoing Village maintenance obligations.

Parking and traffic impacts are expected to be limited due to the nature of the proposed motor condominium use. Each unit functions as a secure garage capable of exhibiting multiple vehicles, and the Project is anticipated to generate significantly less daily traffic than traditional office or commercial uses. The development will operate with a single controlled entry point from Kensington Court and a gated, members-only access model.

Economic and Community Benefits

The proposed Planned Development represents a substantial private investment in Oak Brook, currently estimated at approximately $34 million. The Applicant is not requesting public subsidies, TIF funds, or grant funding. The Project is expected to generate positive economic and community benefits by:

- Adding a specialized luxury commercial use within Oak Brook;
- Creating 60 individually assessed condominium parcels;
- Avoiding impacts associated with new residential population or school enrollment;
- Supporting local restaurants, hotels, retailers, and service businesses through owner and visitor spending and sales tax generation;

- Maintaining private responsibility for common area, drive, stormwater, and landscape maintenance; and
- Reinforcing Oak Brook's identity as a high-quality commercial and lifestyle destination.

Summary of Village Benefits

The Oak Brook Motor Club is a net positive across every key municipal metric. The following summarizes the project's benefit to the Village of Oak Brook:

- $538,000+ in new annual recurring property tax revenue (up from $0 — 100% incremental)
- $14.4M added to Village equalized assessed value (60 individually assessed condominium parcels)
- $34M in private capital investment with zero public subsidy, TIF, or grant funding
- Zero residential burden: no new residents, no school enrollment impact, no incremental demand on parks, libraries, or emergency services
- ~98% reduction in daily vehicle trips versus existing office use (10 trips/day vs. 734 trips/day)
- Zero new public infrastructure requirements: all utilities available; HOA responsible for all private drive and common area maintenance
- Luxury brand alignment: reinforces Oak Brook's positioning as the Chicago region's preeminent luxury suburb, complementing Oakbrook Center, Butler National, and Butterfield Country Club
- Owner and visitor spending: high-net-worth condo owners and guests drive sustained local spending at Oak Brook's restaurants, hotels, and retailers
- Cultural alignment: honors the legacy of Paul Butler and the Oak Brook Polo Club through Prairie-influenced architecture and polo heritage design elements

Development Team

Monarch Project Group has assembled a development team with the expertise, financial capability, Oak Brook-specific experience, and creativity to ensure the complete and successful execution of the Project.

Developer – Joe Bakhos, Monarch Project Group

The Oak Brook Motor Club is led by Joe Bakhos, a seasoned real estate development executive with an MBA from Northwestern's Kellogg School of Management and more than two decades of experience leading complex, high-value commercial projects from concept to completion. Mr. Bakhos is a longtime Oak Brook resident with deep multigenerational ties to the community, and an avid car collector who has been embedded in the Chicago-area automotive, business, and real estate communities for years.

Project Architect – OKW Architects

OKW Architects is Chicagoland's most experienced designer of luxury motor condominium communities. OKW's prior work includes MotorCave Suites in Barrington and Luxe Corsa in Lake Zurich, both of which demonstrate OKW's proven ability to navigate municipal approval processes and deliver premium automotive hospitality environments. Katie Lambert, AIA (Design Director & Partner) and Melissa Toops (Senior Project Manager) are the assigned team leads for this project.

General Contractor – ARCO Murray

The general contractor is ARCO Murray, a leading design-build contractor with deep expertise in automotive facilities, dealerships, and luxury commercial construction across the Chicago corridor. ARCO Murray has completed projects including Carvana, Topgolf, Puttshack, and multiple Oak Brook tenant improvement and capital improvement projects, and is currently delivering Bespoke, a 90,000-square-foot luxury motor condo project in South Barrington, which is the direct design-and-construction analog to the OBMC program. Javier Negron (VP, Automotive Division) and John Morrison, P.E. (Project Developer, Preconstruction) are the assigned team leads.

Legal Counsel – Elrod Friedman LLP

Elrod Friedman LLP and Peter Friedman have extensive experience in zoning, entitlement, and land development matters. Having previously worked on establishing the Village's Planned Development regulations and having served for five years as Village Attorney, Mr. Friedman and his firm are uniquely able to guide the Oak Brook 22 through the Village review process in accordance with all Village planning and zoning regulations.

CERTIFICATION

The undersigned applicant hereby certifies that the information contained in this Planned Development Application Narrative, and all accompanying exhibits and materials, is true and accurate to the best of the applicant's knowledge and belief, and that the applicant is authorized to file this application for the subject property.

[redacted]

Joe [redacted]ject Group, LLC

July 2nd, 2026

Date

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
August 11, 2026

SUBJECT: Planned Development – 1400 Kensington Road – Motor Condos

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board refer the motor condos development on Kensington Road to the Planning & Zoning Commission for review and recommendation.

Background/History:

At the May 12, 2026, Village Board meeting, the applicant presented a conceptual redevelopment proposal for the approximately 5 acre property located at 1400 Kensington Road, north of the Park District. The proposal included development of 60 motor condos and a clubhouse with amenities.

The proposal seeks to demolish the existing office building and redevelop the site as a private motor club. The car condos units would include storage and lofts. The concept is to create a space for car collectors to house cars. The proposal is to access the gated site from Kensington Ct, across from the post office.

Staff Comments:

1. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

2. A condominium plat is required, as the request is to separately deed the units.

3. The subject property is currently zoned ORA-1, Office, Research, and Assembly District. Storage uses are not listed as a Permitted or Special Use in the ORA-1, District.

4. The 1990 Comprehensive Plan does not anticipate this type of development within the Village of Oak Brook.

5. Section 13-15-2 indicates that each Planned Development (PD) shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

6. A separate neighborhood meeting is not required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d.

7. The ORA-1 District permits a floor area ratio (FAR) not to exceed 0.48. The FAR for the conceptual development plan for the 5-acre property is approximately .455.

8. The conceptual development plan for this project identifies the three types of units from 1,500 sq ft to 3,000 sq. ft., guest parking spaces, a separate clubhouse, and outdoor club areas.

9. The approximately 5-acre property does not include regulatory floodplain. The applicant included a retention pond in their conceptual design, to address required standards.

Please see the exhibits for additional information and background.

Recommendation:

Staff recommends that the Village Board refer this request for the Planned Development (PD) to the Planning & Zoning Commission for a public hearing and recommendation. The petition will then come back to the President and Board of Trustees for a decision concerning the PD so that building permits can eventually be issued for the motor condos project.

Attachments:

1. Exhibits for Referral

ITEM 3.C.
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
May 12, 2026

SUBJECT: Preliminary Board Review of Planned Development for 1400 Kensington Road - Monarch Project Group

FROM: Rebecca Von Drasek, Development Services Director
Cathy Chiarelli, Planning Technician

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Provide comments, suggestions, and recommendations to Monarch Project Group regarding the proposed 70 motor club condos within the ORA-1, Office, Research, and Assembly District.

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

Background/History:
Monarch Project Group, LLC, is under contract with Advocate Health and Hospitals Corporation to purchase 1400 Kensington Road. Monarch is proposing to construct 70 motor-club condominiums, a clubhouse, and associated amenities on the site. This project would replace the former Advocate building at 1400 Kensington Road, located north of the Park District. The 5-acre property currently contains one office building and surface parking lots.

The proposal includes demolishing the existing office building and redeveloping the site as a private motor club. The car-condo units would include storage areas and lofts, designed to provide space for car collectors to house their vehicles. Access to the gated site is proposed from Kensington Court, across from the post office.

Staff Comments:

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

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

2. A condominium plat is required, as the request is to separately deed the units.
3. The subject property is currently zoned ORA-1, Office, Research, and Assembly District. Storage uses are not listed as a Permitted or Special Use in the ORA-1, District.
4. The 1990 Comprehensive Plan does not anticipate this type of development within the Village of Oak Brook.
5. Section 13-15-2 indicates that each Planned Development (PD) shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.
6. A separate neighborhood meeting is not required as part of the outreach for this project. The neighborhood meeting is an element of the Planned Development process outlined in Section 13-15-5.B.1d.
7. The ORA-1 District permits a floor area ratio (FAR) not to exceed 0.48. The FAR for the conceptual development plan for the 5-acre property is approximately 0.47.
8. The conceptual development plan for this project identifies the three types of units from 1,440 sq ft to 3,000 sq. ft., guest parking spaces, a separate clubhouse, and outdoor club areas.
9. The approximately 5-acre property does not include regulatory floodplain. The applicant included a retention pond in their conceptual design, to address required standards.

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

Recommendation:

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

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

Attachments:

1. 260428_OB Motor Suites_Preliminary Board Review

THE OAK BROOK MOTOR CLUB

A Private Automotive Country Club

1400 Kensington Road · Oak Brook, Illinois

ECONOMIC & FISCAL IMPACT STUDY

Prepared in support of the Planned Development application
to the Village of Oak Brook, Illinois

Prepared for: Village of Oak Brook — Planning & Zoning Commission and Board of Trustees
Submitted by: Oak Brook Motor Club (Applicant)
Development team: OKW Architects · Elrod Friedman LLP · KLOA, Inc. (Traffic)
Date: July 2026

CONFIDENTIAL — FOR MUNICIPAL REVIEW

EXECUTIVE SUMMARY

A permanent, diversified revenue engine — at zero public cost

The Oak Brook Motor Club ("OBMC") is a proposed private automotive country club at 1400 Kensington Road, comprising 60 individually deeded motor suites and an accessory clubhouse on a 5.89-acre site in the ORA-1 Office-Research-Assembly District. This study evaluates the fiscal and economic impact of the redevelopment on the Village of Oak Brook and its overlapping taxing districts.

The central finding is straightforward: the project converts a parcel that today contributes effectively **no property tax revenue** into a permanent, diversified source of public revenue — while generating **zero residential burden**, no school enrollment, an estimated ~98% reduction in daily vehicle trips versus prior office use, and no new obligation for Village infrastructure or maintenance.

A structural feature of Oak Brook shapes how these benefits flow. The Village **levies no municipal property tax** and funds its operations primarily through sales tax. Accordingly, the project's real estate tax benefits the **overlapping districts** — schools, the Park District, the Forest Preserve, the library, the township, and DuPage County — while the Village's own direct fiscal gains arise from the **sales tax** on the consignment gallery and ancillary spending, and from **one-time permit fees** on construction and owner build-outs.

Summary of estimated impacts

Revenue stream	Basis	Estimated impact	Recurrence
Incremental real estate tax	~$43.3M sellout value → $14.4M EAV × ~3.73% composite rate	$420K – $540K / yr	Recurring
Consignment / licensed-dealer sales tax	10–12 collector vehicles/yr × ~$575K avg (≈ $5.75M–$6.9M volume)	$431K – $517K / yr total*	Recurring
Ancillary retail, dining & lodging spend	Owner & guest spending at Village businesses	$525K – $1.25M / yr spend	Recurring
Owner build-out permit fees	60 warm-shell suites customized (≈ $5.7M–$10.5M build-out value)	$145K – $250K+ one-time	One-time
Private capital investment	Full site redevelopment — no TIF, subsidy, or grant	≈ $34,000,000	One-time

**Total sales tax collected across all governments. Of this, the Village of Oak Brook's direct local share is estimated at ~$86K–$104K per year (see Section 4.2). Figures are planning-level estimates expressed as ranges; see Section 7 for assumptions and recommended confirmations.*

Taken together, the development is projected to generate on the order of **$9M–$1.15M per year** in recurring public revenue across all taxing bodies — of which roughly **$94K–$123K per year** flows directly to the Village of Oak Brook — plus a one-time private capital investment of approximately $34 million and one-time permit revenue to the Village.

SECTION 1

Project & Site Overview

1.1 The development

OBMC is a private, members-oriented ownership community organized as a condominium. Each motor suite is an individually owned, flexible unit combining secure, climate-controlled vehicle storage with customizable lifestyle space (lounges, mezzanines, offices, and entertainment areas). The community is anchored by an approximately 3,000-square-foot clubhouse offering curated amenities — a conference center, golf and F1 simulators, and an outdoor pavilion. Access is private and controlled through a single gated entry off Kensington Court.

1.2 Site & entitlement

Address	1400 Kensington Road, Oak Brook, Illinois
Site area	5.89 acres (256,406 SF)
Zoning district	ORA-1 (Office-Research-Assembly)
Entitlement path	Planned Development (with special use for car-condominium storage units and accessory clubhouse)
Program	60 individually deeded motor suites (avg. ~1,896 SF) + ~3,000 SF clubhouse
Building area / FAR	~113,760 SF car-condo + ~3,000 SF clubhouse = 116,760 SF; FAR 0.46 (0.48 max)
Warm-shell delivery	60 suites delivered as warm shells for owner interior build-out
Parking	331 spaces (246 within suites + 85 guest) — all contained within the perimeter

1.3 Baseline condition

For purposes of measuring *incremental* impact, the analysis treats the site in its current state as a non-tax-generating parcel — an underutilized property that, per the applicant's representation, contributes effectively no property tax to the roll today. On that basis, the property tax generated by the completed development is treated as **100% incremental**. (The applicant should confirm the parcel's current assessment status with the DuPage County Assessor; if any taxable value exists today, the incremental figure would be reduced accordingly.)

1.4 Why the use matters fiscally

Unlike the general-office use previously contemplated for this corridor, OBMC pairs a high assessed value with an exceptionally low service and traffic footprint. A preliminary trip-generation analysis by KLOA, Inc. — using the Institute of Transportation Engineers (ITE) Trip Generation Manual (Land Use Codes 710 General Office and 151 Mini-Warehouse/Storage) — estimates roughly a 98% reduction in daily vehicle trips versus the prior office use. The result is a parcel that pays like a premium commercial property but behaves, operationally, like quiet private storage.

SECTION 2

Methodology & Data Sources

This study estimates two categories of impact: (i) recurring annual public revenue — real estate tax, sales tax, and ancillary spending tax — and (ii) one-time impacts, including owner build-out permit fees and construction-period private investment. Estimates are intentionally expressed as ranges and, where a conservative basis is available, both a primary and a conservative figure are shown.

Primary inputs

- **Development economics.** Estimated total sellout / market value of ~$43.3M and total construction cost of ~$34M, per the applicant's development program.
- **Assessment methodology.** DuPage County assesses at 33.33% of market value to derive Equalized Assessed Value (EAV); the composite Oak Brook tax rate applied is ~3.73% of EAV (DuPage County Clerk composite for the Oak Brook area).
- **Sales tax framework.** The general Oak Brook sales tax rate is 7.50%, of which the Village retains a 1.50% local share (1.00% general operations + 0.50% roadway/infrastructure), per the Village's published tax schedule. Motor-vehicle sales through a licensed dealer are taxed under the Illinois Retailers' Occupation Tax (ROT) Act on Form ST-556.
- **Permit fees.** Modeled on the Village of Oak Brook multi-component building-permit fee structure (Village Code § 10-4-1), which assesses a construction-value-based fee plus application, plan-review, inspection, and certificate components.
- **Traffic & operations.** KLOA, Inc. preliminary trip-generation analysis (ITE Trip Generation Manual, LUC 710 and 151).

Approach to conservatism

Where a range is shown, the low end generally reflects the conservative case (e.g., property tax computed on construction cost rather than sellout value; the lower bound of transaction volume and build-out cost). Several figures depend on facts that only the Village and its advisors can confirm — notably the local sourcing of vehicle sales tax and the exact permit-fee percentage — and those are flagged for confirmation in Section 7. Nothing in this study should be read as tax or legal advice.

SECTION 3 · RECURRING IMPACT

3.1 Incremental Real Estate Tax

The completed development adds 62 individually assessed condominium parcels to the tax roll. Applying standard DuPage County methodology to the estimated sellout value produces the following waterfall:

Estimated total sellout / market value	**$43,312,500**	
× DuPage County assessment ratio	**33.33%**	*Standard IL methodology*
= Equalized Assessed Value (EAV) added to roll	**$14,437,500**	
× Composite Oak Brook tax rate	**3.73%**	*DuPage Clerk composite*
= Estimated annual property tax (primary)	**≈ $538,000**	*On sellout value*
Conservative estimate (on ~$34M cost basis)	**≈ $422,000**	*$34M × 33.33% × 3.73%*

The property tax figure is driven by total project value, not unit count — so it is unaffected by the precise number of suites. Ranges reflect sellout-value vs. construction-cost bases.

Estimated recurring real estate tax: $420,000 – $540,000 per year, treated as 100% incremental to the current baseline and growing over time with the Village's assessed-value base. This revenue is permanent and recurring, with no sunset.

Who receives this revenue

Because Oak Brook levies **no municipal property tax**, none of this amount accrues to the Village's own general fund. Instead it is distributed among the overlapping taxing districts in proportion to each body's share of the composite rate. The largest beneficiaries are typically the school districts — even though the development generates **no school-age children and zero enrollment impact**. Principal recipients include:

- Elementary and high school districts serving the site (referenced in the application as District 53 and District 86) — typically the majority of an Illinois tax bill;
- DuPage County and the Forest Preserve District of DuPage County;
- The township and road district;
- College of DuPage (Community College District 502);
- The Oak Brook Public Library and the Oak Brook Park District.

This distribution is a civic strength of the proposal: the development **funds the schools and community services** that residents rely on, while adding none of the enrollment, population, or service demand that ordinarily accompanies new tax base. (District-level dollar allocations follow each body's share of the composite rate; exact splits should be drawn from the current DuPage County Clerk rate report.)

SECTION 3 · RECURRING IMPACT

3.2 Consignment Gallery — Sales Tax

OBMC includes a boutique, appointment-only consignment gallery integrated within the clubhouse — a curated display of 2–4 collector vehicles at any time, marketed nationally through leading platforms (e.g., Bring a Trailer, duPont Registry) and transacted through a licensed dealer structure. There are no walk-in visits, no street-visible advertising, and no traditional dealership hours or test-drive traffic; the operation is intentionally low-intensity. Its fiscal significance is disproportionate to that footprint.

Sales of vehicles from a registered Illinois dealer are taxed under the Retailers' Occupation Tax (ROT) Act (Form ST-556). Because the collector market clears at high price points, even a modest transaction count produces **meaningful, recurring** sales tax:

Vehicles sold annually	**10 – 12**
Average sale price per vehicle	**~$575,000**
Total annual sales volume	**$5.75M – $6.90M**
Illinois sales tax collected (~7.5% total)	**$431,000 – $517,000 / yr**
Illustrative single $575K sale → tax	**~$43,125**
Estimated Village of Oak Brook direct share (1.5% local)	**$86,000 – $104,000 / yr**

This is the single most important stream for the *Village's own* budget, since the Village keeps its local sales-tax share directly. The consignment model — in which inventory cycles continuously rather than selling once — makes the revenue sustained and recurring rather than one-time.

Important sourcing note

Illinois in-state retailers with a physical location generally remit state and local ROT at the **origin rate** — i.e., the rate at the seller's location — for origin-sourced sales. On that basis, a licensed dealer physically operating from 1400 Kensington would source its local share to Oak Brook.

SECTION 3 · RECURRING IMPACT

3.3 Ancillary Local Spending — Retail & Restaurant

OBMC's ownership base is an established, high-net-worth cohort — a median age of 57, median net worth of ~$9M, and average unit value of ~$650K. Many already hold memberships at Butterfield Country Club, Butler National, and other nearby clubs. Their regular presence at the site — plus visiting consignment buyers who often travel from outside Oak Brook — drives sustained discretionary spending at the Village's restaurants, retailers, hotels, and service businesses.

The applicant estimates **$525K – $1.25M** in annual owner-and-guest spending within Oak Brook. Oak Brook's tax structure is favorable to capturing this: the Village imposes **no food-and-beverage tax** and **no local business license**, so dining and retail spend is taxed at the standard 7.5% rate (of which the Village retains 1.5%), and overnight lodging generates the Village's hotel tax. An illustrative allocation:

Category	Illustrative annual spend	Village tax treatment
Restaurants & dining	$210K – $500K	7.5% sales tax (no local F&B tax); Village keeps 1.5%
Retail & specialty goods	$185K – $450K	7.5% sales tax; Village keeps 1.5%
Lodging (visiting buyers/guests)	$130K – $300K	Village hotel tax (3%) on room revenue
Total ancillary spend	**$525K – $1.25M**	**Village direct share ≈ $8K–$19K/yr + hotel tax**

Category splits are illustrative and provided to show the composition of spend; the total ($525K–$1.25M) is the applicant's estimate. The Village's direct sales-tax share on this spend is modest in dollar terms but complements the consignment stream and is genuinely additive.

Beyond the measurable tax, the ancillary category carries a **halo effect**: OBMC reinforces Oak Brook's identity as the Chicago region's preeminent luxury destination and draws affluent visitors who patronize Oakbrook Center and the surrounding hospitality corridor. This brand alignment is difficult to quantify but consistent with the Village's long-standing economic-development positioning.

SECTION 4 · ONE-TIME IMPACT

4.1 Owner Build-Out Permit Fees

A distinctive feature of this development is that 60 of the suites are delivered to purchasers as **warm shells** — weather-tight, serviced, but unfinished inside. Each owner then customizes the interior: flooring, cabinetry and millwork, HVAC distribution, electrical, lighting, plumbing fixtures, and finish carpentry for lounges, mezzanines, and display space. Every one of these build-outs is a separate permitted project that flows through the Village's Development Services Department, generating plan-review, inspection, and permit revenue *on top of* the base building construction.

Warm-shell suites customized by owners	**60**
Average interior build-out value per suite	**$95,000 – $175,000**
Estimated total build-out construction value	**$5.7M – $10.5M**
Base permit fee (~2% of construction value)	**$114,000 – $210,000**
Plus application, plan-review, inspection & certificate components (§ 10-4-1)	**additional**
Estimated total owner build-out permit revenue	**$145,000 – $250,000+**

Permit fee modeled at ~2% of construction value plus the fixed components required under Village Code § 10-4-1. The exact percentage should be confirmed against the Village's current fee schedule; construction value excludes design fees and other governmental fees per the Code.

Because owners complete their suites on individual timelines — often over several years following occupancy — this permit activity is **staggered rather than simultaneous**, giving the Village a sustained stream of permit and inspection revenue well beyond the initial construction period. This is **in addition to** the larger one-time permit fee generated by the base building shell construction itself (the ~$34M vertical development), which is not separately quantified here but materially exceeds the owner build-out figure above.

4.2 Construction-Period Investment & Activity

The redevelopment represents approximately **$34 million** in private capital deployed entirely within Oak Brook — with **no TIF, public subsidy, or grant funding** required. Construction of the shells and clubhouse, followed by 60 owner build-outs, supports temporary construction employment and local spending on labor, materials, and professional services during the build period. Consistent with standard economic-impact practice, this one-time construction activity produces additional indirect and induced spending in the regional economy; it is noted here qualitatively rather than assigned a specific multiplier.

SECTION 5

Community Benefits & Cost Avoidance

A complete economic picture accounts not only for revenue generated but for public costs avoided. On this dimension the proposal is unusually favorable — it adds premium tax base while consuming almost none of the services that new development typically demands.

Zero residential burden	No new residents and no school-age children — no incremental cost to the school districts, parks, or library despite those bodies receiving new tax revenue.
~98% traffic reduction	Estimated ~10 daily trips vs. ~734 for the prior office use (KLOA / ITE). No new signals, turn lanes, or roadway improvements anticipated.
No new public infrastructure	All utilities are available at the site; no new roads, water mains, or sewers are required.
$0 ongoing Village maintenance	The HOA is responsible for all private drives, landscaping, detention, and common-area maintenance in perpetuity.
Activation of an exempt parcel	Converts a site contributing effectively $0 today into 62 individually taxable parcels.
Luxury brand alignment	Reinforces Oak Brook's positioning as the region's preeminent luxury suburb, complementing Oakbrook Center and the hospitality corridor.

In short, the development is **revenue-positive and cost-neutral**: it strengthens the tax base for schools and community services while imposing essentially none of the population, enrollment, traffic, or infrastructure demands that usually offset such gains.

SECTION 6

Summary of Total Impact

The table below consolidates the estimated fiscal impact, distinguishing revenue to all overlapping taxing bodies from the portion flowing directly to the Village of Oak Brook.

Impact	All taxing bodies	Village of Oak Brook (direct)	Type
Incremental real estate tax	$420K – $540K / yr	$0 (no municipal levy)	Recurring
Consignment / dealer sales tax	$431K – $517K / yr	$86K – $104K / yr	Recurring
Ancillary retail/dining/lodging tax	~$40K – $95K / yr	$8K – $19K / yr + hotel tax	Recurring
Recurring subtotal	**≈ $0.9M – $1.15M / yr**	**≈ $94K – $123K / yr**	**Recurring**
Owner build-out permit fees	—	$145K – $250K+	One-time
Private capital investment	≈ $34,000,000	—	One-time

All figures are planning-level estimates expressed as ranges. "All taxing bodies" includes the school, county, township, park, forest-preserve, library, and community-college districts as well as the state and county sales-tax shares; the Village's own direct revenue is shown separately.

Headline: ~$0.9M–$1.15M per year in recurring public revenue, ~$94K–$123K of it directly to the Village, plus ~$145K–$250K+ in one-time Village permit fees and ~$34M of one-time private investment — all from a parcel generating effectively nothing today, and all with zero residential burden.

SECTION 7

Key Assumptions, Limitations & Confirmations

This study is a good-faith planning-level analysis prepared to inform the Village's review. It relies on the assumptions below and should be read subject to them. It is not tax, legal, or appraisal advice.

Key assumptions

- Total sellout / market value of ~$43.3M and total construction cost of ~$34M, per the applicant's program.
- DuPage County assessment ratio of 33.33% and composite Oak Brook tax rate of ~3.73% of EAV.
- Property tax treated as 100% incremental, based on the site's current status as a non-tax-generating parcel.
- Consignment volume of 10–12 vehicles per year at a ~$575K average price; general sales tax of 7.5% with a 1.5% Village local share.
- Owner build-out value of $95K–$175K per suite across 60 warm-shell suites; permit fee ~2% of construction value plus § 10-4-1 components.
- Ancillary owner-and-guest spend of $525K–$1.25M per year within Oak Brook.

Recommended confirmations before reliance

- **Vehicle sales-tax sourcing.** Confirm with the Illinois Department of Revenue and tax counsel the local share the Village captures on titled motor-vehicle sales through the on-site licensed dealer.
- **Permit-fee percentage.** Confirm the exact base-fee percentage and component fees against the Village's current § 10-4-1 schedule.
- **Composite tax rate.** Verify the current composite rate and per-district allocation from the latest DuPage County Clerk rate report.
- **Baseline assessment.** Confirm the parcel's current taxable status with the DuPage County Assessor; adjust the incremental figure if any taxable value exists today.
- **Unit count.** Reconcile the deeded-suite count (62 per the site plan) across all application exhibits so every document is internally consistent.

Limitations

Estimates are expressed as ranges to reflect uncertainty in transaction volume, build-out cost, spending behavior, and future assessed values. Actual results will vary with market conditions, absorption pace, and final assessment. Ranges are intended to be reasonable and, at the low end, conservative.

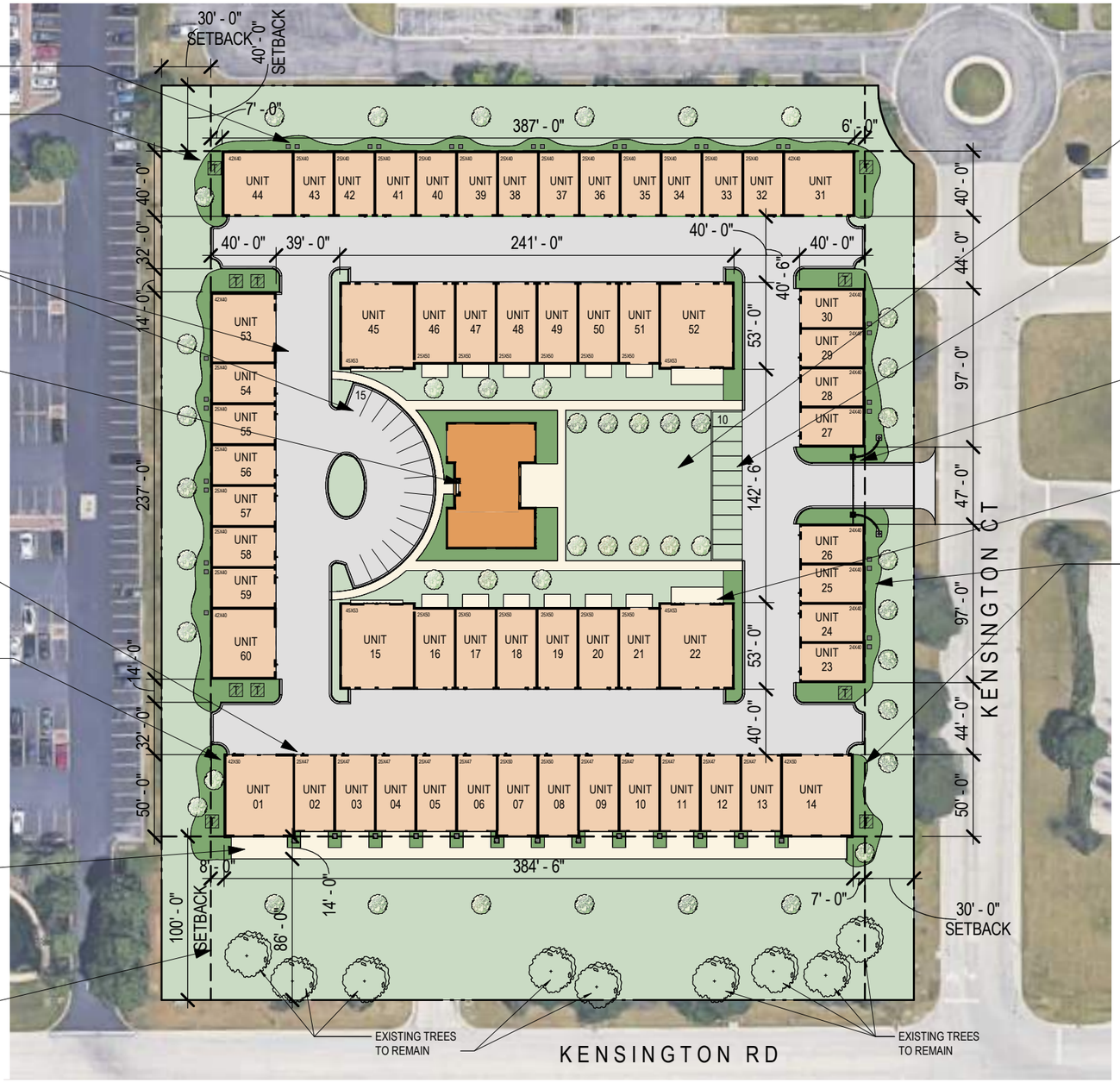
OAK BROOK MOTOR CLUB

1400 KENSINGTON ROAD
OAK BROOK, IL

DESIGN SUBMISSION
AUGUST 14, 2026

OKW Architects

SITE PLAN



CONDENSERS (TYP)

TRANSFORMER (TYP)

GUEST PARKING

CLUBHOUSE
3,830 sf

TYP GARAGE:

LARGE GARAGE
(DOUBLE):

PATIOS

SETBACK LINE

OUTDOOR COMMUNITY
SPACE

GUEST PARKING
(PERMEABLE)

AUTO CLUB
ENTRY GATE

PATIOS

LANDSCAPED
AREAS

SITE PLAN
TOTAL UNITS: 60

DEVELOPMENT SUMMARY

CAR CONDOS AND CLUB HOUSE : INDUSTRIAL — LOT AREA = 256,406 SF

SECTION		ZONING REQ	PROPOSED	NOTES
10	ORA - 1 (OFFICE-RESEARCH-ASSEMBLY)	ORA - 1 (OFFICE-RESEARCH-ASSEMBLY)	USE: CAR CONDOMINIUM STORAGE UNITS	UNIT SIZES (8) 24'x40' (4) 42'x40' (18) 25'x40' (2) 42'x50' (10) 25'x47' (4) 42'x53' (14) 25'x50'
			USE: CLUBHOUSE ACCESSORY TO MAIN USE	
			CLUBHOUSE ACCESSORY TO MAIN USE	
13-10	HEIGHT	MAX 76'	CAR CONDO : 30'-0" T/ MAIN ROOF, 50'-6" T/CUPOLA, 2 STORY CLUBHOUSE : 25'-0", 1 STORY	
	SETBACKS			
	FRONT	100'	100'	DIMENSION TO FRONT OF PROPERTY LINE
	SIDE	30'	30' FROM BUILDING	
	REAR	40'	40' FROM BUILDING	
	FAR	0.48	108,579 CAR CONDO + 3,830 CLUBHOUSE = 112,409 SF / 256,406 SF = 0.438	
13-12-5	PARKING		CAR CONDOS - 280 SPACES CAR CONDO (GUEST) - 60 SPACES CLUBHOUSE - 15 SPACES COURTYARD - 10 SPACES TOTAL - 365 SPACES	4 CARS PER TYPICAL GARAGE 8 CARS PER DOUBLE GARAGE 1 PARALLEL SPACE/UNIT (GUEST)

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

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N

PROJECT

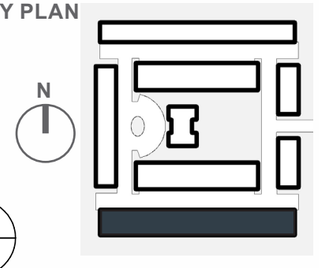
SCALE: 1" = 80'
0 20' 40' 80'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

BUILDING ELEVATIONS

KEY PLAN



2/02 NORTH ELEVATION

SCALE: 1" = 30'-0"

1/02 SOUTH ELEVATION - VIEW FROM KENSINGTON ROAD

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'

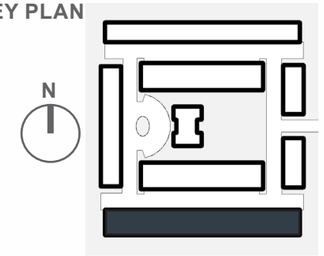
0 7.5' 15' 30'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

ENLARGED BUILDING ELEVATIONS

KEY PLAN



1/03 ENLARGED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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Chicago, IL 60661

SCALE: 1/8" = 1' 0"

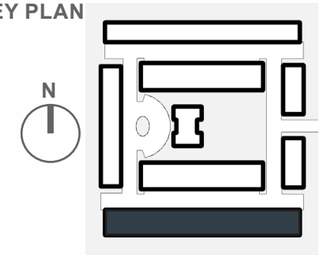
0' 2' 4' 8'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

ENLARGED BUILDING ELEVATIONS

KEY PLAN



1/04 ENLARGED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1' 0"

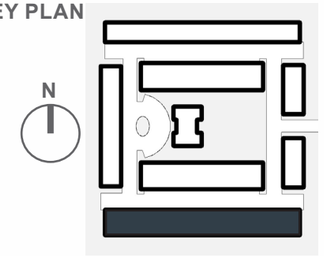
0' 2' 4' 8'

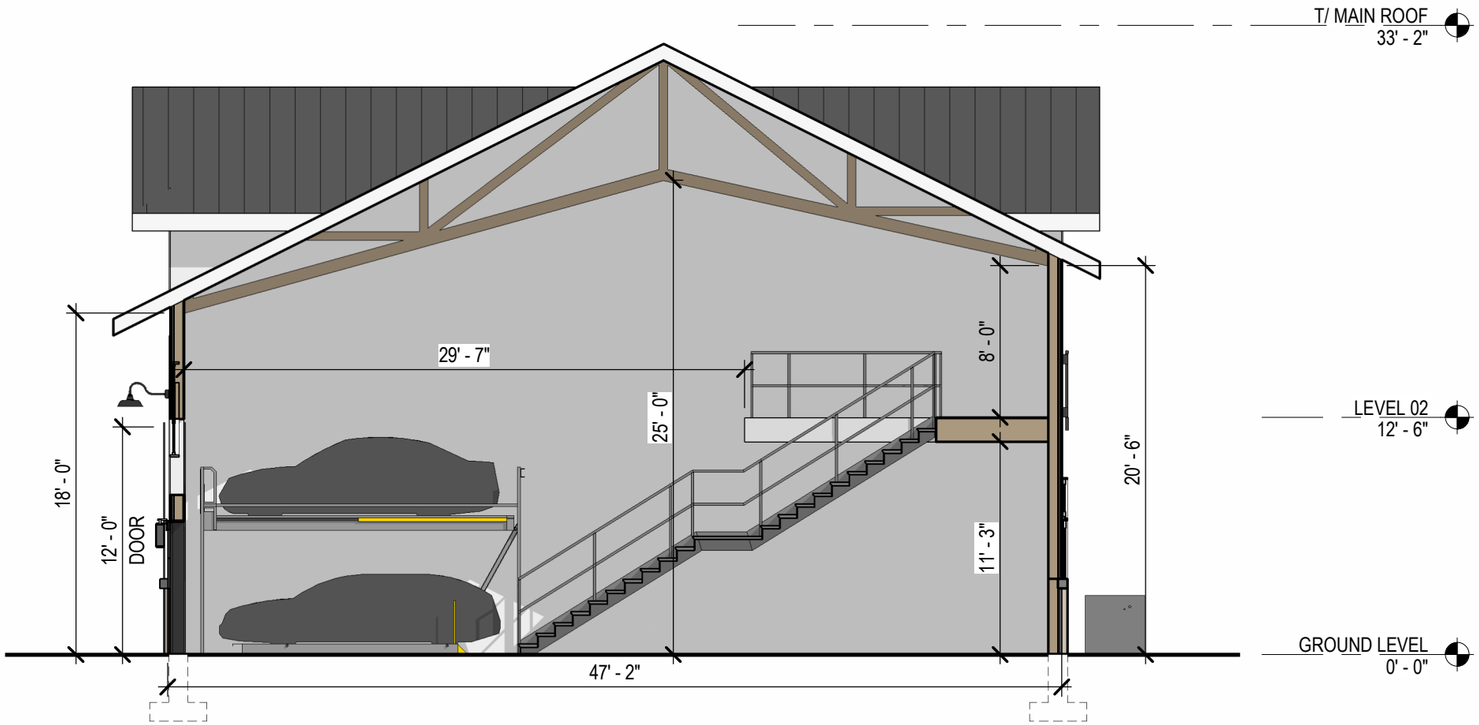
OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

BUILDING SECTION

KEY PLAN





1/05 TYPICAL UNIT SECTION

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1' 0"

0' 2' 4' 8'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

BUILDING RENDERINGS

KEY PLAN

VIEW FROM KENSINGTON ROAD

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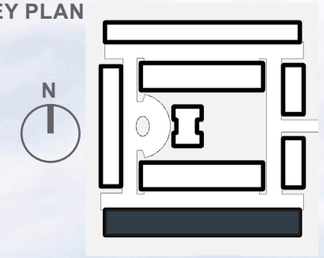
Chicago, IL 60661

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

BUILDING RENDERINGS

KEY PLAN



VIEW FROM INTERNAL DRIVEWAY

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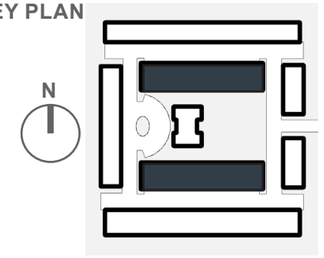
OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

BUILDING ELEVATIONS

KEY PLAN



1 COURTYARD BUILDING - FROM DRIVEWAY

SCALE: 1" = 30'-0"

2 COURTYARD BUILDING - FROM COURTYARD

SCALE: 1" = 30'-0"

OKW Architects

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OAK BROOK MOTOR CLUB · OBMC · EST. 2026

SCALE: 1" = 30'

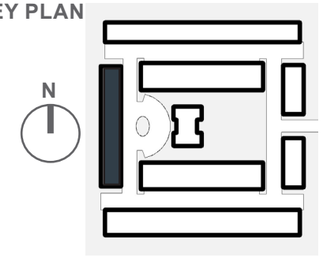
0 7.5' 15' 30'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

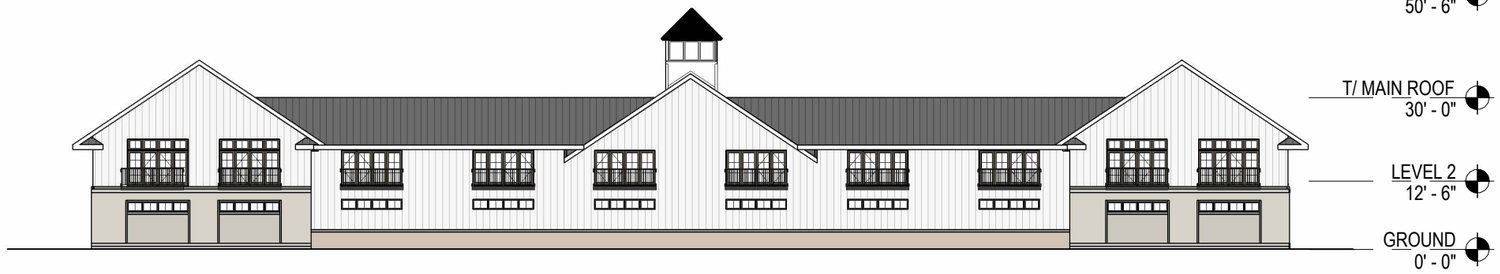
BUILDING ELEVATIONS

KEY PLAN



1 WEST BUILDING - FROM DRIVEWAY

SCALE: 1" = 30'-0"



2 WEST BUILDING - FROM PROPERTY LINE

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'

0 7.5' 15' 30'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
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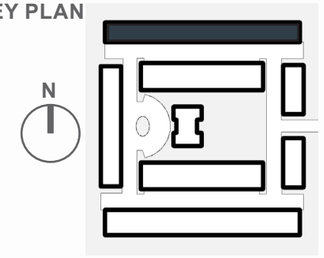
BUILDING ELEVATIONS

KEY PLAN



1 NORTH BUILDING - FROM DRIVEWAY

SCALE: 1" = 30'-0"

2 NORTH BUILDING - FROM PROPERTY LINE

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'

0 7.5' 15' 30'

OAK BROOK MOTOR CLUB

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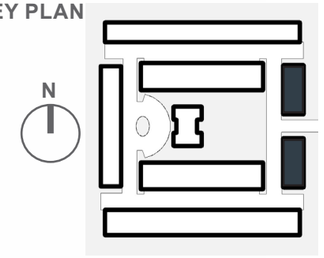
BUILDING ELEVATIONS

KEY PLAN



1 EAST BUILDINGS AND ENTRY GATE - FROM DRIVEWAY

SCALE: 1" = 30'-0"

2 EAST BUILDINGS AND ENTRY GATE - FROM KENSINGTON COURT

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'

0 7.5' 15' 30'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
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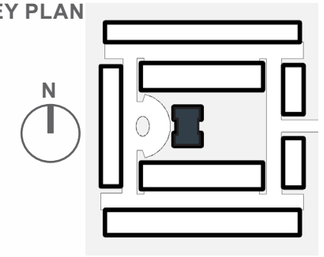
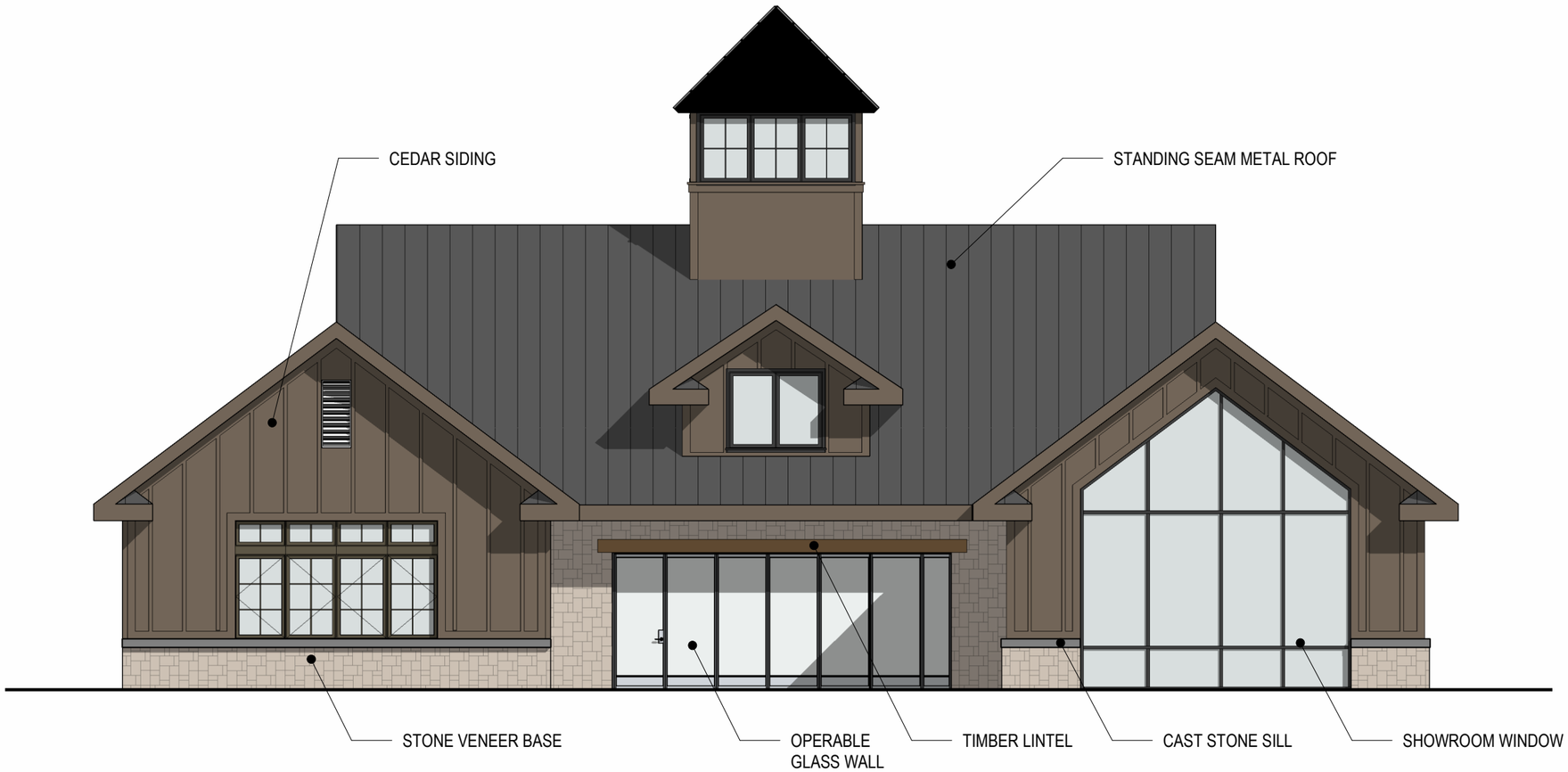
BUILDING ELEVATIONS

KEY PLAN





1 / A1 CLUB HOUSE - EAST ELEVATION

SCALE: 1/8" = 1'-0"

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Chicago, IL 60661

SCALE: 1/8" = 1' 0"

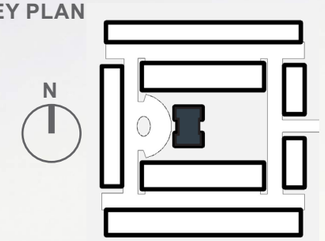
0' 2' 4' 8'

OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

BUILDING ELEVATIONS

KEY PLAN



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OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

BUILDING ELEVATIONS

KEY PLAN

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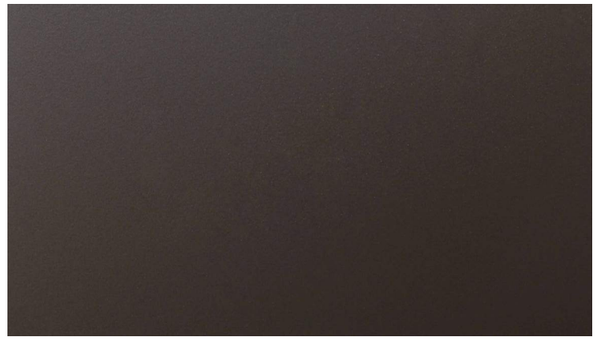
OAK BROOK MOTOR CLUB

1400 Kensington Road, Oak Brook, IL
August 14, 2026 Project #: 25071

PROPOSED MATERIALS

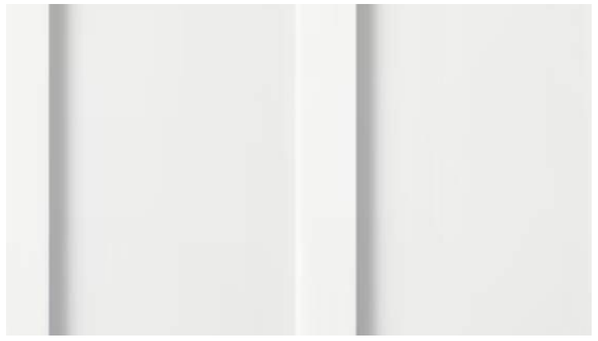
BR-01
FACE BRICK

ST-01
NATURAL STONE VENEER

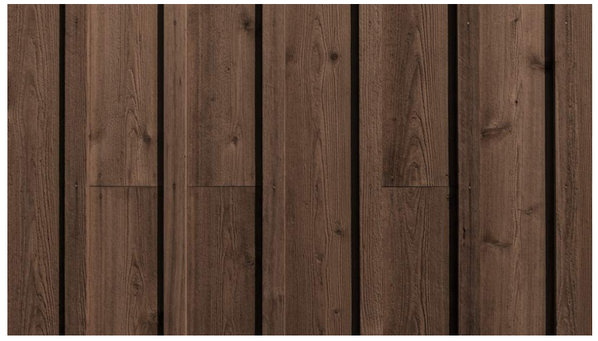


WND-01
BLACK WINDOWS AND DOORS

SSR-01
METAL STANDING SEAM ROOF



SID-01
FIBER CEMENT BOARD AND BATTEN SIDING

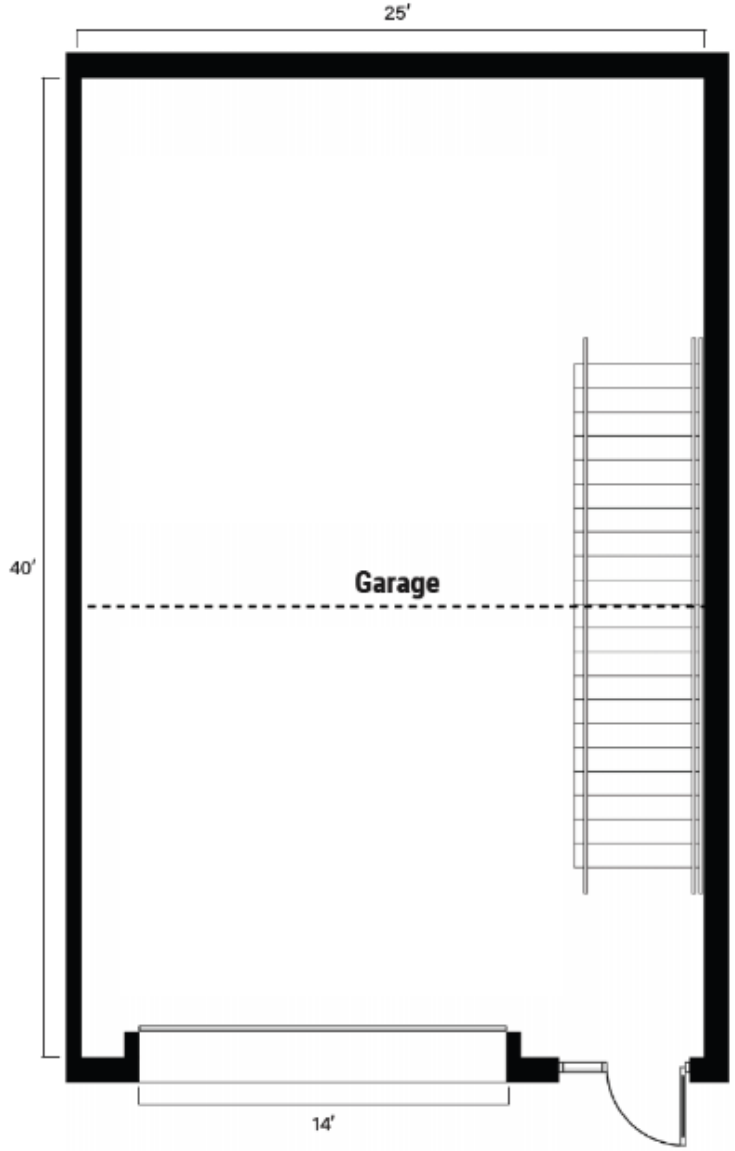


SID-02
CEDAR BOARD AND BATTEN SIDING

SMALL UNIT
1,500 SF

Ground Level

500 SF Mezzanine
1,000 SF Garage
1,500 SF Total



SMALL UNIT
1,500 SF

Mezzanine Level

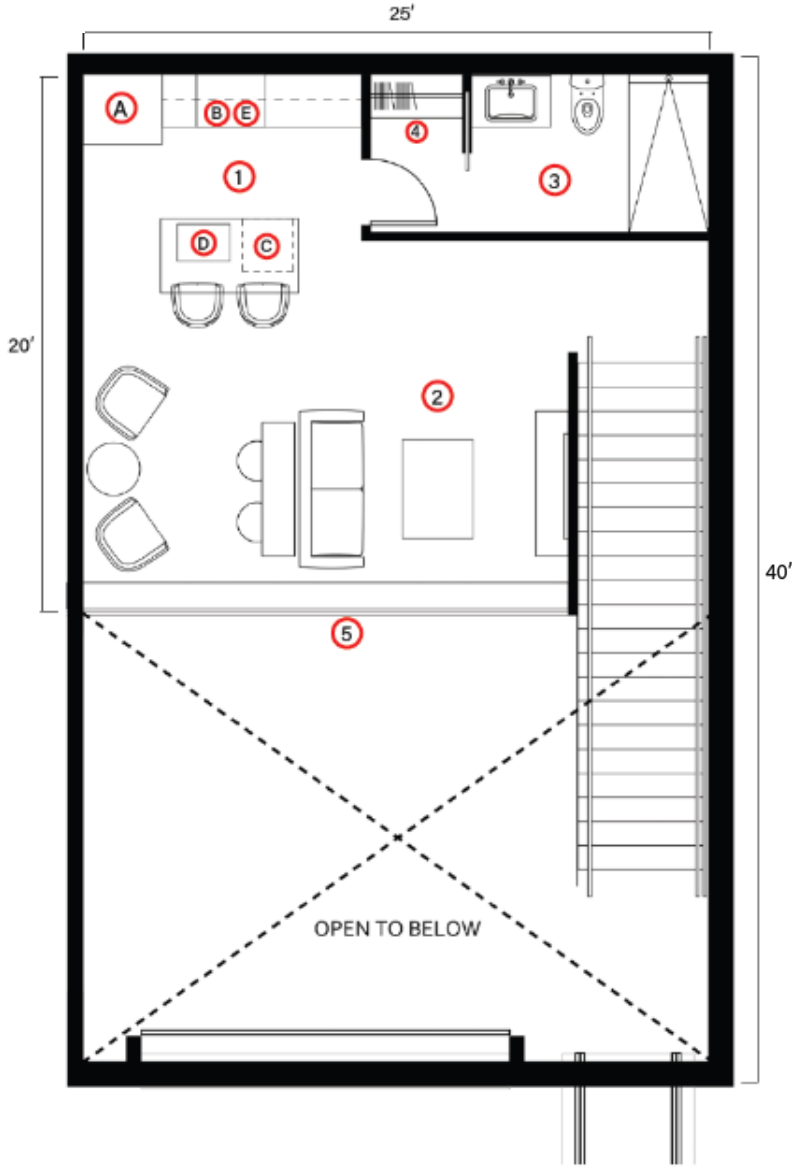
500 SF Mezzanine
1,000 SF Garage
1,500 SF Total

Layout Key

1. Kitchen
2. Lounge
3. Restroom
4. Wardrobe
5. Drink Ledge

Equipment Key

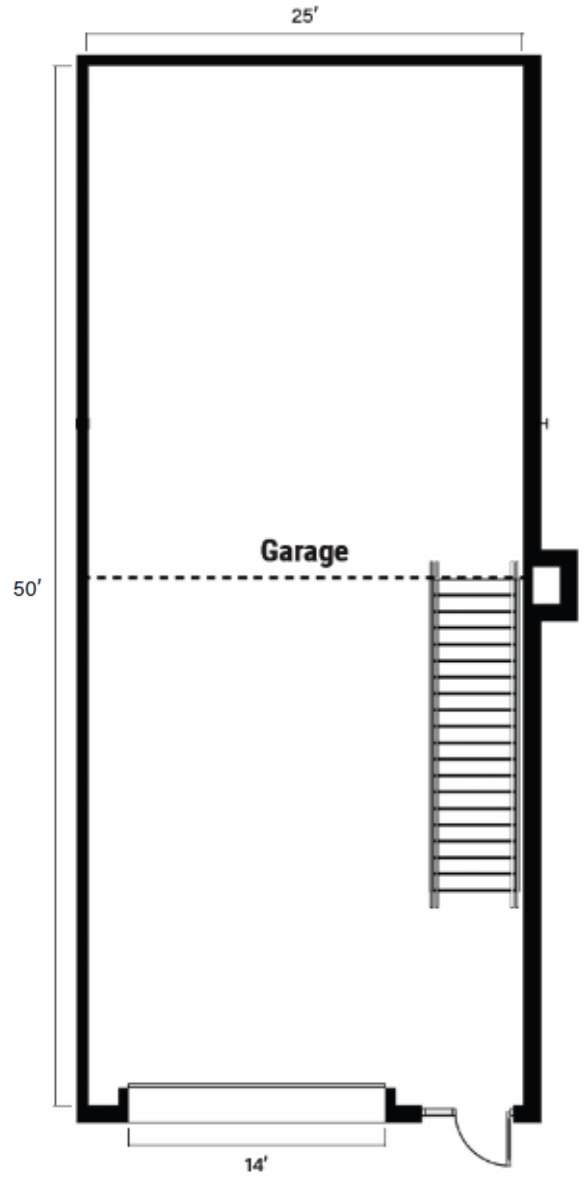
- A Fridge/Freezer
- B Range/Hood
- C Dishwasher
- D Sink
- E Microwave



MEDIUM UNIT
1,875 SF

Ground Level

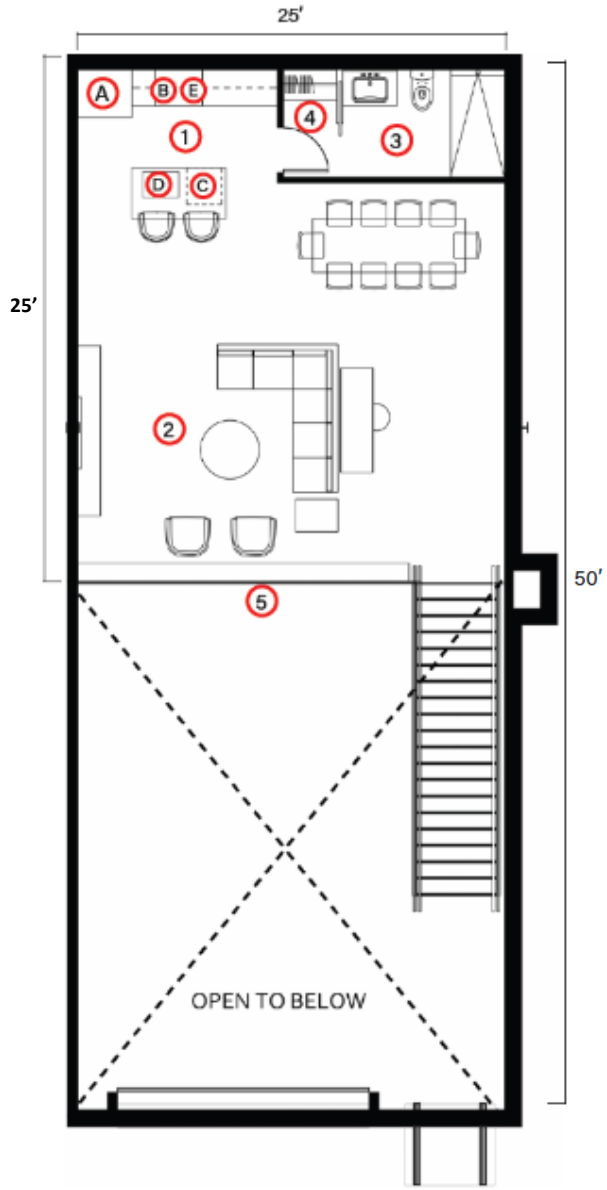
625 SF Mezzanine
1,250 SF Garage
1,875 SF Total



MEDIUM UNIT
1,875 SF

Mezzanine Level

625 SF Mezzanine
1,250 SF Garage
1,875 SF Total



Layout Key

1. Kitchen
2. Lounge
3. Restroom
4. Wardrobe
5. Drink Ledge

Equipment Key

- A Fridge/Freezer
- B Range/Hood
- C Dishwasher
- D Sink
- E Microwave

LARGE UNIT
3,000 SF

Ground Level

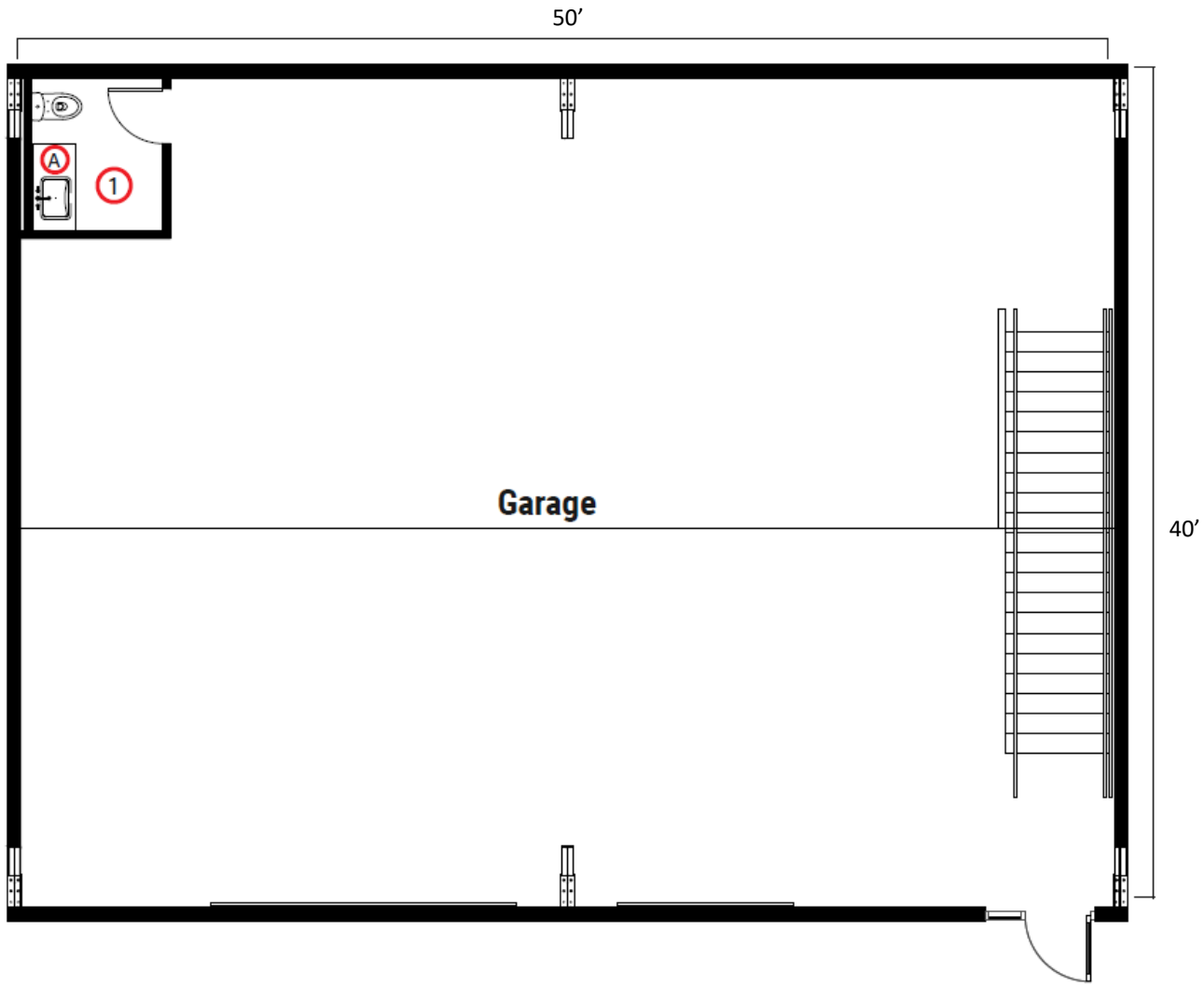
2,000 SF Mezzanine
1,000 SF Garage
3,000 SF Total

Layout Key

(1) Restroom

Equipment Key

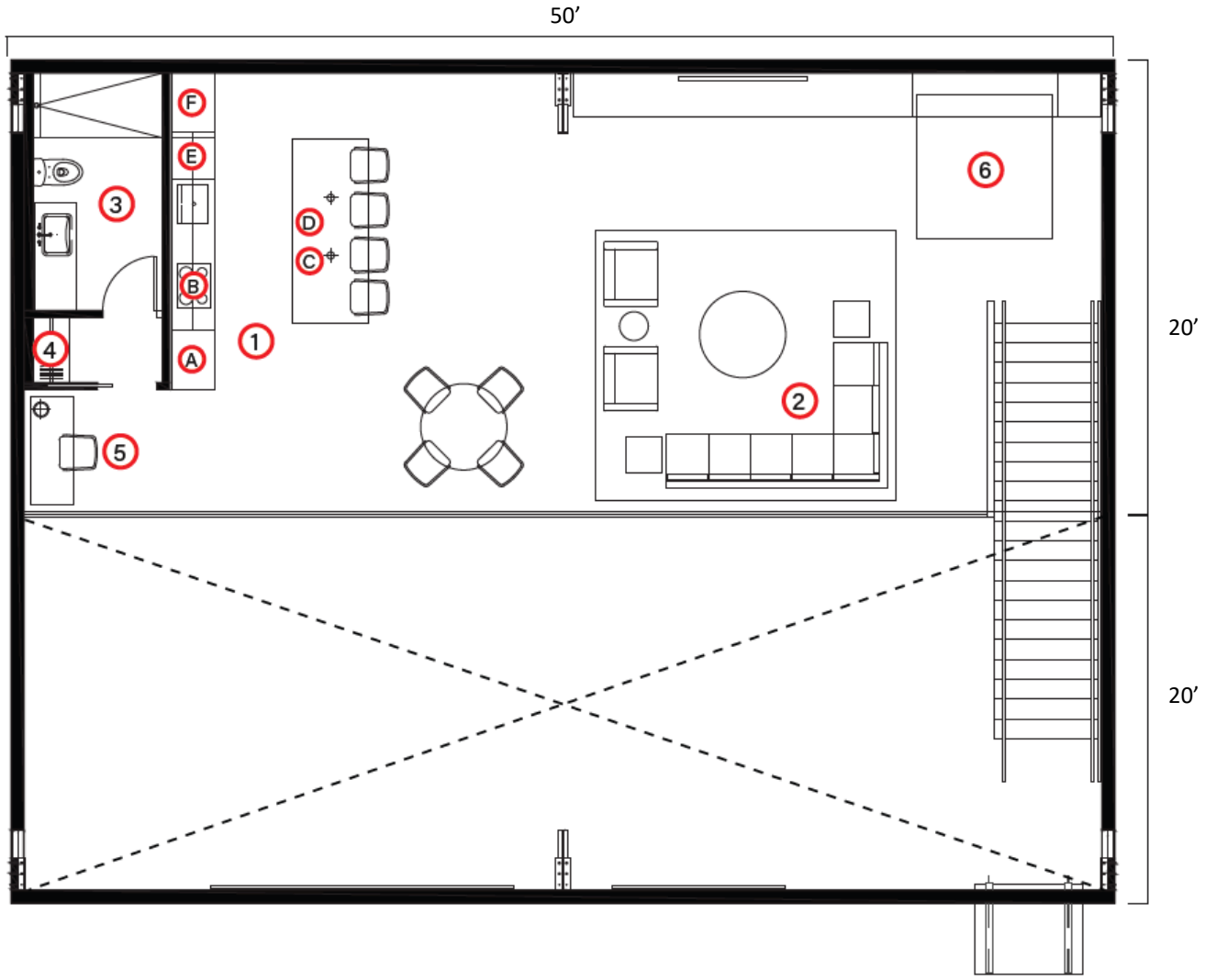
(A) Utility Sink



LARGE UNIT
3,000 SF

Mezzanine Level

2,000 SF Mezzanine
1,000 SF Garage
3,000 SF Total



Layout Key

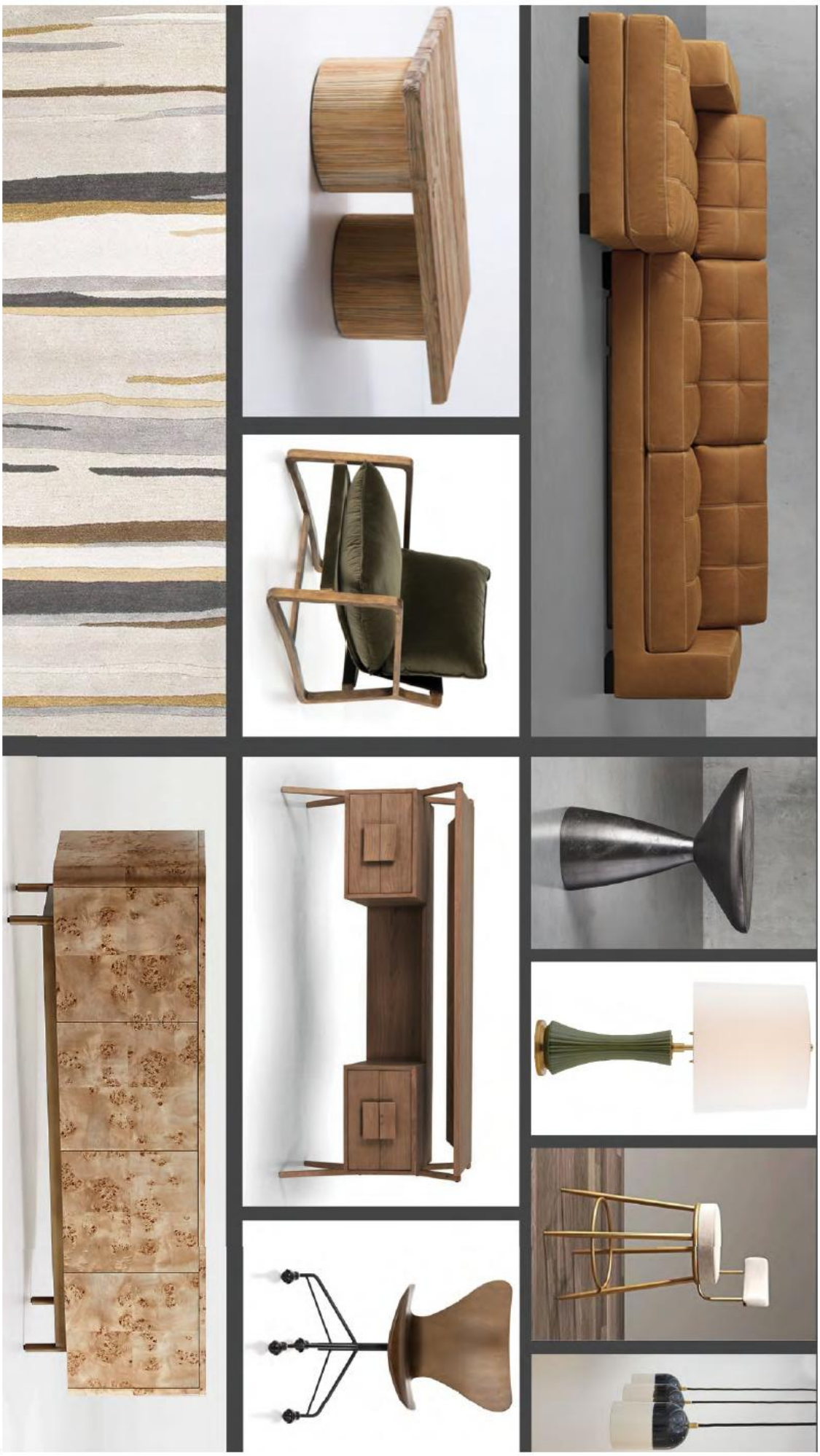
1. Kitchen
2. Lounge
3. Restroom
4. Wardrobe
5. Drink
6. Murphy Bed

Equipment Key

- A Fridge/Freezer
- B Range/Hood
- C Dishwasher
- D Sink
- E Microwave
- F Pantry

CONTEMPORARY

FURNITURE PACKAGE



CONTEMPORARY
FIXTURE PACKAGE

PULL-DOWN SATIN BRASS KITCHEN FAUCET

STAINLESS STEEL UNDERMOUNT KITCHEN SINK

SATIN BRASS TOILET PAPER HOLDER

SATIN BRASS WALL MOUNTED RAIN SHOWER

SATIN BRASS WIDESPREAD BATHROOM FAUCET

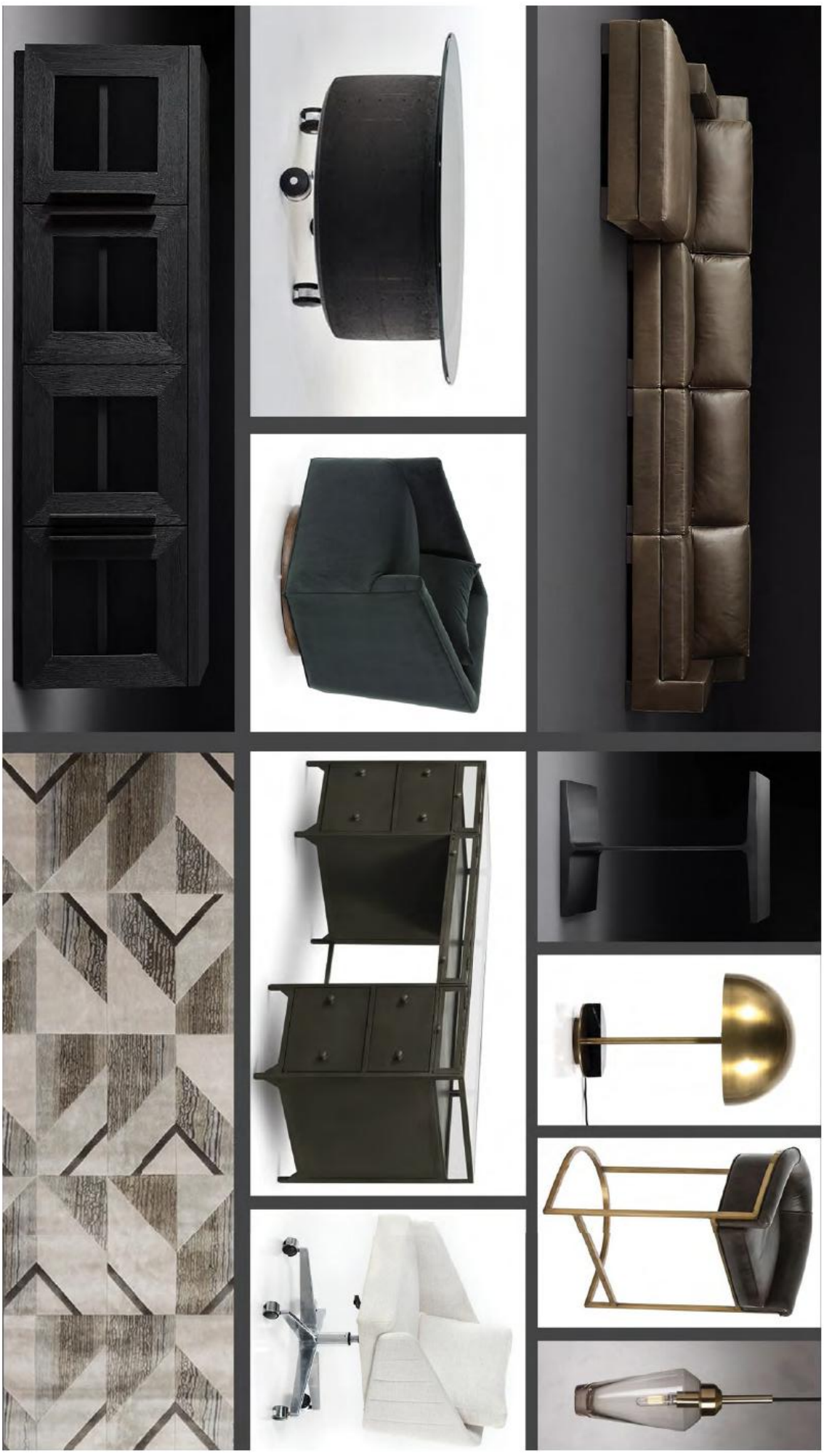
WHITE CERAMIC UNDER-MOUNT BATHROOM SINK

SATIN BRASS TOWEL RING

SATIN BRASS SHOWER CONTROLS

REFINED INDUSTRIAL

FURNITURE PACKAGE



REFINED INDUSTRIAL

FIXTURE PACKAGE

PULL-DOWN SATIN BRASS KITCHEN FAUCET

STAINLESS STEEL UNDERMOUNT KITCHEN SINK

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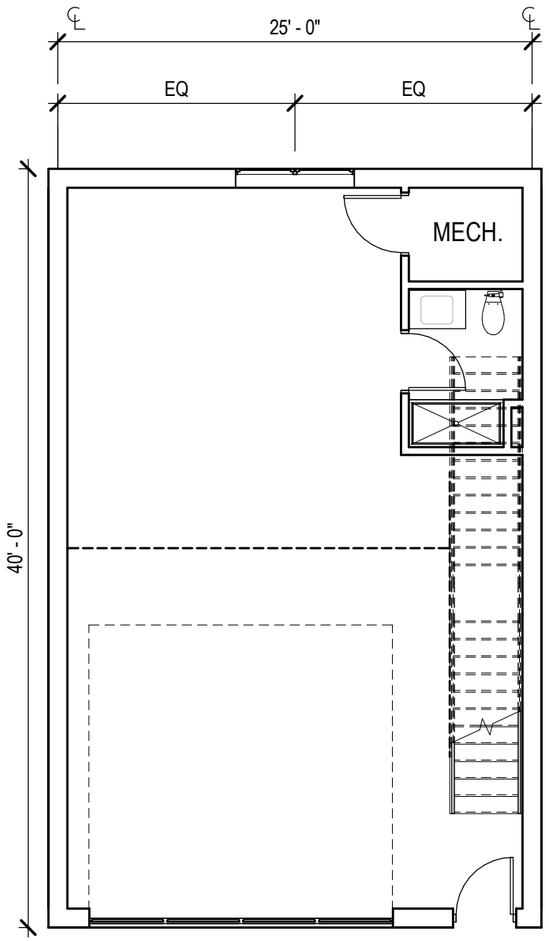
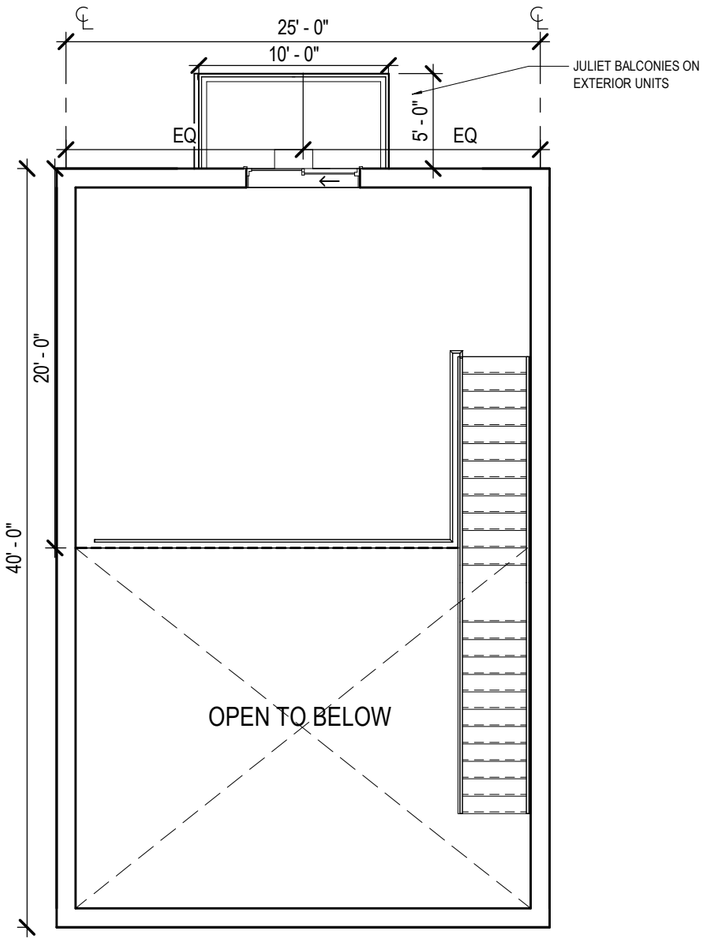


UNIT 1ST FLOOR

1000 SF

SCALE: 1/8" = 1'-0"



UNIT MEZZANINE

500 SF

SCALE: 1/8" = 1'-0"

OKW Architects

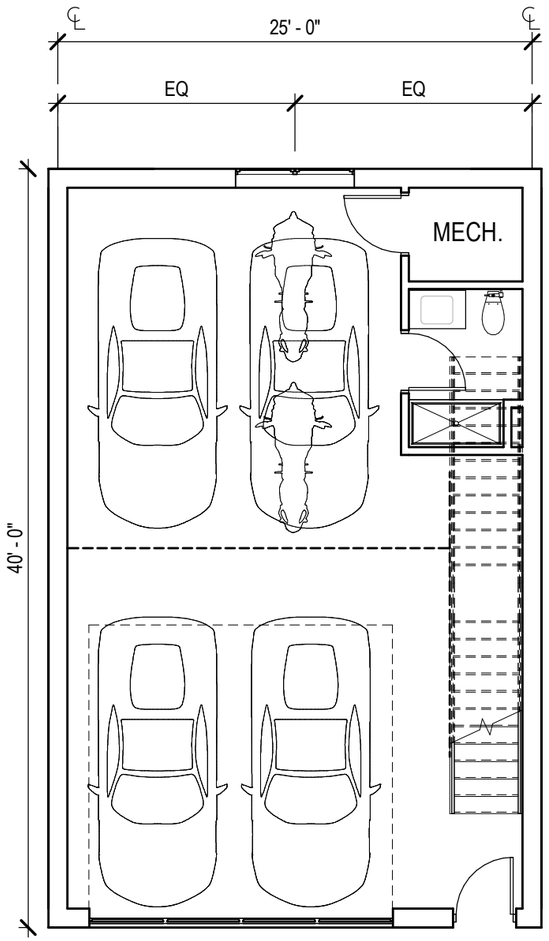
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

OBMC
OAK BROOK
MOTOR CLUB

OAKBROOK CAR CONDO

1400 Kensington Rd. Oak Brook, IL. 60523

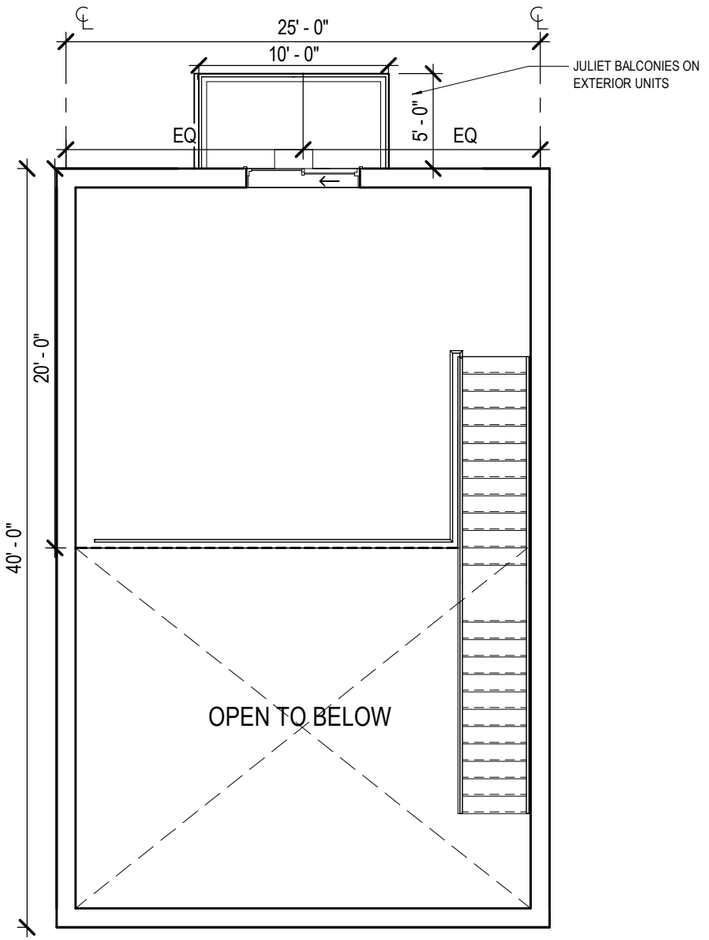
April 10, 2026 Project #: 25071



UNIT 1ST FLOOR

1000 SF

SCALE: 1/8" = 1'-0"



UNIT MEZZANINE

500 SF

SCALE: 1/8" = 1'-0"

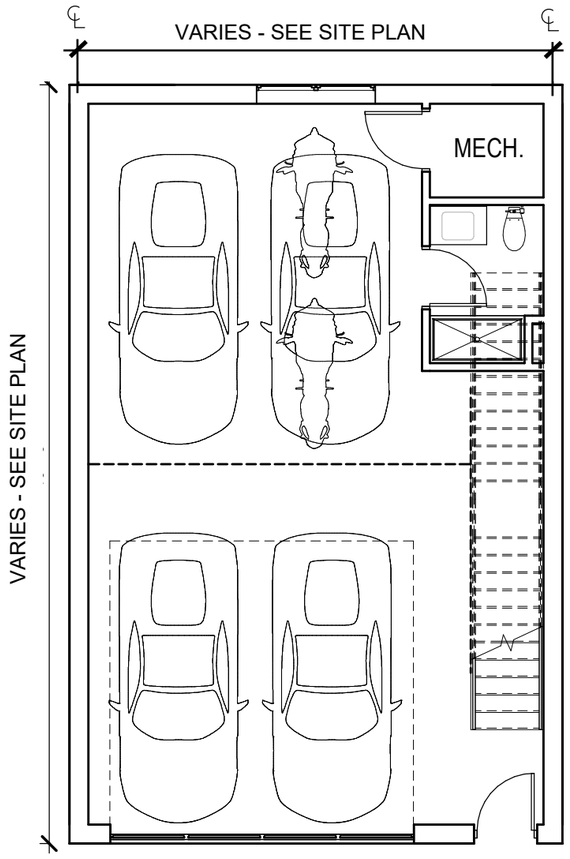
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

OAKBROOK CAR CONDO

1400 Kensington Rd. Oak Brook, IL. 60523

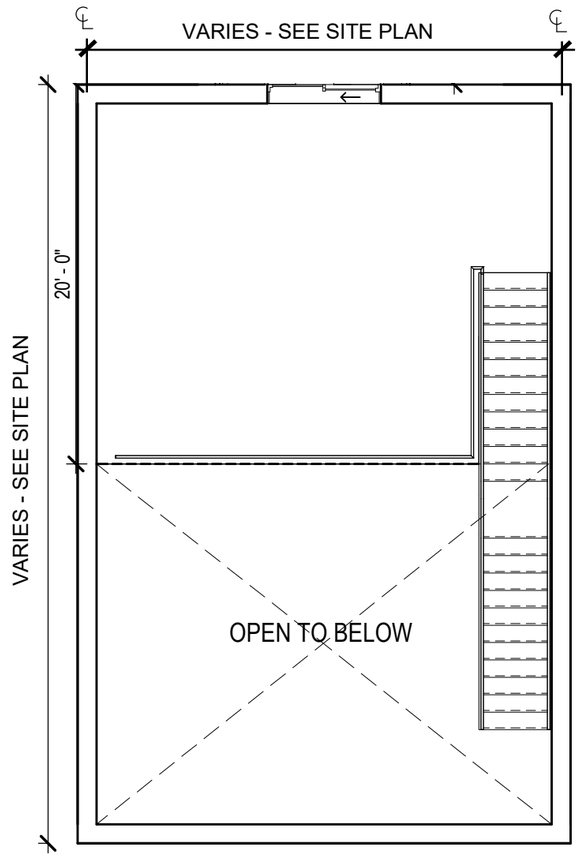
April 10, 2026 Project #: 25071

TYPICAL UNITS



UNIT 1ST FLOOR

SCALE: 1/8" = 1'-0"



UNIT MEZZANINE

SCALE: 1/8" = 1'-0"

OKW Architects

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600 W. Jackson, Suite 250
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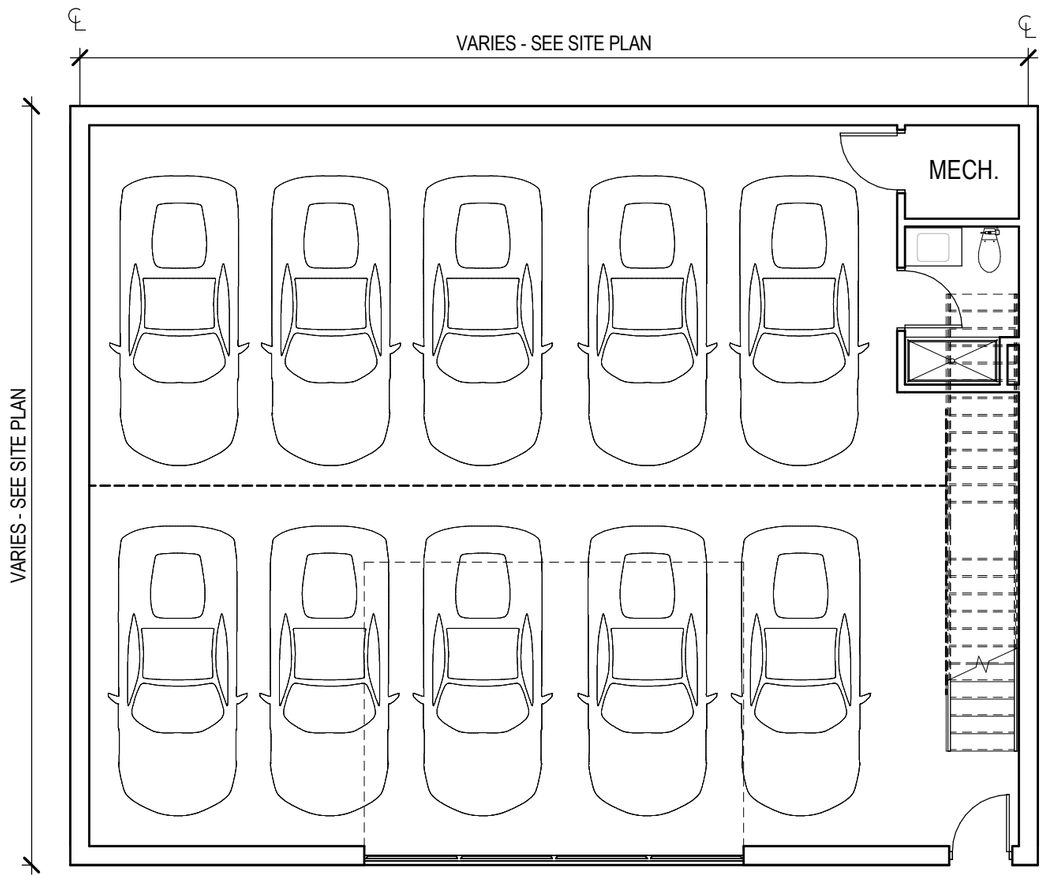
OAK BROOK MOTOR CLUB

OAK BROOK MOTOR CLUB

1400 Kensington Rd. Oak Brook, IL. 60523

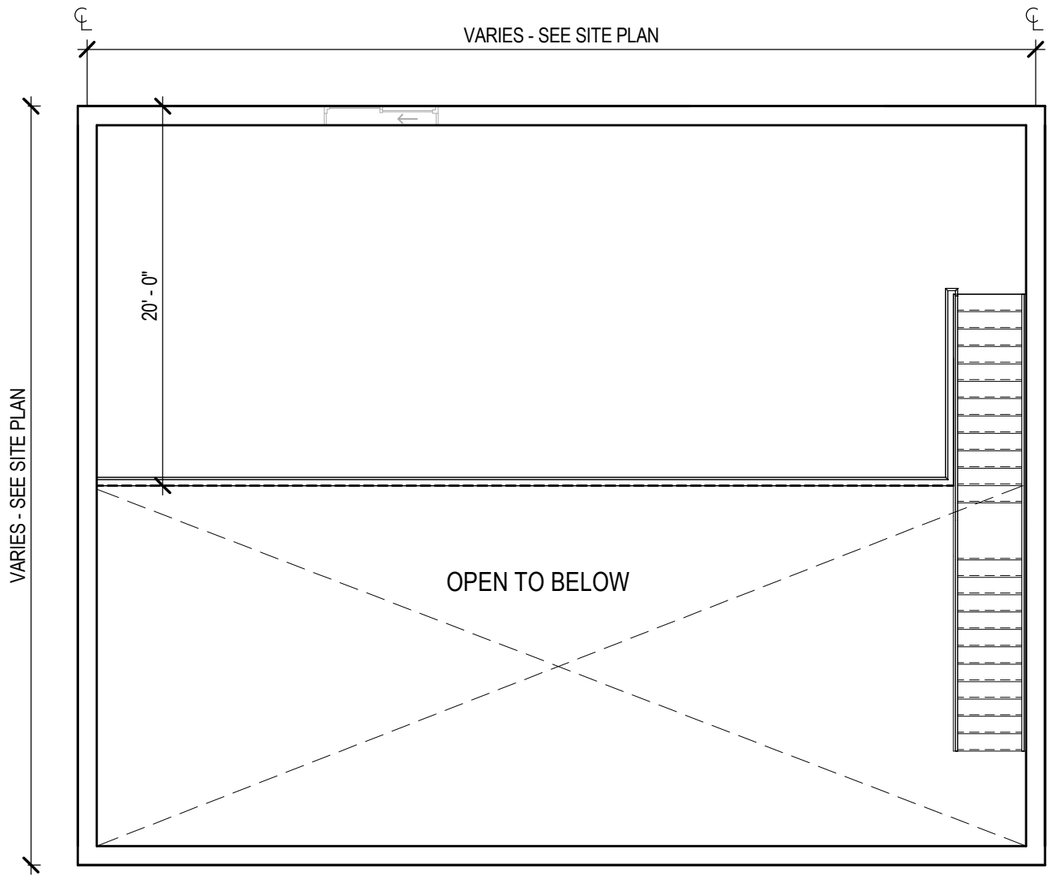
AUGUST 19, 2026 Project #: 25071

TYPICAL UNITS



UNIT 1ST FLOOR (DOUBLE)

SCALE: 1/8" = 1'-0"



UNIT MEZZANINE (DOUBLE)

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

OBMC
OAK BROOK
MOTOR CLUB

OAK BROOK MOTOR CLUB

1400 Kensington Rd. Oak Brook, IL. 60523

AUGUST 19, 2026 Project #: 25071

EXISTING CONDITIONS PHOTOGRAPHIC EXHIBIT

1400 Kensington Road

Oak Brook, Illinois

Planned Development Submission
Exhibit of Existing Site Conditions

Photographs taken on site: June 28, 2026
80 photographs in 9 categories

Overview & Contents

This exhibit documents the existing conditions of the subject property at 1400 Kensington Road, Oak Brook, Illinois, in support of the planned development submission to the Village. All photographs were taken during a single site walkthrough on June 28, 2026. The subject property is part of an aging, substantially vacant suburban office campus comprising multiple brick-veneer buildings served by an expansive field of surface parking. As documented in the photographs that follow, the property exhibits significant physical deterioration, deferred maintenance, and functional and economic obsolescence: pavement across the parking areas is extensively cracked and, in many locations, has begun reverting to vegetation; building finishes, site improvements, and infrastructure date to the campus's original construction and are nearing or past the end of their serviceable lives; and the low-density, single-use office configuration no longer aligns with current market demand. The photographs are organized into the categories below.

Site Identification & Signage ..... Figs. 1–4 (4)

Building Exteriors ..... Figs. 5–16 (12)

Building Entrances ..... Figs. 17–21 (5)

Building Interiors ..... Fig. 22-23 (2)

Loading & Service Areas ..... Figs. 24–28 (5)

Parking Areas & Pavement Conditions ..... Figs. 29–63 (35)

Vehicular Circulation & Access Drives ..... Figs. 64–71 (8)

Landscaping & Perimeter Screening ..... Figs. 72–76 (5)

Site Utilities & Infrastructure ..... Figs. 77–80 (4)

Site Identification & Signage

Campus identification and on-site signage. The signage and surrounding conditions reflect the property's prolonged vacancy.

Figure 1. Faded site marketing signage. The subject property is an aging, vacant suburban office building.

Figure 2. Employee entrance signage. The weathered sign and the adjacent vegetation reflect the property's prolonged vacancy and deferred maintenance

Figure 3. Kensington Road entrance signage for the 1400 Building.

Figure 4. Reserved-parking signage for the 1400 Building. The weathered sign and the volunteer vegetation reflect the property's prolonged vacancy and deferred maintenance.

Building Exteriors

Representative views of the existing brick-veneer office buildings. Dated massing, materials, and glazing systems reflect the buildings' original era of construction and contribute to the property's functional and economic obsolescence.

Figure 5. Front elevation of the office building. The low-rise, brick-clad product and its expansive surface parking are characteristic of an earlier era of suburban office development and no longer align with current market demand
.

Figure 6. Well-maintained neighboring multi-building campus configuration. 1400 Building presents a stark contrast relative to its current condition and deferred maintenance.

Figure 7. Building elevation with mature but now-unmaintained plantings. The dated massing and materials are characteristic of the campus's original construction.

Figure 8. Building elevation with a foreground concrete apron exhibiting cracking and joint separation — visible evidence of deferred maintenance.

Figure 9. Building corner showing aging brick veneer and dated ribbon glazing nearing the end of its serviceable life.

Figure 10. Building side elevation with weathered brick veneer and original ground-floor glazing that shows its age.

Figure 11. Building elevation with original ribbon windows and overgrown foundation plantings reflecting deferred grounds maintenance.

Figure 12. Building elevation at a secondary entrance, with weathered signage and unmaintained foundation plantings.

Figure 13. Building set above an aging board-formed concrete retaining wall showing weathering and staining.

Figure 14. Building corner above the landscaped berm; the dated brick-and-ribbon-window vocabulary reflects the building's original era of construction.

Figure 15. Building elevation with a weathered concrete site retaining wall and unmaintained lawn.

Figure 16. Building elevation across an unmaintained lawn, with an aging retaining wall and original berm plantings.

Building Entrances

Existing building entrances and canopies. The dated entry designs and weathered finishes reflect the buildings' original era of construction.

Figure 17. Accessible entrance with aging signage and brick-paver walk; finishes and wayfinding reflect the building's original era.

Figure 18. Covered building entrance. The dated entry design and weathered finishes, together with the vacancy, reflect the building's functional obsolescence.

Figure 19. Covered entrance with a brick-paver forecourt showing settlement, staining, and wear consistent with deferred maintenance.

Figure 20. Covered entrance guest showing settlement, staining, and wear consistent with deferred maintenance.

Figure 21. Recessed entrance at the brick corner. Pavement patching and a cone marking a hazard reflect deferred maintenance of the entry approach.

Building Interiors

Representative interior condition. The buildings are substantially vacant and have been stripped of finishes, fixtures, and systems.

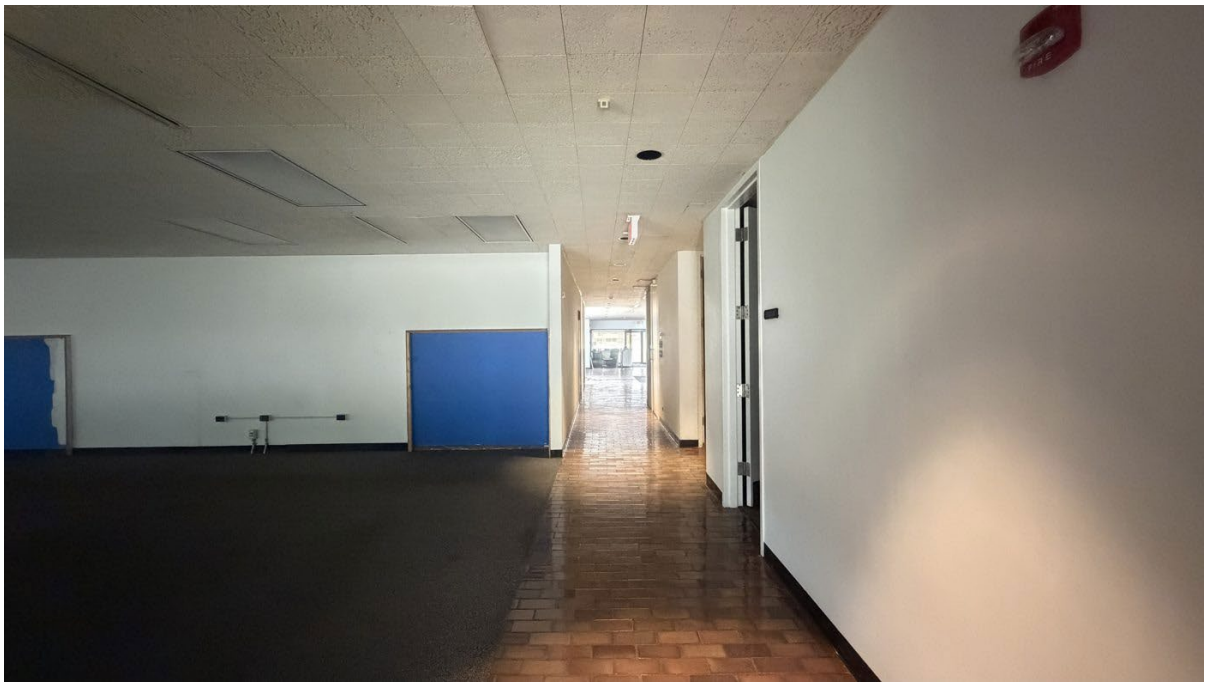


Figure 22. Representative vacant interior, stripped of finishes, fixtures, and systems. The empty, dated tenant space reflects the building's prolonged vacancy and obsolescence.

Figure 23. Entrance vestibule and original storefront glazing that shows its age beneath a weathered canopy. Vacant interior stripped of finishes.

Loading & Service Areas

Existing rear service courts and loading docks, showing corroded equipment and deteriorated concrete consistent with deferred maintenance.

Figure 24. Rear service court with a concrete loading apron exhibiting cracking and vegetative encroachment — visible deterioration and deferred maintenance.

Figure 25. Service-court detail showing corroded dock levelers and bumpers and weathered signage — advanced deterioration, at the end of its serviceable life..

Figure 26. Masonry screen wall enclosing the service court, with staining and an exposed, weathered concrete foundation at grade.

Figure 27. Brick screen-wall detail showing weathering, efflorescence, and staining.

Figure 28. Building service area with a weathered concrete ramp and aging site lighting; the dated service configuration reflects the building's original era.

Parking Areas & Pavement Conditions

Surface parking dominates the subject property. The existing asphalt is extensively cracked and failing, with faded striping and widespread vegetative encroachment throughout — conditions reflecting both deferred maintenance and pavement at the end of its useful life. The scale of the surface parking field is itself characteristic of a functionally obsolete development pattern.

Figure 29. Surface parking lot with faded striping and centerline cracking; the pavement shows widespread wear and deferred maintenance.

Figure 30. Surface parking field exhibiting extensive cracking and weathered, oxidized asphalt at or near the end of its useful life.

Figure 31. Vegetation emerging through pavement joints and cracks — clear evidence of deterioration and deferred maintenance.

Figure 32. Deteriorated landscape island with weeds growing through failing asphalt.

Figure 33. Close view of advanced cracking and surface failure, indicating pavement at the end of its serviceable life.

Figure 34. Drive aisle and parking bays with pronounced longitudinal cracking and surface deterioration.

Figure 35. Vegetation reclaiming the parking islands and pavement joints, reflecting prolonged deferred maintenance.

Figure 36. Cracked pavement and overgrown turf islands across the parking field.

Figure 37. Overgrown, deteriorated landscape island encroaching into the parking bays.

Figure 38. Weed-filled island and faded striping; the parking field shows widespread neglect.

Figure 39. Weathered pavement and faded striping, with vegetation establishing at the islands.

Figure 40. Aging, weathered pavement with vegetative encroachment across the parking field.

Figure 41. Extensive weed encroachment along joints and islands — advanced deterioration of the parking surface.

Figure 42. Cracked, faded parking field reflecting years of deferred maintenance.

Figure 43. Expansive surface parking with heavy vegetation growth; the oversized, deteriorated field reflects both obsolescence and neglect.

Figure 44. Vegetation has substantially overtaken the asphalt — the parking surface is failing and effectively reverting to landscape.

Figure 45. Parking field with aging light standards and a weathered, cracked surface.

Figure 46. Concrete pads and cracked asphalt with weed growth throughout the parking field.

Figure 47. Continuous cracking down a parking aisle, indicating pavement at the end of its useful life.

Figure 48. Overgrown turf islands and a deteriorated parking surface.

Figure 49. Widespread surface cracking across the parking field, with a self-seeded tree establishing at center.

Figure 50. Aging light standards and a cracked, weathered parking surface.

Figure 51. Deteriorated parking edge with overgrown perimeter landscaping.

Figure 52. Weathered parking perimeter with unmaintained vegetation.

Figure 53. Cracked, oxidized pavement across the parking field.

Figure 54. Aging parking surface with an overgrown perimeter tree line.

Figure 55. Faded, cracked parking field fronting the building.

Figure 56. Weathered parking surface with a volunteer tree and faded striping.

Figure 57. A mature volunteer tree and vegetation have overtaken the parking bays — advanced deterioration and deferred maintenance.

Figure 58. Aging light standards and a deteriorated parking surface across the campus.

Figure 59. Expansive, weathered surface parking — a development pattern reflecting functional obsolescence.

Figure 60. Severe alligator cracking and weed growth at the joints, indicating pavement failure.

Figure 61. Cracked, deteriorating parking surface alongside the building.

Figure 62. Wide expanse of cracked, failing pavement reflecting deferred maintenance across the site.

Figure 63. Weathered parking and drive area with deteriorating pavement and overgrown perimeter planting.

Vehicular Circulation & Access Drives

Existing internal drive aisles, access points, and frontage. Pavement throughout shows cracking and weathering consistent with deferred maintenance.

Figure 64. Site access drive and curb cut showing pavement wear and weathering at the property entrance.

Figure 65. Street frontage with the aging, vacant campus beyond.

Figure 66. Internal access drive with cracked, weathered pavement and well-kept neighboring office campus beyond.

Figure 67. Aging landscaped median between adjacent two campus buildings, showing surface wear.

Figure 68. Internal drive with deteriorated pavement running along the building elevation.

Figure 69. Entry court and drive aisle with cracking and overgrown perimeter landscaping.

Figure 70. Internal access drive with an overgrown median, aging light standards, and weathered directional signage.

Figure 71. Curving internal access drive with deteriorating pavement and unmaintained adjacent lawn.

Landscaping & Perimeter Screening

Existing landscaping and perimeter buffers. Once-maintained plantings are now overgrown, reflecting reduced upkeep during the property's prolonged vacancy.

Figure 72. Perimeter landscape buffer, now overgrown and unmaintained at the parking lot edge.

Figure 73. Open lawn and mature trees at the parking perimeter, showing the effects of deferred grounds maintenance.

Figure 74. Frontage landscaping along the access drive — mature but unmaintained canopy and understory.

Figure 75. Mature plantings and lawn within the site, reflecting reduced maintenance during vacancy.

Figure 76. Mature tree grouping and unmaintained lawn, with the deteriorated parking field beyond.

Site Utilities & Infrastructure

Existing above-grade site utilities, lighting, and fire-protection infrastructure, dating to the campus's original construction.

Figure 77. Aging ground-mounted utility cabinet within lawn area on Kensington Road.

Figure 78. Weathered utility cabinet, ground utility access, and an aging parking-lot light standard on Kensington Court

Figure 79. Fire hydrant, utility marker, and aging site lighting, site infrastructure dates to the campus's original construction.

Figure 80. Supplemental split system HVAC and drainage, but exhibiting deferred maintenance.

THE LAKOTA GROUP. ALLIES IN PLACE

1 E. Wacker Dr.
Floor 27
Chicago, Illinois 60601
p 312.467.5445

thelakotagroup.com

MEMORANDUM

DATE: July 2, 2026
TO: Joe Bakhos, Oak Brook Motor Club
FROM: Kevin Clark, AICP, PLA, Principal, The Lakota Group
RE: Proposed Oak Brook Motor Club

As requested, The Lakota Group assessed the proposed Oak Brook Motor Club site plan to be located at 1400 Kensington Road in Oak Brook, Illinois, as well as the surrounding land use context to develop a conceptual land plan vision for the overall area. This study is intended to provide a high-level concept for potential redevelopment of underutilized property and determine the appropriate complementary uses adjacent to the proposed car condominium development. This does not represent a market study, detailed engineering, or site planning and is meant for visioning and discussion purposes.

Conceptual Land Plan Vision

As The Lakota Group team began to envision the area around the proposed Oak Brook Motor Club parcel we started with an assessment of the existing land use context. The site is immediately abutted by institutional uses to the east, including the Post Office and Lizzadro Museum of Lapidary Art, and four vacant office buildings to the north and the west. A substantial portion of each of these properties consists of large surface parking lots and auto-oriented urban form. To the south of Kensington Road, Central Park serves as a major community asset with a range of recreation fields and facilities, playgrounds, and swaths of natural wooded areas. This open space character bleeds further east into the golf course and is even extended into the organic Forest Gate residential neighborhood, which features lush and mature tree canopies, curving drives, and water features between the housing clusters.

Following post-Covid trends with the shrinking office market and the increasingly pressing need to provide a range of housing options, particularly for residents that want to age in place, the concept depicts senior housing redevelopment for the area around the future Oak Brook Motor Club. To the west, it is envisioned that a four- to five-story senior building would be situated with the main building core oriented north-south and a series of wings that create landscaped courtyards and green spaces in a campus-like setting. The majority of this building would feature independent living units with a smaller portion devoted to assisted living wings

on the north end. A ring road around the building would provide parking in addition to a resident parking garage below the building. The primary entry is a boulevard street north of Kensington Road just west of the Oak Brook Motor Club site. An axial relationship is established that connects the motor club's clubhouse to the senior building's dining room and common amenity spaces, creating the potential for shared activities and synergies between residents and club members.

The portion north of the motor club depicts duplex cottage units for independent age-restricted senior living. This type of residential product provides another option similar to Forest Gate, supports diversity in the housing market, and promotes an active tight-knit sense of community near Oak Brook's vast array of attractions and conveniences. A key component of the overall plan is the connectivity between adjacent uses with a tree-lined street network with consistent sidewalks and paths that also tie into Central Park and the surrounding area.

Since multiple properties combine to create the overall vision, the implementation of this plan could be phased over time, starting with the Oak Brook Motor Club as the initial phase of the area's revitalization. With the projected demographic profile of many motor club members likely 55+, the addition of high-quality senior housing within walking distance creates a symbiosis in an area that is currently ripe for reinvigoration. As the Village looks forward to the next chapter in this area the Oak Brook Motor Club offers an opportunity to serve as a catalyst for positive change worthy of the Village's heritage by bringing activity, community life, and high-quality design.

Complementary Land Uses

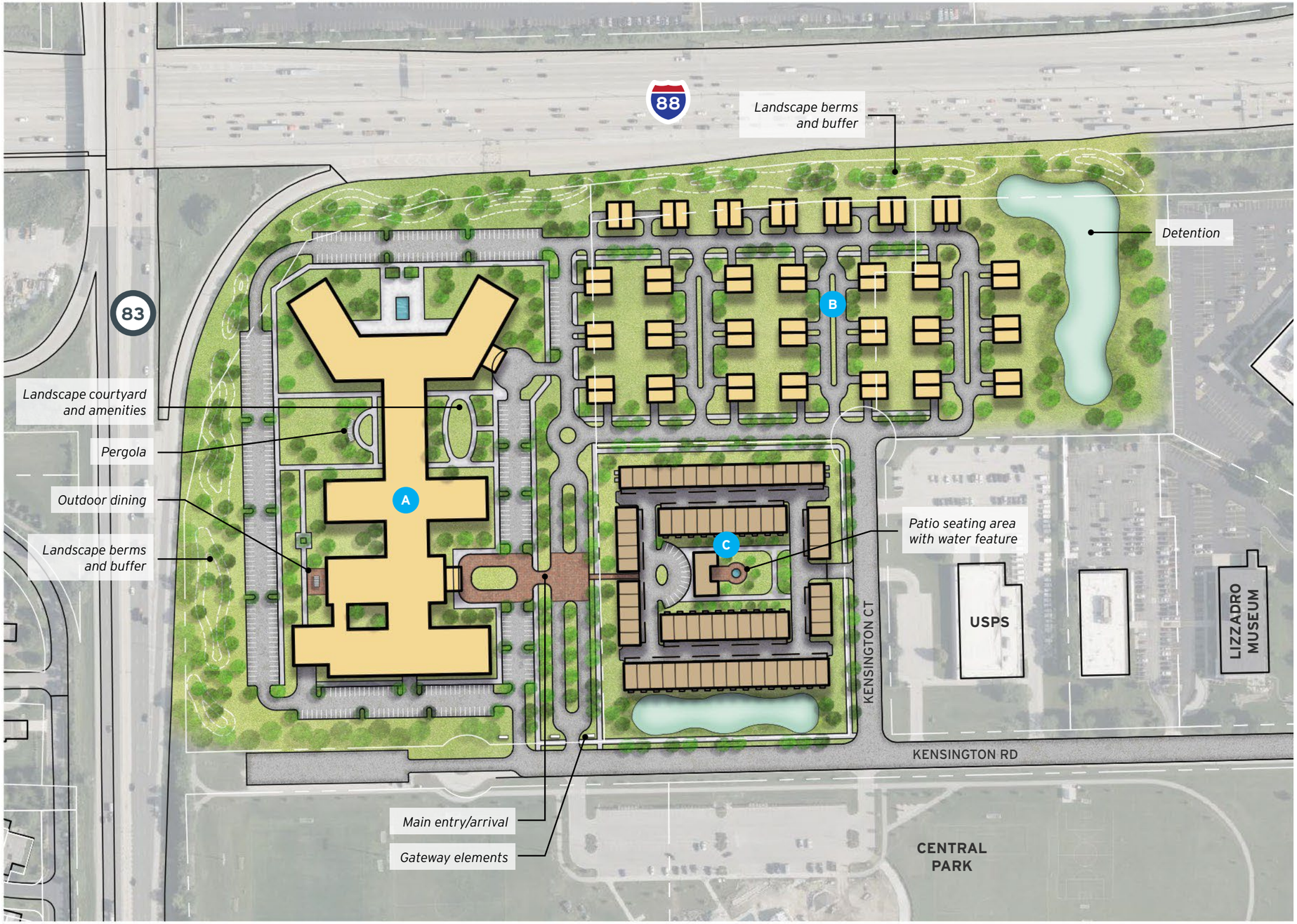
There are many national precedents that support the development of high-end car condominiums near luxury residential neighborhoods and open space land uses. Two examples that illustrate this successful land use integration are the Naples Motor Condos and the Dominion Motor Club. The Naples Motor Condos in Naples, Florida immediately abuts the high-end Kensington Golf & Country Club and residential neighborhood. This gated community offers a range of housing products, including both attached and detached villas and single family estate homes situated around the golf course, lakes, and nature preserves. The community features over 560 luxury homes, with the average sale price for single family at $1.8 million, which demonstrates not only the compatibility of the car condominiums with residential units, but also the marketability of housing adjacent to these clubs.

Often the car condominiums are strategically developed as part of residential neighborhoods to serve nearby residents. The Dominion Motor Club is located just outside San Antonio's most exclusive gated residential community, The Dominion. This master-planned community includes a golf course and country club and features a range of home styles from garden homes to estates within the 1,600-acre property. The car condominium development explicitly markets its adjacency to The Dominion as a primary selling point. These upscale units sold out

entirely, operating as a direct amenity to an adjacent high-end residential neighborhood with no documented compatibility issues.

The success of these examples can be attributed in large part to two factors: providing a sense of community and reaching the target demographic. First, the motor clubs often become less about driving and more about collecting, community, hospitality, and shared interests among a demographic that tends to be established professionals, business owners, entrepreneurs, and collectors. The motor club in many ways is more analogous to a private country club or luxury ownership community than a public automotive event venue. Second, the demographics of the buyer profile skew toward empty nesters, 55+ with a high net worth and who are looking to downsize. Age-restricted residential products suit their living needs well but often have a limited amount of parking available. A car condominium fills that gap as a natural ancillary amenity, giving this demographic a place for their collections without burdening the surrounding residential uses.

The dual benefits of creating a strong sense of community and providing complementary and adjacent amenities for the key senior demographic further drove the vision for the senior housing within the overall concept vision. The Oak Brook Motor Club would be one component in re-establishing a higher and better land use and creating a stronger sense of place within this part of Oak Brook.



LEGEND

- **A** SENIOR HOUSING DEVELOPMENT
  - Independent living and assisted living units
- **B** DUPLEX / COTTAGES
  - Age-restricted housing
- **C** OAK BROOK MOTOR CLUB

OAK BROOK MOTOR CLUB

OVERALL AREA VISION PLAN CONCEPT - FOR DISCUSSION

OAK BROOK, IL

SCALE: 1"=200'
0' 50' 100' 200'
NORTH

JULY 02, 2026

PREPARED FOR:
OAK BROOK MOTOR CLUB

PROJECT TEAM:
OKW ARCHITECTS

THE LAKOTA GROUP.

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Proposed Improvements
for
OAK BROOK MOTOR CLUB
1400 KENSINGTON ROAD
VILLAGE OF OAK BROOK, IL

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/C
795.20	RIM ELEVATION	795.25
790.25	INVERT ELEVATION	790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	L.T	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	ℙ	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

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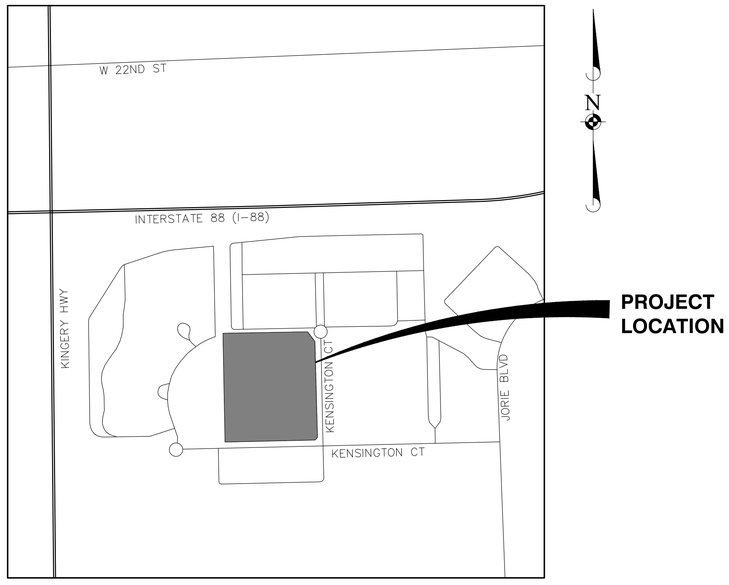

LOCATION MAP
N.T.S.

GENERAL CONTRACTOR: ARCO/MURRAY NATIONAL HOLDINGS, INC.
3113 WOODCREEK DRIVE, DOWNERS GROVE, IL 60515
(331) 251-2726

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Sheet List Table

Sheet Number	Sheet Title
1	TITLE
2	SITE DIMENSIONAL & PAVING PLAN
3	GRADING PLAN
4	UTILITY PLAN

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY ATWELL ON APRIL 22ND, 2026. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

REFERENCE BENCHMARK (DK3165)
(DUPAGE COUNTY EWT IL 83B):
FLANGED ENCASED ROD IN THE NORTHWEST INTERSECTION OF IL-83 AND OAK BROOK ROAD THAT IS ALSO 31ST STREET. THE ROD IS 11.5 FEET FROM NORTH EDGE OF 31ST STREET. THE ROD IS 50 FEET NORTHEAST OF THE INLET ON 31ST STREET. 75 FEET SOUTHWEST OF TRAFFIC SIGNAL CONTROL VAULT.

ELEVATION=751.56' DATUM=NAVD88-GEOID 18

SITE BENCHMARK #1:
CROSS CUT IN CONCRETE CURB OF ISLAND IN PARKING LOT LOCATED APPROXIMATELY 242 FEET NORTH OF CENTERLINE OF KENSINGTON ROAD AND APPROXIMATELY 424 FEET WEST OF CENTERLINE OF KENSINGTON COURT.

ELEVATION=670.70' DATUM=NAVD88-GEOID 18

SITE BENCHMARK #2:
CROSS CUT IN CONCRETE CURB LOCATED APPROXIMATELY 408 FEET NORTH OF KENSINGTON ROAD AND 24 FEET EAST OF CENTERLINE OF KENSINGTON COURT.

ELEVATION=671.48' DATUM=NAVD88-GEOID 18

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

UTILITY CONTACTS

ELECTRIC COMMONWEALTH EDISON 1040 JANES AVENUE BOLINGBROOK, IL. 60440 (630) 985-4092	TELEPHONE 6655 SOUTH MAIN STREET DOWNERS GROVE, IL. 60516 (630) 241-5151 CONTACT: JEFF DOUGLAS
GAS NICOR GAS 90 N. FINLEY ROAD GLEN ELLEN, IL. 60137 (630) 629-2500 CONTACT: RYAN BANK	WATER VILLAGE OF OAK BROOK PUBLIC WORKS DEPAREMENT 1200 OAK BROOK ROAD OAK BROOK, IL. 60521 (630) 368-5270 CONTACT: DON LANGE
SEWER FLAGG GREEK 7001 N. FRONTAGE ROAD BURR RIDGE, IL. 60527 (630) 323-3299 CONTACT:	

SEAL

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OAK BROOK MOTOR CLUB
OAK BROOK, ILLINOIS
TITLE

PROJ MGR.: EJB
PROJ ASSOC.: MSL
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DATE: 08-14-26
SCALE: 1"=30'

SHEET
1 OF 4
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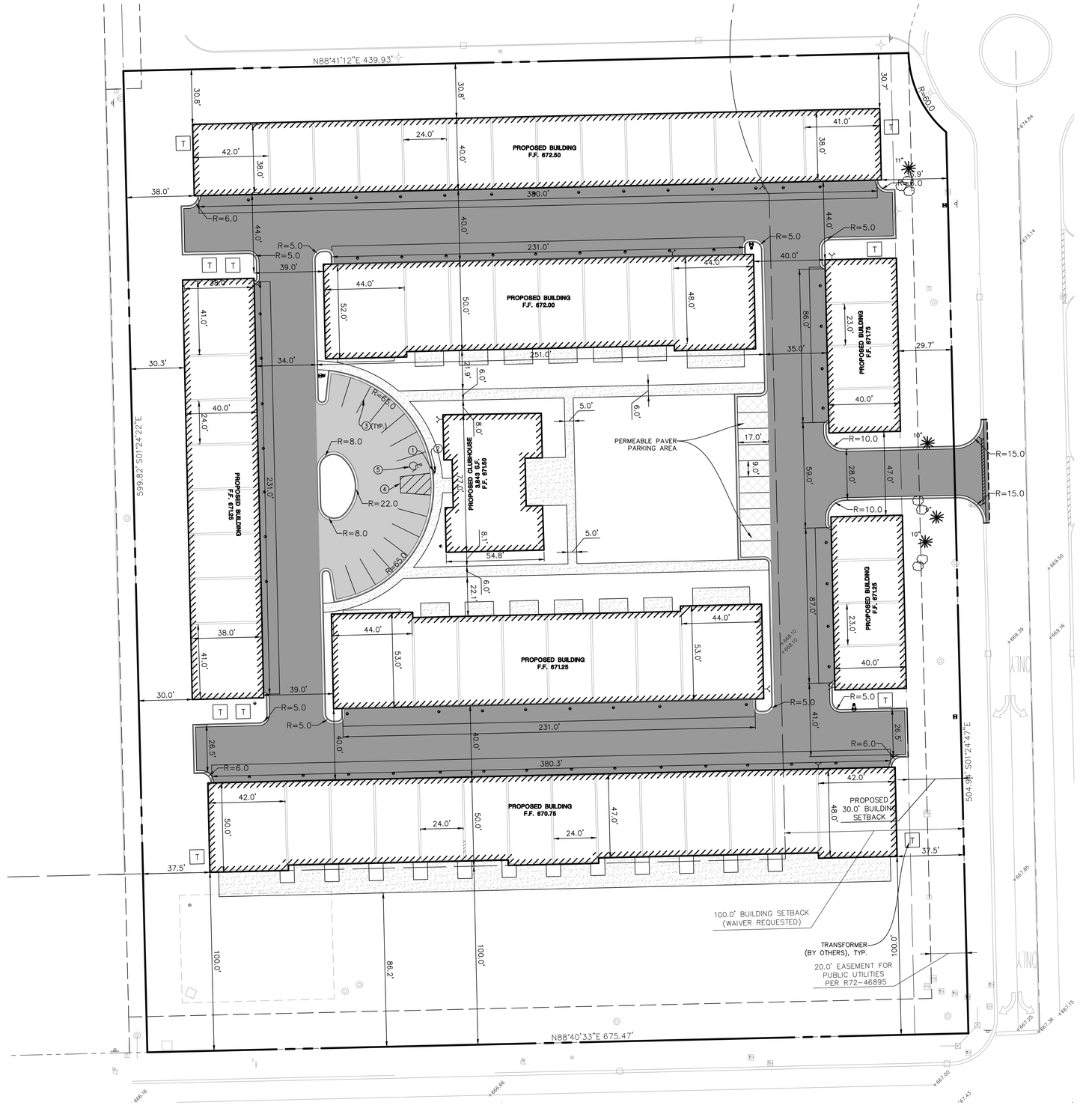

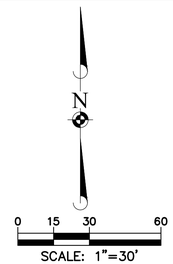

SIGNAGE AND PAVEMENT MARKING LEGEND

1. R7-8 HANDICAP PARKING SIGN
2. R7-8aP VAN ACCESSIBLE SIGN
3. 4" YELLOW LINE
4. 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
5. LETTERS AND SYMBOLS PAVEMENT MARKINGS

06-01-16

SITE DATA

SITE AREA	5.79 ACRES
STANDARD PARKING PROVIDED	13 SPACES
HANDICAP PROVIDED	1 SPACES
GARAGE PARKING PROVIDED	342 SPACES
TOTAL PARKING PROVIDED	356 SPACES
PARKING RATIO	1.42 SPACES/1000 S.F.

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

06-01-16

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO XXXXX PROPERTY LINE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

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OAK BROOK MOTOR CLUB
OAK BROOK, ILLINOIS
SITE DIMENSIONAL & PAVING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MSL
DRAWN BY:	MZW
DATE:	08-14-26
SCALE:	1"=30'

SHEET
2 OF 4
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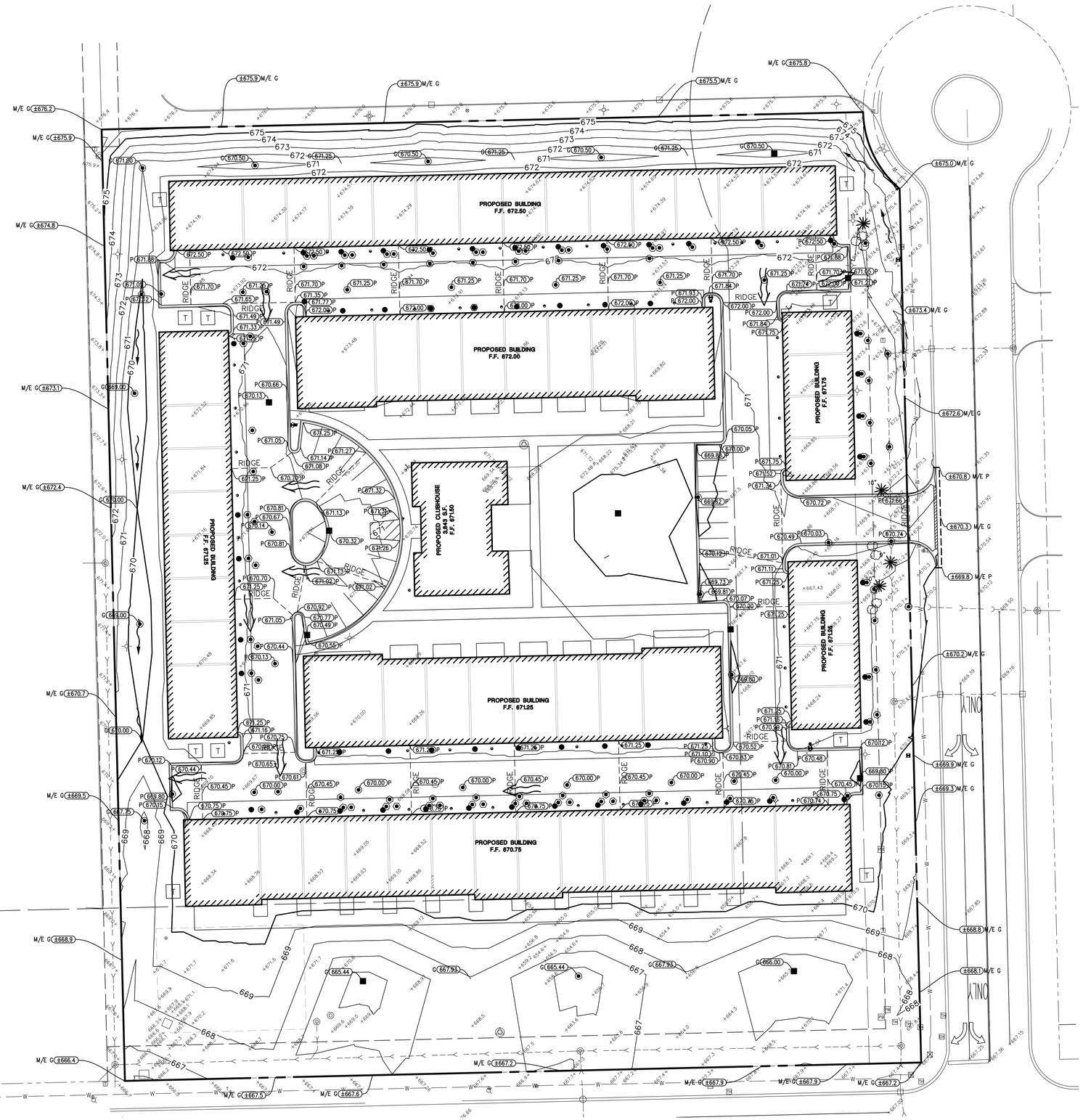

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY [redacted] ON [redacted]. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

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OAK BROOK MOTOR CLUB
OAK BROOK, ILLINOIS
GRADING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MSL
DRAWN BY:	GAW
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SCALE:	1"=30'

SHEET 3 OF 4

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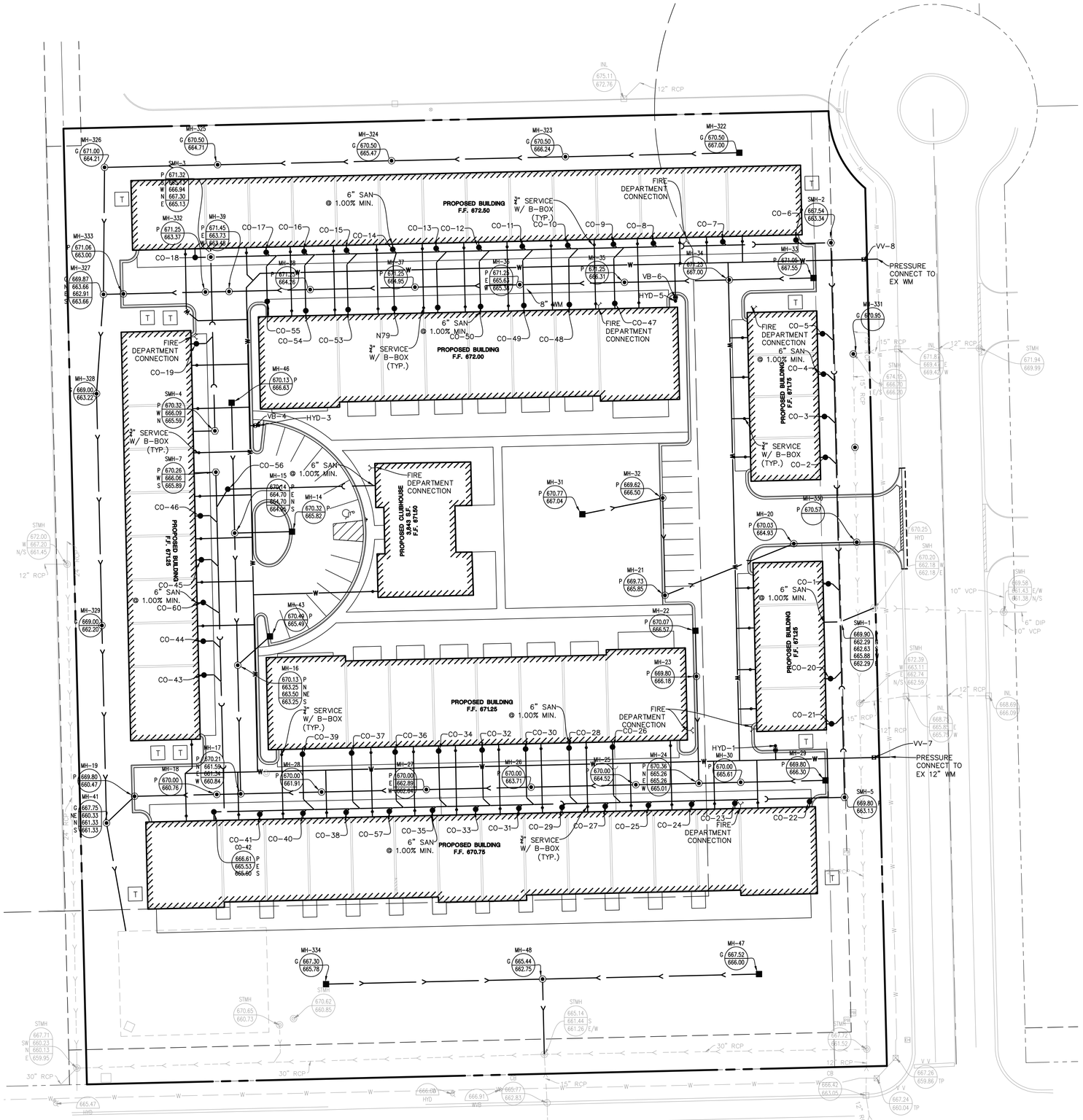

06-01-22

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

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OAK BROOK MOTOR CLUB
OAK BROOK, ILLINOIS
UTILITY PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MSL
DRAWN BY:	GAW
DATE:	08-14-26
SCALE:	1"=30'

SHEET
4 OF 4
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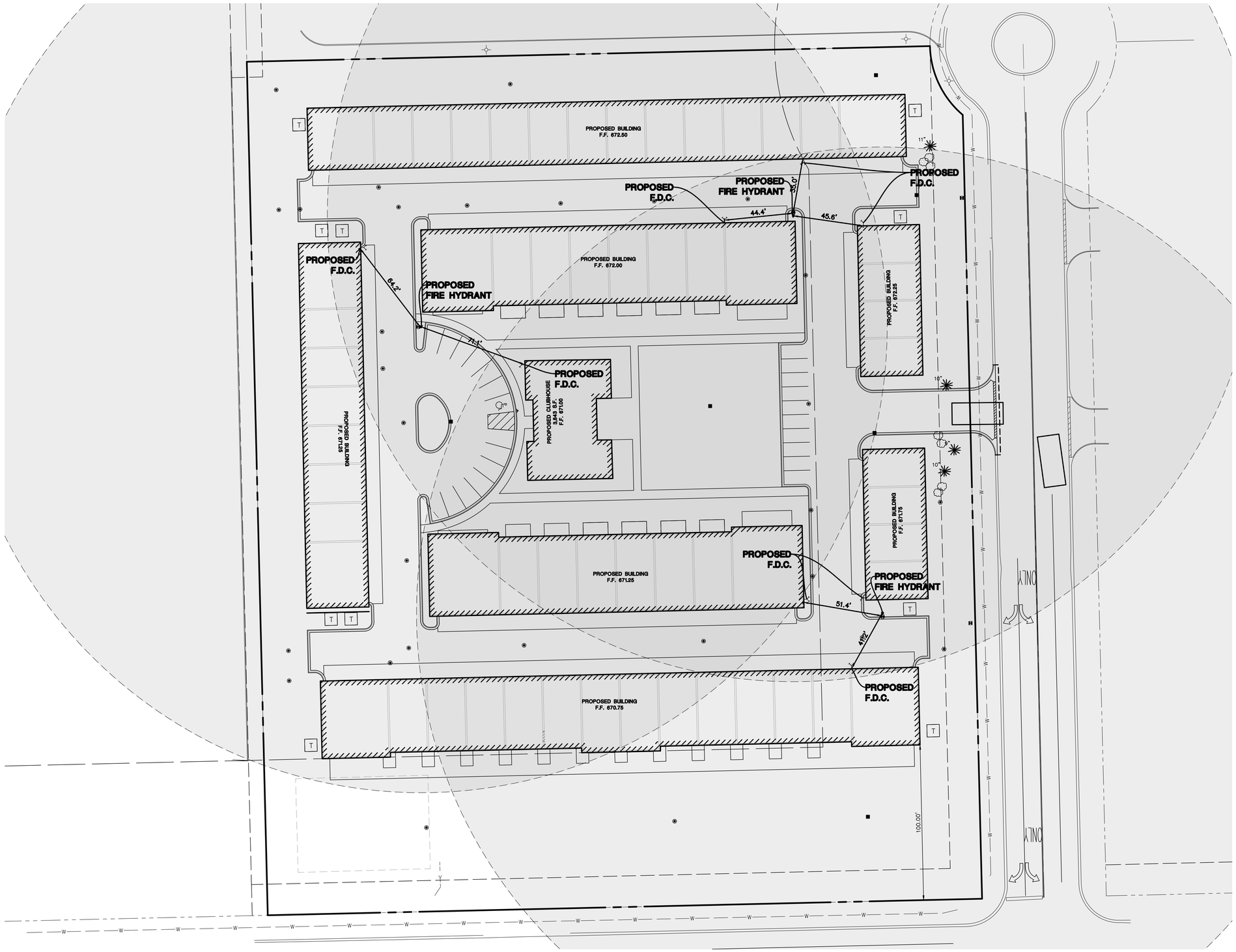

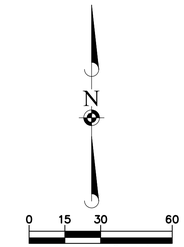

LEGEND

FIRE HYDRANT COVERAGE (RADIUS=300')

FIRE HYDRANT

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OAKBROOK MOTOR CLUB

VILLAGE OF OAK BROOK, IL

FIRE HYDRANT COVERAGE EXHIBIT

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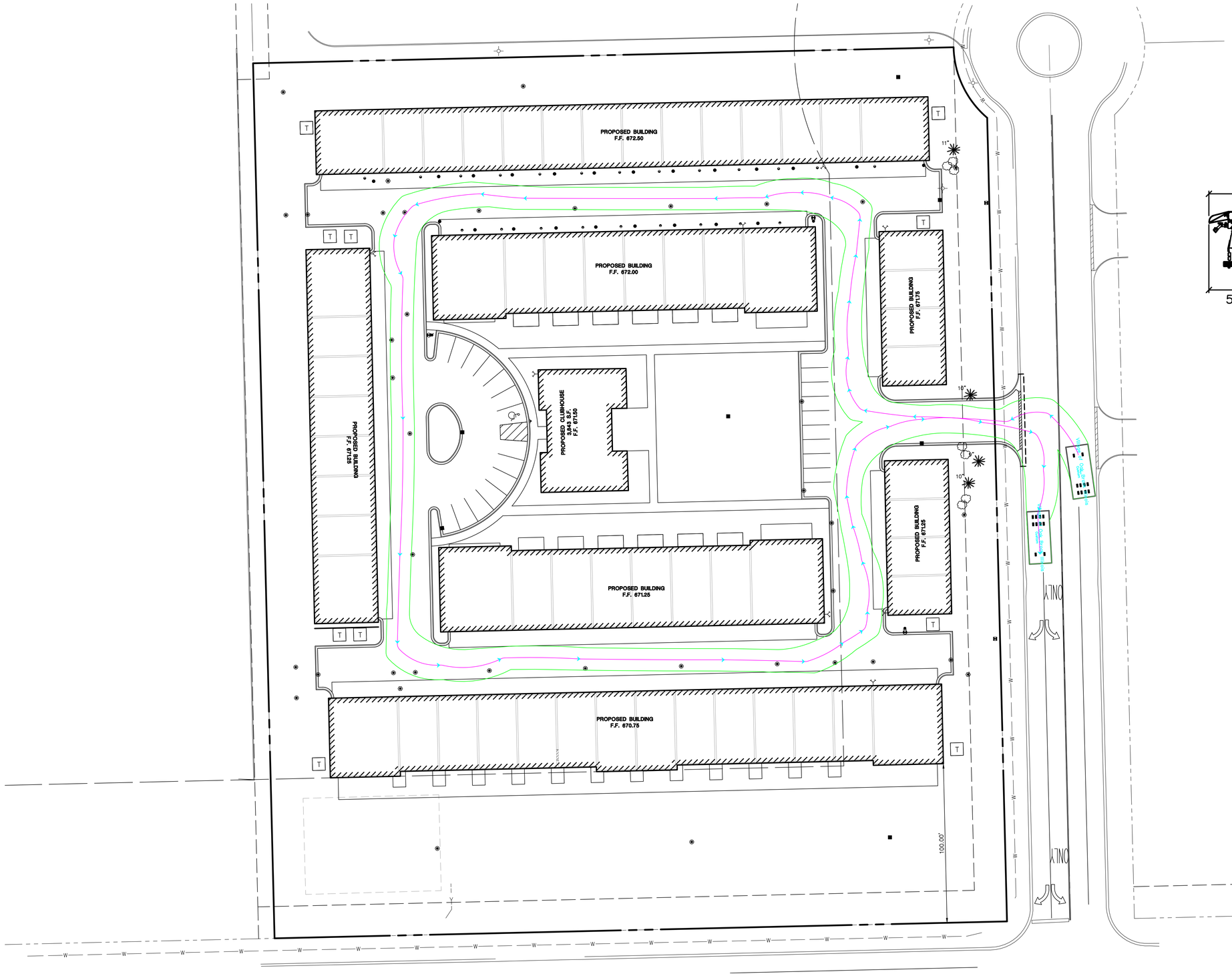

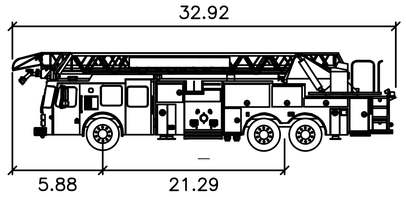

Village of Oak Brook Illinois

	feet
Width	: 14.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

DRAWN BY
REVISIONS
DATE

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OAKBROOK MOTOR CLUB
VILLAGE OF OAK BROOK, IL
FIRE TRUCK TURN EXHIBIT

PROJ. MGR.: EJB/JSE
PROJ. ASSOC.: MSL
DRAWN BY: MZW
DATE: 08-13-26
SCALE: 1"=30'

SHEET
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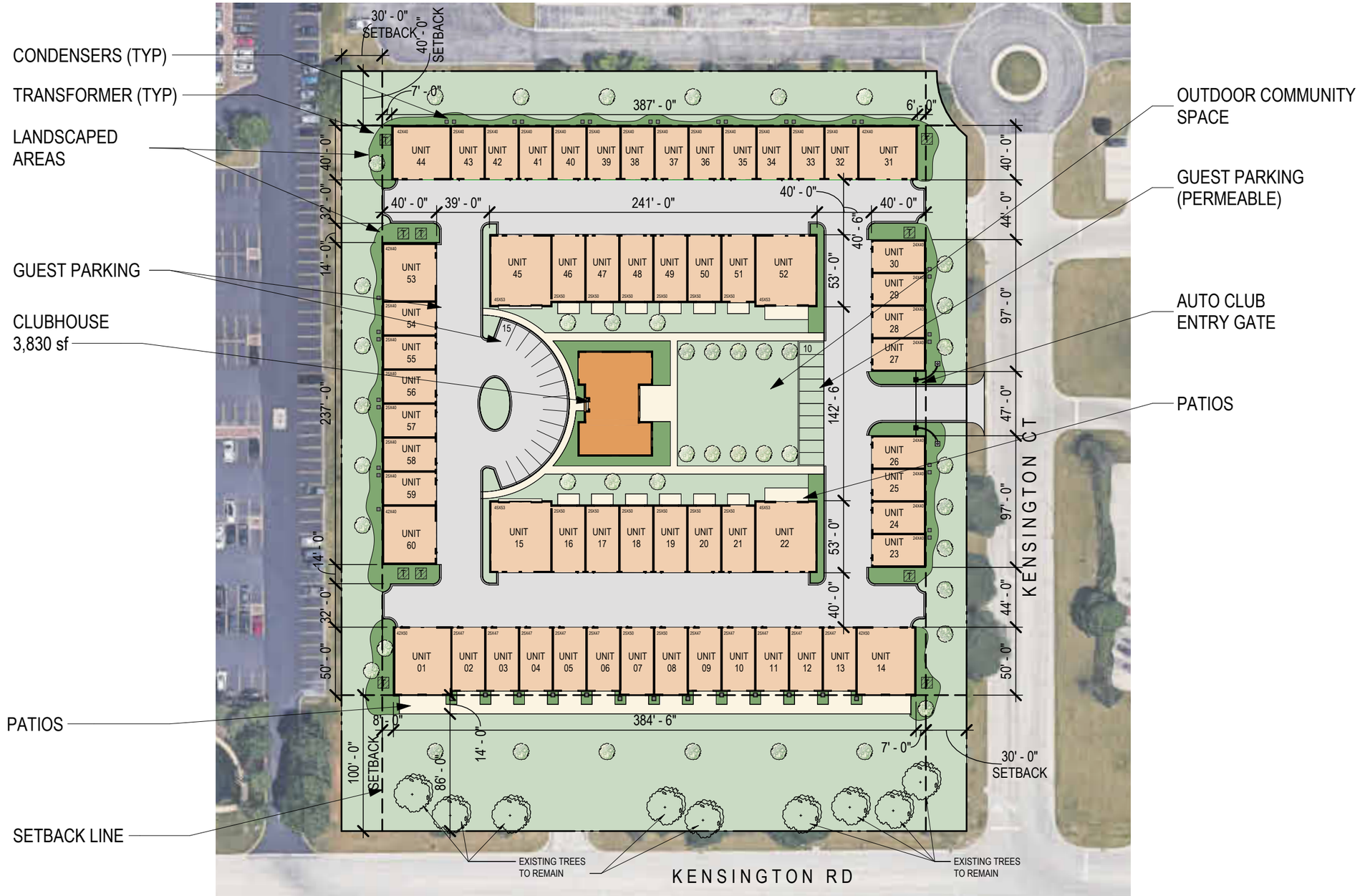


1 LANDSCAPE PLAN

SCALE: 1" = 80'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1" = 80'

0 20' 40' 80'

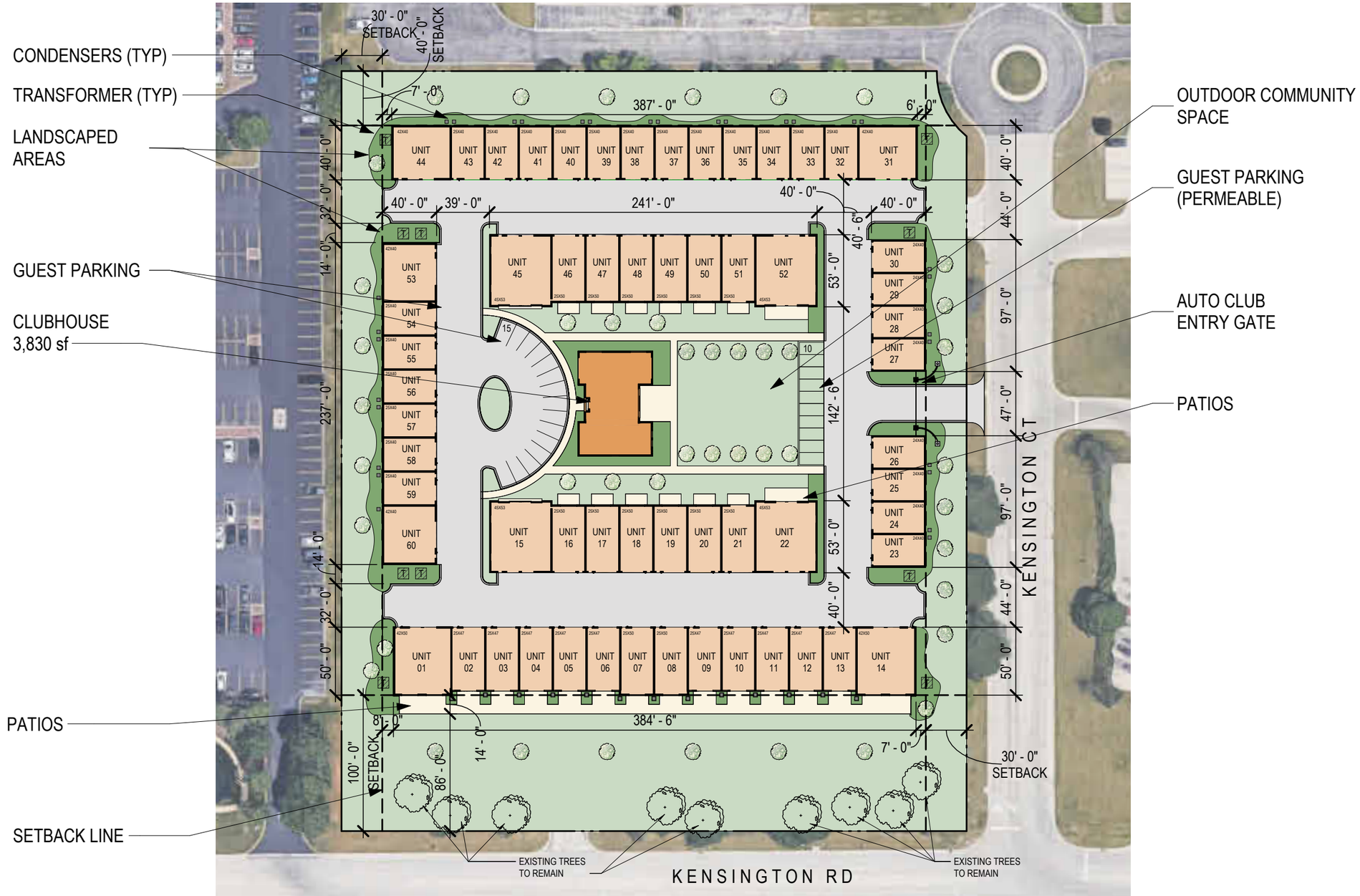
PROJECT

OBMC
OAK BROOK
MOTOR CLUB

OAKBROOK CAR CONDO

1400 Kensington Rd. Oak Brook, IL. 60523

08/14/2026 Project #: 25071



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PROJECT

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OAKBROOK CAR CONDO

1400 Kensington Rd. Oak Brook, IL. 60523

08/14/2026 Project #: 25071

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Joe Bakhos

FROM: Luay R. Aboona, PE, PTOE
Principal

DATE: July 1, 2026

SUBJECT: Proposed Oak Brook Motor Club
Oak Brook, Illinois

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has prepared a summary traffic evaluation for the proposed Oak Brook Motor Club to be located at 1400 Kensington Road in Oak Brook, Illinois. The plans call for a car condominium development with 62 units and access provided off Kensington Court only. **Figure 1** illustrates the proposed site plan and access.

Site Location

The subject property is located at 1400 Kensington Road in the northwest quadrant of the intersection of Kensington Road with Kensington Court and currently contains an approximately 85,000 square-foot office building with access provided off both roadways. The site is well-located with respect to the area roadway system with I-88 to the north, IL 83 (Kingery Highway) to the west, and 31st Street further to the south.

Existing Roadway Volumes

IL 83 carries approximately 58,400 vehicles per day while Kensington Road and 31st Street carry approximately 8,100 and 17,600 vehicles per day, respectively. Kensington Court carries 1,950 vehicles per day.

Estimated Site-Generated Traffic Volumes

Because the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, does not include a specific land use category for privately owned vehicle condominium developments, the proposed use was evaluated using ITE Land-Use Code 151 (Mini-Warehouse/Self Storage). This methodology reflects the operational characteristics of individually owned storage units with infrequent owner visits, no recurring employee commute, no customer traffic, and no freight activity.

Proposed Site Plan and Access **Figure 1**

Table 1 summarizes the daily traffic that will be generated by the proposed development. Table 1 also shows the trip generation estimates for other uses that could occupy the site, including the existing office building.

Table 1
TRIP GENERATION COMPARISON

Option	ITE Land-Use Code	ITE Land Use Type/Size	Daily Trips		
			In	Out	Total
Proposed Use (Self-Storage)	151	Mini-Warehouse (70 Units)	5	5	10
Residential	215	Single-Family Homes (90 Units)	296	296	592
		Difference	**+291**	**+291**	**+582**
Retail	821	Shopping Plaza (65,000 s.f.)	2,125	2,125	4,250
		Difference	**+2,120**	**+2,120**	**+4,240**
Office (Existing Building)	710	General Office (85,000 s.f.)	367	367	734
		Difference	**+362**	**+362**	**+724**
Office (New Building)	710	General Office (123,150 s.f.)	485	485	970
		Difference	**+480**	**+480**	**+960**

Trip Generation Comparison

As Table 1 shows, the proposed Oak Brook Motor Club is projected to generate only approximately 10 daily trips, significantly less traffic than existing or alternative redevelopment scenarios. As can be seen, residential, office, and retail uses would generate significantly more traffic than the proposed Oak Brook Motor Club. In addition, the projected traffic volumes will only increase daily traffic on IL 83 by approximately 0.02 percent. As such, the proposed redevelopment represents one of the lowest traffic-generating land uses that could be developed on site and will have a minimal impact on the area roadway system.

Park District Access and Operational Considerations

The Oak Brook Motor Club has been designed to minimize interaction with Oak Brook Park District activities. With the proposed development, the access drive on Kensington Road will be eliminated and access will be provided off Kensington Court only. This access configuration directs all entering and exiting vehicles away from the Park District entrances, soccer fields, parking areas, and pedestrian activity. Approximately 100 feet of landscaped setback along Kensington Road provides an overall separation of roughly 240 feet between the project and the Park District sidewalk. Given the projected trip generation of only 10 daily trips, no measurable impacts to Park District access, circulation, parking, or weekend recreational activities are anticipated.

Optional Traffic Calming Enhancements

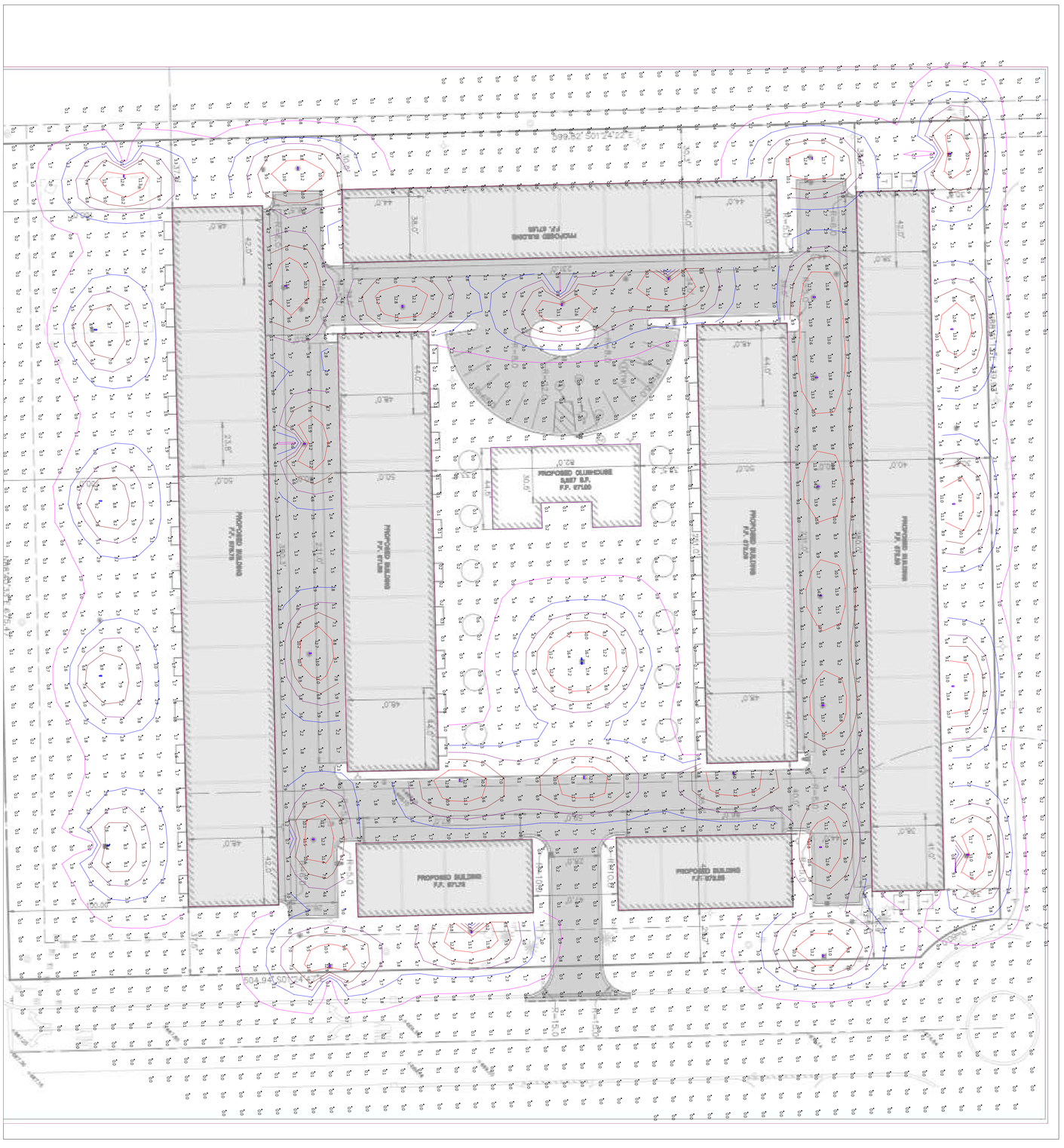
Although the preceding traffic evaluation indicates no roadway improvements are necessary, the Village could consider traffic calming measures to reinforce low-speed operations along Kensington Road. These measures include enhanced speed limit signage, speed feedback radar signs, and pavement markings. These measures are not required based on the projected traffic volumes but could be implemented to address concerns raised by nearby residents and Park District users.

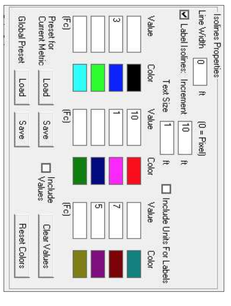
Conclusion

Based on the above preliminary evaluation, the following conclusions are made:

- The site is well-located with respect to the area roadway system.
- The projected development-generated traffic will not have a significant impact on the adjacent roadways.
- The proposed development will generate substantially less traffic than other uses that could be developed on site, including the existing office building.
- The proposed site plan and access system have been designed to minimize impacts on Oak Brook Park District activities.

Preliminary Calculations
Scale: 1 inch= 30 Ft.





Design is based on current information provided at time of request and is for PRELIMINARY use ONLY.
Any changes in mounting heights/locations, wattages/lumen outputs, and/or existing field conditions that affect these will VOID current layout(s) and require a CHANGE request and recalculation.

All input data has been provided by others and may adversely affect photometry.

Field measurements WILL likely vary as much as 15% from calculations.
Detailed explanation available on request.

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Area points at 3 ft	Fc	2.82	17.4	0.0	N.A.

Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Watts	Lumens
	1	AL160-4-2	0.900	ALF LS250 T4 G2 FSK-25000Lm-40K	158	25598
	27	AL160-2	0.900	ALF LS250 T2 G2 FSK-25000Lm-40K	158	26039
	4	AL160-4	0.900	ALF LS250 T4 G2 FSK-25000Lm-40K	158	25598

Oak Brook Motor Club

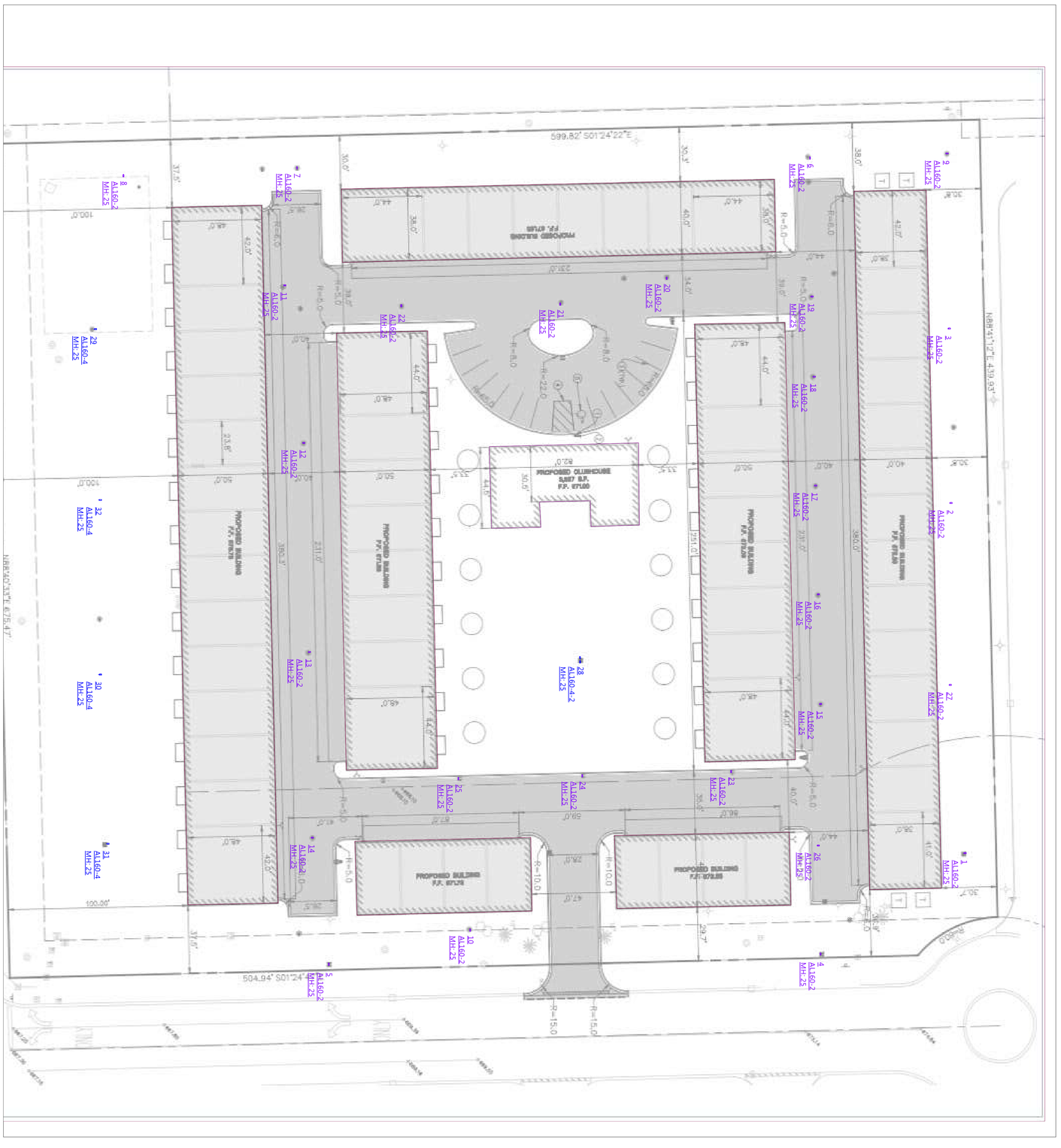
Exterior Lighting

ARCO Murray
Power Solutions
3110 Woodcreek Drive
Downers Grove, IL 60515
Office: 331-251-2700
Fax: 331-251-2701

AMPS JOB # PSXXX
Drawn By:
Reviewed By: Joe Beimford
Current Date:
Date:8/12/2026

Revisions:

Preliminary Labeled Locations
Scale: 1 inch= 30 Ft.



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Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Area points at 3 ft	Fc	?	?	?	N.A.

Luminaire Schedule						
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AMPS JOB # PSXXX
Drawn By:
Reviewed By: Joe Beimford
Current Date:
Date:8/12/2026

Revisions:

OAK BROOK MOTOR CLUB

A Private Automotive Country Club · 1400 Kensington Road, Oak Brook, Illinois

Acoustic Impact Assessment

Predictive Noise Analysis of the Proposed Motor Suite Development Relative to the Forest Gate Residential Community

Prepared for	Village of Oak Brook — Planned Development Application
Subject property	1400 Kensington Road, Oak Brook, IL (±5.89 acres)
Proposed use	Deeded private motor-suite (car condominium) community, 62 suites
Adjacent receptor	Forest Gate residential community
Assessment type	Predictive / desktop screening analysis
Traffic basis	KLOA, Inc. Summary Traffic Evaluation (July 1, 2026)
Prepared by	Oak Brook Motor Club — for review by the Village and its consultants
Date	July 2026

Basis of this assessment. This report is a predictive (desktop) acoustic screening prepared to frame the noise question for the Village and the neighboring community. It applies published source-emission values and standard sound-propagation methods to the site geometry; it does not report field measurements. Where a formal certified study is required, the Village may wish to have a licensed acoustical engineer confirm the baseline ambient environment and the modeled results. The conclusions below are structured to remain valid across the full plausible range of site conditions.

1. Executive Summary

The Oak Brook Motor Club ("OBMC" or the "Club") is a private, deeded motor-suite community — in effect, a car condominium — in which members store, maintain, and enjoy collector and enthusiast automobiles. It is a **storage and low-intensity assembly use**, not a repair garage, service station, dealership showroom, test track, or dynamometer facility. This distinction governs the entire acoustic profile of the development.

This assessment finds that the proposed use presents **little to no measurable noise impact** on the adjacent Forest Gate residential community. That conclusion rests on four independent factors, any one of which materially limits sound transmission and which act together:

- **Low activity intensity.** The independent traffic study prepared by KLOA, Inc. (July 1, 2026) projects only about 10 vehicle trips per day — the lowest of any use evaluated for the site, and roughly 99% below the existing office building. So few movements mean the site is acoustically quiet for the vast majority of any given day.
- **Interior-facing garage orientation.** Suite doors and the maneuvering that produces most vehicle noise face inward, placing the building mass itself between the source and Forest Gate.
- **Separation distance.** Sound from a point source falls off by approximately 6 dB with each doubling of distance. The nearest Forest Gate home sits roughly 2,440 feet (~½ mile) from the face of the development — far enough that predicted levels fall well below the surrounding ambient and, for routine activity, below the threshold of audibility.
- **Site topography and landscape screening.** Existing grade and vegetated buffer provide supplementary attenuation and visual separation.

Across every modeled separation distance, predicted sound levels at the Forest Gate property line comply with the governing numeric standard — the Illinois Pollution Control Board octave-band limits for sound emitted to residential (Class A) land — and are consistent with the Village's nuisance-based noise ordinance. Because the site sits within the existing acoustic influence of Route 83 and I-88, and because the proposed use generates only about 10 vehicle trips per day — versus 734 for the existing office building, per the KLOA traffic study — the Club is expected to **reduce**, not increase, the routine traffic-related noise experienced by neighbors. Recommended design and operational commitments in Section 10 convert these findings into enforceable assurances.

2. Purpose and Scope

This report evaluates whether the proposed motor-suite community would generate sound that adversely affects the adjacent Forest Gate residential community, and whether the development can satisfy the applicable municipal and state noise standards. It (a) identifies the governing standards, (b) characterizes the existing acoustic environment, (c) describes the noise sources associated with the use, (d) models sound propagation to the nearest residential receptors, (e) compares predicted levels to the standards, and (f) recommends design and operational measures to maintain compliance.

3. Applicable Noise Standards

Two standards govern. Oak Brook Village Code § 6-1-1 is a **qualitative nuisance standard**: it is unlawful to make or allow "any loud, unnecessary, prolonged or unusual noise which disturbs the peace of others." It sets no numeric decibel limit. For an objective, enforceable numeric benchmark, Illinois municipalities rely on the **Illinois Pollution Control Board (IPCB) property-line noise standards** at 35 Ill. Adm. Code Parts 900–901.

Under those rules, land is classified by use. Residential land such as Forest Gate is **Class A**; a commercial use such as the Club is **Class B**. Section 901.102 sets the allowable octave-band sound-pressure levels for sound emitted from Class B land to receiving Class A land, measured at least 25 feet from the source at any point within the receiving residential land. Separate, stricter limits apply during nighttime hours (10:00 p.m.–7:00 a.m.). Those limits are reproduced below.

Octave Band Center Frequency (Hz)	Daytime Limit — Class B → Class A (dB)	Nighttime Limit — Class B → Class A (dB)
31.5	72	63
63	71	61
125	65	55
250	57	47
500	51	40
1,000	45	35
2,000	39	30
4,000	34	25
8,000	32	25

Source: 35 Ill. Adm. Code § 901.102, Allowable Octave-Band Sound-Pressure Levels of Sound Emitted to Receiving Class A Land. Expressed as one-hour equivalent (Leq) octave-band levels. Summed and A-weighted, these limits correspond to an overall broadband level on the order of 55 dBA (daytime) and 45 dBA (nighttime) — the practical thresholds used for comparison in this report.

Two features of the standard matter for this analysis. First, it regulates the **one-hour equivalent level (Leq)**, not instantaneous peaks — so a brief, isolated sound event is averaged over 3,600 seconds and contributes very little to the regulated value. Second, the limits are set at the **receiving residential land**, giving the intervening distance, building mass, and grade their full attenuating effect before compliance is judged.

4. Existing Acoustic Environment

The subject property does not sit in a quiet rural setting. It lies within the acoustic influence of **Route 83 and Interstate 88**, major arterials whose traffic establishes a continuous background sound level throughout the day. IL 83 (Kingery Highway) alone carries on the order of 58,400 vehicles per day immediately west of the site (KLOA, 2026). A typical suburban residential area of this kind exhibits daytime ambient levels of roughly 50–55 dBA and nighttime levels of roughly 40–45 dBA; proximity to these highways places the site at or above the upper end of those ranges.

The property is also currently improved with an **≈85,000-square-foot office building**, an entitled use that generates its own acoustic footprint: concentrated peak-hour commuter traffic, continuous parking-lot circulation, and roof-mounted HVAC equipment running for extended periods. This existing/entitled condition is the correct baseline against which the proposed use should be judged — not silence.

5. The Proposed Use and Its Noise Sources

The Club is fundamentally a place where vehicles are kept. The relevant sound sources are limited and intermittent:

- **Low-speed vehicle movement** — arrival, departure, and maneuvering within the site at parking-lot speeds.
- **Engine start-up and brief idling** — momentary, and for most vehicles comparable to any residential driveway.
- **Occasional door and mechanical sounds** — suite doors, vehicle doors, and similar brief events.
- **Building mechanical equipment** — HVAC and ventilation, which can be specified and located to remain well within limits.

How often these events occur is bounded by the site's traffic generation. The independent traffic study prepared by KLOA, Inc. (July 1, 2026) evaluated the development under ITE Land-Use Code 151 (Mini-Warehouse / Self-Storage) — the closest available analog for a privately owned vehicle condominium — and projects approximately **10 vehicle trips per day**, with no recurring employee commute, no customer traffic, and no freight activity. That is the lowest trip generation of any use KLOA evaluated for the site, and it sets a hard ceiling on the number of vehicle-noise events the neighborhood could experience in a day.

Land-use scenario	ITE code	Daily vehicle trips
Proposed motor club (car condominium)	151	≈10
Existing office building (85,000 sf)	710	734
Single-family residential (90 homes)	215	592
New office building (123,150 sf)	710	970
Retail / shopping plaza (65,000 sf)	821	4,250

Daily trip generation by land use (KLOA, Inc., 2026). The proposed motor club is the lowest-activity use evaluated — by an order of magnitude — and therefore the site's lowest source of routine vehicle noise.

In land-use terms, roughly ten trips a day places the Club among the very lowest-intensity uses that could occupy this parcel — the same rarefied category as self-storage or a data center. There is an important distinction in the Club's favor, however: unlike a data center, which imposes *continuous* cooling-plant and standby-generator noise on its neighbors, the Club carries no such constant mechanical load. Its acoustic signature is a handful of brief, occasional events — not a persistent background hum.

The Club will ***not*** host on-site racing, a test track, dynamometer testing, open-header or straight-pipe running, or commercial repair operations. The single legitimate concern a reviewer might raise — that a high-performance or exotic vehicle can be loud on cold start or under a brief rev — is addressed directly by the modeling in Section 7 and by the operational commitments in Section 10. Even for such vehicles, the events are momentary, infrequent, and occur behind the building mass rather than facing Forest Gate.

6. Site and Propagation Factors

6.1 Interior-facing orientation (the primary control)

The development is designed so that suite openings and vehicle maneuvering face inward. The building envelope therefore sits between the dominant noise sources and Forest Gate. When suite doors are closed — the ordinary storage condition — the enclosing structure provides substantial transmission loss

(commonly 20–30 dB or more for a solid, enclosed building). Even during the brief windows when a door is open and a vehicle is moving, the building acts as a noise barrier, diffracting and shielding sound from receptors in its acoustic shadow. This report conservatively credits only 10 dB of building shielding in that open-door condition, well below what the closed, enclosed condition actually delivers.

6.2 Separation distance

Sound from a point source attenuates geometrically at approximately 6 dB per doubling of distance. The nearest Forest Gate dwelling lies approximately 2,440 feet from the face of the development — a separation that produces roughly 40 dB of geometric attenuation on its own, before any credit for ground effect or atmospheric absorption, which add several further decibels over a distance of nearly half a mile. Section 7 reports predicted levels at this measured distance and, as a conservative sensitivity check, at a range of much closer distances (down to 50 ft) that also serve the future-adjacent-redevelopment scenario in Section 9.

6.3 Topography and landscape screening

Existing grade change and the vegetated buffer between the developments provide additional benefit. In the interest of a defensible analysis, this report is candid about magnitude: **vegetation provides only modest measurable acoustic attenuation** — on the order of a few decibels even through substantial, dense planting — and its greater value is visual screening and the psychoacoustic benefit of an out-of-sight source. Meaningful barrier attenuation comes from solid mass and grade, not foliage. Accordingly, the modeling below takes ***no*** numeric credit for vegetation; any real attenuation from the landscape buffer and topography is additional conservatism — margin on top of the results shown.

7. Predictive Analysis

Predicted sound levels at the receptor were computed using standard point-source geometric divergence, $\mathbf{L(d) = L_0 - 20 \cdot \log_{10}(d / 25\ ft)}$, referenced to a source level at 25 feet and reduced by the conservative 10 dB building-shielding credit described in Section 6.1. Two source scenarios bracket the range of real events:

- **Typical vehicle** — a passenger car idling or maneuvering at low speed: reference level 65 dBA at 25 ft.
- **Loud performance vehicle** — a high-performance or exotic car on brief cold start or short rev: reference level 90 dBA at 25 ft (a deliberately conservative worst case).

The nearest Forest Gate dwelling lies approximately **2,440 feet** from the face of the development. Predicted maximum levels (Lmax) at that actual separation — and, as a conservative sensitivity check, at a range of much closer distances — are shown below. The closer distances also directly inform the future-adjacent-redevelopment scenario examined in Section 9.

Separation (ft)	Divergence attenuation (dB)	Typical vehicle — predicted Lmax (dBA)	Loud performance vehicle — predicted Lmax (dBA)
100	12	43	68
150	16	39	64
200	18	37	62
300	22	33	58
400	24	31	56
500	26	29	54
2,440 (Forest Gate)	40	15	40

Predicted maximum instantaneous levels (Lmax) at the receiving residence, including a conservative 10 dB building-shielding credit and no credit for vegetation, grade, or ground/atmospheric absorption. The 2,440 ft row is the actual measured Forest Gate separation; closer rows are conservative sensitivity cases. Over a distance as great as 2,440 ft, ground effect and air absorption remove several further decibels not credited here. Values are model outputs, not measurements. Reference thresholds: ≈ 55 dBA (daytime) and ≈ 45 dBA (nighttime) broadband equivalents of the IPCB Class A limits.

7.1 Interpreting the results

At the actual Forest Gate separation of 2,440 feet, geometric divergence alone reduces a typical vehicle to about **15 dBA** and even the worst-case loud-performance event to about **40 dBA** at the nearest home — at or below the surrounding ambient before the several additional decibels that ground effect and atmospheric absorption contribute over that distance. For Forest Gate, the predicted impact is therefore **negligible**: routine activity is inaudible, and even a deliberately pessimistic peak does not rise above the existing highway-influenced background. The remainder of this section examines the much closer (hypothetical) distances, which govern only the future-adjacent scenario of Section 9.

For the **typical vehicle**, predicted levels fall at or below the nighttime residential benchmark (≈45 dBA) at every distance of 100 feet or more — i.e., such events are effectively inaudible above the existing highway-influenced ambient.

For the **worst-case loud performance vehicle**, the table shows brief instantaneous peaks that, at closer separations, can approach the daytime benchmark. Three points place this in proper context. First, the governing IPCB standard regulates the **one-hour Leq**, not instantaneous peaks: a loud event lasting on the order of five seconds contributes roughly 29 dB less to the hourly Leq than its peak value, so even a 68 dBA peak corresponds to an hourly Leq near 39 dBA — far below any limit. Second, these peaks assume the worst case of a loud vehicle with a door open on the side facing the receptor; the interior-facing design specifically avoids that geometry, and the ordinary closed-door storage condition adds far more than the 10 dB credited here. Third, the operational commitments in Section 10 (no revving, idling limits, quiet hours) remove the residual concern.

In short, routine activity is inaudible above ambient, and even a deliberately pessimistic loud-vehicle event does not breach the standard the Village would apply, once the correct averaging and the true source geometry are taken into account.

8. Findings Relative to the Standards

- **IPCB numeric limits (35 Ill. Adm. Code § 901.102).** Predicted one-hour Leq levels at the Forest Gate property line comply with the daytime and nighttime octave-band limits across the full range of plausible separation distances.
- **Oak Brook § 6-1-1 nuisance standard.** The use produces no loud, prolonged, or continuous noise; activity is intermittent and, for routine events, below the surrounding ambient. Nothing about the use is inconsistent with the peace of the neighborhood.
- **Comparison to the existing/entitled use.** Per KLOA (2026), the Club generates about 10 daily vehicle trips versus 734 for the existing 85,000 sf office building — an ≈99% reduction — and adds only about 0.02% to daily traffic on IL 83. It is the lowest-trip use of any redevelopment scenario evaluated (single-family residential 592, new office 970, retail 4,250), and it replaces continuously running commercial rooftop HVAC with limited storage-scale mechanical needs. On balance, the routine noise environment for neighbors is expected to improve.

9. Robustness to Future Adjacent Residential Redevelopment

Forest Gate is the nearest *existing* residential community, and the analysis above is calibrated to it. The office parcels directly adjacent to the subject property are today in non-residential (Class B) use and are not entitled to residential noise limits. It is possible, however, that at some future date one or more of those parcels could be redeveloped for residential use — potentially age-restricted (senior) housing. Although no such proposal exists at this time, this section confirms that the development remains acoustically protective even under that hypothetical, in which a residential receptor would sit closer to the Club than Forest Gate does.

Four points establish that the impact on any such future housing would be minimal, and for routine activity effectively nonexistent:

- **The standard would be identical.** Age-restricted housing is still Class A residential land; the IPCB § 901.102 octave-band limits and the Oak Brook nuisance standard apply unchanged. The compliance target does not move.
- **The interior-facing design shields every direction.** The inward orientation of suite openings and maneuvering places the building mass between the noise sources and receptors on all sides of the site — not only the Forest Gate frontage. A future residence on an adjacent parcel receives the same shielding benefit.
- **The later-arriving use controls its own exposure.** Any future residential project on the adjacent parcels would be designed and permitted after the Club exists and is known. That developer would site its buildings, orient units and bedrooms, establish setbacks, and add landscaping with full knowledge of the Club — ordinary planning tools that would further reduce any exposure. The practical ability to mitigate rests substantially with the later, sensitive use.
- **Activity is daytime-weighted and minimal at night.** The Club's already-limited activity is concentrated in daytime hours and is near zero during the IPCB nighttime window, aligning with the stricter nighttime standard — the period most important to any residential use, including senior housing.

To confirm the first two points quantitatively, the screening was re-run at the shorter separations characteristic of a directly-adjacent parcel, using the same method and the same conservative 10 dB shielding credit:

Separation (ft)	Divergence attenuation (dB)	Typical vehicle — predicted Lmax (dBA)	Loud performance vehicle — predicted Lmax (dBA)
50	6	49	74
75	9.5	45	70
100	12	43	68

Near-field screening for a hypothetical directly-adjacent residential receptor. Predicted maximum instantaneous levels (Lmax), model outputs — not measurements. Reference thresholds: ≈ 55 dBA (daytime) and ≈ 45 dBA (nighttime) broadband equivalents of the IPCB Class A limits.

Even at 50 feet, routine typical-vehicle events (49 dBA and below) sit at or near the residential ambient and are effectively inaudible. The worst-case loud-performance figures are brief instantaneous peaks; converted to the one-hour Leq that the standard actually regulates — a loud event of a few seconds contributes roughly 29 dB less to the hourly average — even the 74 dBA near-field peak corresponds to an hourly Leq on the order of 45 dBA, within the standard, and that is before accounting for the fact that the site sees only about ten trips per day. The operational commitments in Section 10 (no revving, idling limits, quiet hours) address the residual. In short, the development's protective performance does not depend on Forest Gate's specific setback — it holds even if the adjacent parcels themselves become residential.

10. Recommended Design and Operational Measures

The following commitments convert the findings above into enforceable assurances and can be incorporated as conditions of the Planned Development:

- **Interior-facing orientation** of suite openings and vehicle maneuvering areas, as a fixed design commitment.
- **No on-site racing, test-track use, dynamometer testing, or open-header / straight-pipe running**, codified in the Club's rules and the PD conditions.
- **Idling and revving restrictions** — a posted limit on stationary idling and a prohibition on gratuitous engine revving on site.
- **Quiet hours** aligned with the IPCB nighttime window (10:00 p.m.–7:00 a.m.), during which member vehicle movement is minimized.
- **Mechanical-equipment selection and screening** — HVAC and ventilation specified and located (with acoustic screening where appropriate) to remain within the Class A limits at the property line.
- **Retention and enhancement of the perimeter landscape buffer** and existing grade along the Forest Gate frontage, for visual screening and supplementary attenuation.
- **Member code of conduct** incorporating the above, enforceable by the Club against its members.

11. Conclusion

The proposed Oak Brook Motor Club is a low-intensity vehicle-storage community whose noise profile is governed by intermittent, brief events — not continuous operation. Its interior-facing design places the building mass between those events and the Forest Gate community; the roughly 2,440-foot separation to the nearest Forest Gate home drives predicted levels far below the surrounding ambient; and the site's grade and landscape buffer add further margin. Measured against the standards the Village would apply — the Oak Brook nuisance ordinance and the IPCB Class A property-line limits — the development is predicted to comply across the full range of site conditions, with routine activity effectively inaudible above the existing highway-influenced background. Relative to the existing office use, the Club is expected to **reduce** the routine noise experienced by neighbors. The result is little to no measurable acoustic impact on Forest Gate — a conclusion that holds even in the hypothetical event that the directly-adjacent office parcels are one day redeveloped for residential use, including age-restricted housing (Section 9).

12. Basis, Limitations, and Items to Confirm

This is a predictive desktop screening intended to frame the noise question on defensible assumptions; it is not a certified field study and does not report on-site measurements. Its conclusions are deliberately structured to hold across the full plausible range of site geometry. Should the Village require a stamped acoustic study or wish to resolve any single input precisely, a licensed acoustical engineer can confirm the following, none of which is expected to change the conclusion:

- **Face-of-development to nearest-dwelling separation** — the approximately 2,440 ft to the nearest Forest Gate home, confirmed by survey. (The analysis also spans much closer distances, down to 50 ft, as a conservative check.)
- **Baseline ambient measurement** at the Forest Gate property line, to document the existing highway-influenced background.
- **Grade differential and buffer depth** along the shared frontage (credited as margin only in this report).
- **Final building envelope and mechanical selections**, to confirm the transmission-loss and equipment assumptions.

References

35 Ill. Adm. Code Parts 900–901 (Illinois Pollution Control Board, Noise Pollution; Sound Emission Standards and Limitations for Property-Line-Noise-Sources), § 901.101 classification and § 901.102 Class A limits.

Village of Oak Brook Village Code § 6-1-1 (Noise).

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), Summary Traffic Evaluation — Proposed Oak Brook Motor Club, Oak Brook, Illinois, July 1, 2026 (trip generation per ITE Trip Generation Manual, 12th ed.).

Standard acoustic propagation methods (geometric divergence for point sources; A-weighting; Leq time-averaging) consistent with ISO 9613-2 and common environmental-noise practice.

STORMWATER MANAGEMENT NARRATIVE
OAK BROOK MOTOR CLUB
1400 KENSINGTON ROAD OAK BROOK, ILLINOIS 60523

Introduction:

This Stormwater Management Narrative has been prepared in support of the Proposed Oak Brook Motor Club Development located at 1400 Kensington Road in the Village of Oak Brook, Illinois. The site is bound by office buildings to the north, Bright Horizons at Oak Brook Daycare Center to the west, Kensington Court and United States Postal Service Postal Office to the east and Kensington Road to the south. This site is currently a two-story office building with associated parking lots.

Existing Conditions:

The existing site is currently in the ORA-1 zone for Oak Brook which includes uses such as light industrial, office, research, and assembly. The site is currently developed to have a two-story office building with associated parking and utilities. The drainage on the existing site sheet flows to three outfalls. The first being an existing on-site underground detention pond to which the majority of the site is tributary. The second is on-site stormwater infrastructure that ultimately discharges into existing storm sewer along Kensington Court, unrestricted. Finally, a small portion of the existing site sheet flows unrestricted to Kensington Road where it is picked up by municipal storm sewer. Please see the Existing Drainage Exhibit to see how the site drains in more detail. Existing impervious area pre 1992 is 3.50 acres, with an increase of impervious area of 0.39 acres between the years of 1992 to 2013 due to a parking lot expansion. This gives the site, as it exists today, a total impervious area of 3.89 acres. Please see the Existing Drainage Exhibit, as well as the Existing Impervious Exhibit for more details.

Proposed Conditions:

The overall property area is approximately 5.79 acres. The property will be developed into a Motor Club featuring car garages, outdoor parking, a club house (+/-3,800 sq. ft building), and any associated utilities. Construction of these buildings will include the construction of a main driveway, multiple driveways for each garage, sidewalks, parking, and other related improvements. The proposed development will result in the reduction of the site imperviousness from 3.89 acres (existing) to 3.45 acres (proposed). According to the DuPage County Stormwater Ordinance Section 15-72. A., no detention is required for this project because the new impervious area being added does not exceed 25,000 square feet (0.574 acres) against the existing developed conditions prior to February 15, 1992. However, under the same ordinance, the site is required to have proposed volume control (Post Construction BMPs) measures.

Drainage conditions for the development are proposed to match those of the existing conditions. Roughly equivalent areas will be directed to the existing underground detention and to the Kensington Court storm sewers under proposed conditions. Drainage conditions will be improved by the development based on the reduced impervious area, volume control best management practies and storm sewer improvements designed according to the standards and specifications of the Village of Oak Brook. The project will achieve the volume control goal for the two major tributary areas. The portion of the site which drains to Kensington Court storm sewer will be treated by permeable pavers and underdrains, which will allow storm flows an opportunity to infiltrate. The majority of the site, which will continue to drain to the underground detention vault, will be treated with bioswales or a similar best management practice. Bioswales are proposed conceptually along the north and west portions of the site. Further design, calculations and detail will be provided to Oak Brook during the final engineering and permitting stages. Please see the Proposed Impervious Exhibit, as well as the Proposed Drainage Exhibit for more details.

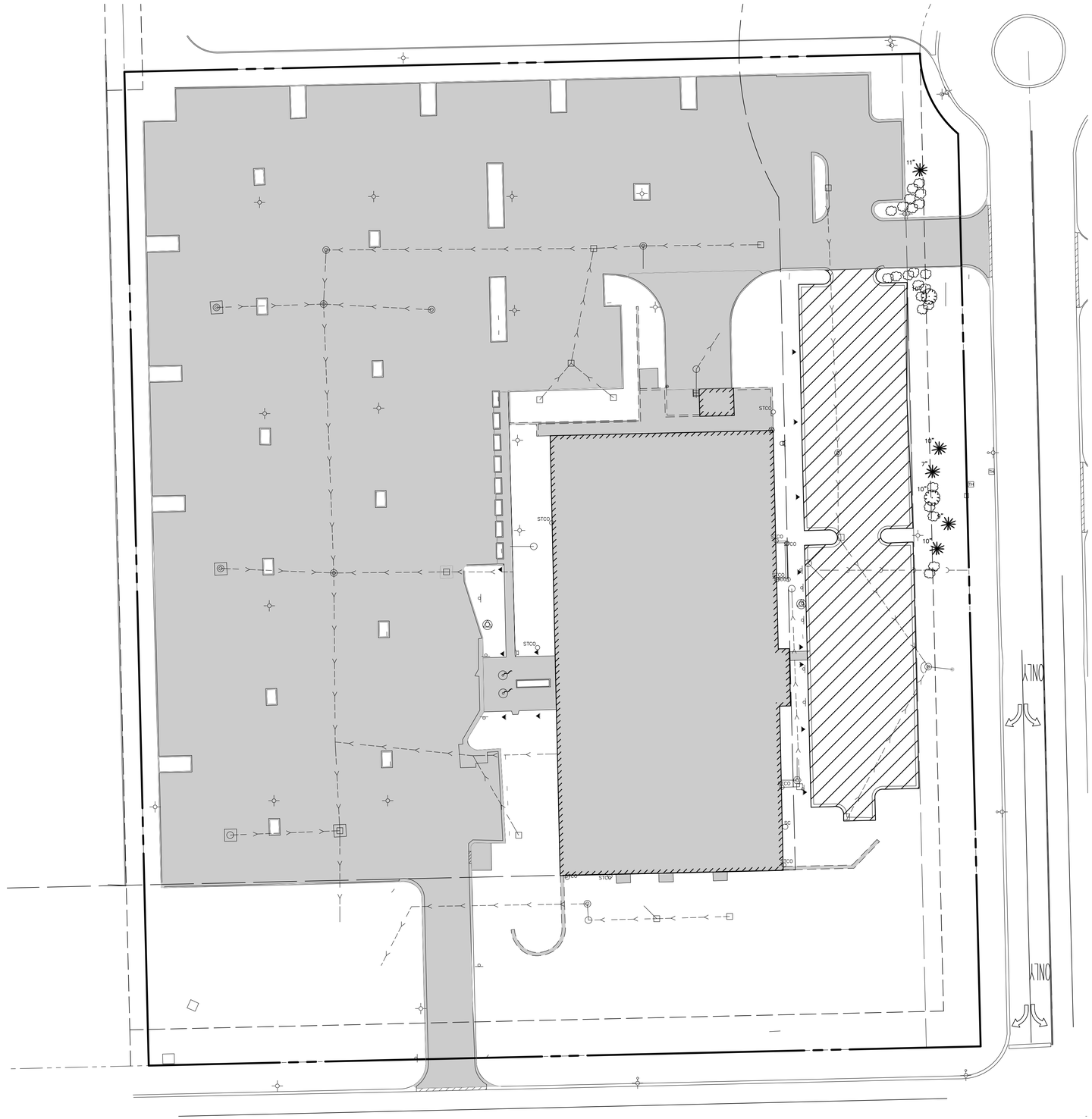
Summary:

The proposed project has been evaluated in accordance with DuPage County Stormwater Ordinance. It is understood that no additional detention will be required for this development, but the existing underground detention system will remain in place and maintained. Post construction best management practices will be provided to treat stormwater runoff. Existing drainage patterns will be largely maintained under proposed conditions.

We sincerely thank you for your review. Should you have any questions or require additional information, you can contact me at 312-824-3818 or over email at eboulware@atwell.com.

Sincerely,
ATWELL, LLC

Evan Boulware, P.E.
Project Manager



EXISTING SUMMARY TABLE	
PROPERTY AREA	5.79 ACRES
PRE 1992 IMPERVIOUS AREA	3.50 ACRES
1992–2013 IMPERVIOUS AREA*	0.39 ACRES
PERVIOUS AREA	1.90 ACRES

*POST 2013 EX. IMPERVIOUS AREA = 0.0 ACRES
TOTAL IMPERVIOUS AREA = 3.89 ACRES
EXISTING SITE CN = 80.61

DRAWN BY
REVISIONS
DATE

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OAKBROOK MOTOR CLUB

VILLAGE OF OAK BROOK, IL

EXISTING IMPERVIOUS AREA EXHIBIT

PROJ. MGR.: EJB/JSE
PROJ. ASSOC.: MSL
DRAWN BY: GAW
DATE: 08-03-26
SCALE: 1"=30'

SHEET
EXB
P26006599

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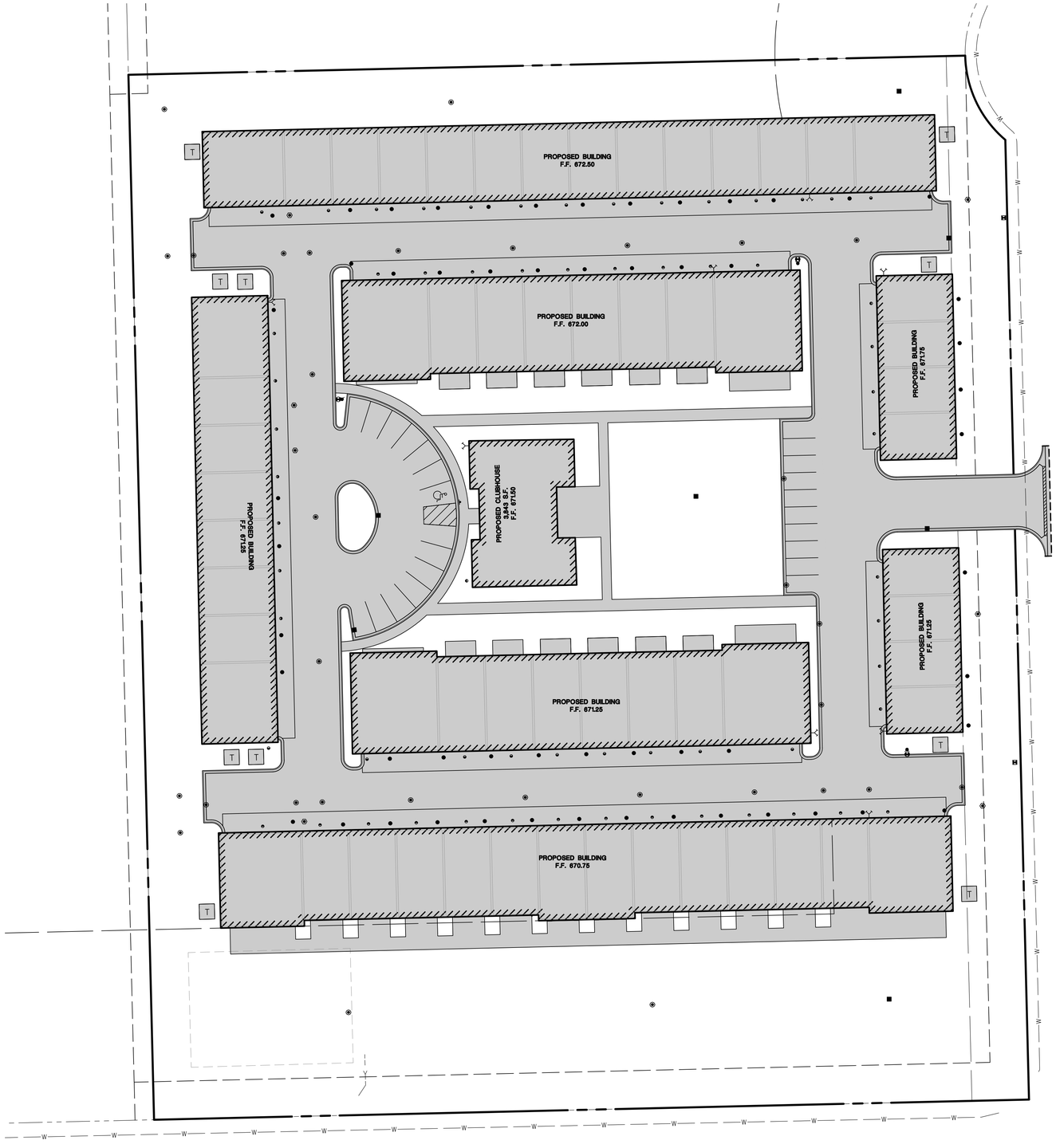
August 14, 2026 - 11:21 Dwg Name: P:\26\006741 Oak Brook, IL ARCH\Survey Oak Brook\Data\Eng\Preliminary\Exhibits Eng\Existing Impervious Exhibit.dwg Updated By: mwahle



N

0 15 30 60

SCALE: 1"=30'

PROPOSED SUMMARY TABLE	
PROPERTY AREA	5.79 ACRES
IMPERVIOUS AREA	3.45 ACRES
PERVIOUS AREA	2.34 ACRES
PROPOSED SITE CN = 73	

EXISTING SUMMARY TABLE	
PROPERTY AREA	5.79 ACRES
PRE 1992 IMPERVIOUS AREA	3.50 ACRES
1992–2013 IMPERVIOUS AREA*	0.39 ACRES
PERVIOUS AREA	1.90 ACRES
*POST 2013 EX. IMPERVIOUS AREA = 0.0 ACRES TOTAL IMPERVIOUS AREA = 3.89 ACRES	
EXISTING SITE CN = 80.61	

DRAWN BY | REVISIONS | DATE

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OAKBROOK MOTOR CLUB

VILLAGE OF OAK BROOK, IL

PROPOSED IMPERVIOUS AREA EXHIBIT

PROJ. MGR.: EJB/JSE
PROJ. ASSOC.: MSL
DRAWN BY: GAW
DATE: 08-03-26
SCALE: 1"=30'

SHEET
EXB
P26006599

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August 13, 2026 - 12:26 Dwg Name: P:\26\04741 Oak Brook IL (ARCH)\proj Oak Brook\Vars\Exts\Preliminary\Exhibits Exts\Proposed Impervious Exhibit.dwg Updated By: mwyche

DRAINAGE AREAS

ON-SITE AREAS TRIBUTARY TO EX. DETENTION POND

AREA 1 – 162,515.48 SF/3.731 AC

OFF-SITE AREAS TRIBUTARY TO EX. DETENTION POND
AREA 1A – 1,711.53 SF/0.039 AC
AREA 1B – 4,772.92 SF/0.110 AC

TOTAL AREA TO EX. DETENTION POND
168,999.93 SF/3.88 AC

ON-SITE AREAS TRIBUTARY TO EX. STORMWATER INFRASTRUCTURE
AREA 2 – 47,012.99 SF/1.079 AC
AREA 2A – 18,685.21 SF/0.429 AC

UNRESTRICTED ON-SITE AREAS
AREA 1D – 10,008.73 SF/0.230 AC
AREA 1E – 4,941.41 SF/0.113 AC
AREA 2B – 1,304.41 SF/0.030 AC
AREA 2C – 5,172.20 SF/0.119 AC

UNRESTRICTED OFF-SITE AREAS
AREA 1C – 1,616.86 SF/0.037 AC

ON-SITE DRAINAGE AREA 1 – TRIBUTARY TO EX UNDERGROUND DETENTION POND CN = 73.10

ON-SITE DRAINAGE AREA 1A – TRIBUTARY TO AREA 1 CN = 73.10

OFF-SITE DRAINAGE AREA 1B – TRIBUTARY TO DRAINAGE AREA 1C CN = 73.10

ON-SITE DRAINAGE AREA 2 – TRIBUTARY TO EX. STORM SEWER

ON-SITE DRAINAGE AREA 2B UNRESTRICTED FLOW OFF-SITE

ON-SITE DRAINAGE AREA 2A – TRIBUTARY TO EX. STORM SEWER

ON-SITE DRAINAGE AREA 2C UNRESTRICTED FLOW OFF-SITE

OFF-SITE DRAINAGE AREA 1C – TRIBUTARY TO KENSINGTON ROAD R.OW. CN = 73.10

ON-SITE AREA 1D UNRESTRICTED FLOW – TRIBUTARY TO KENSINGTON ROAD R.O.W. CN = 73.10

ON-SITE DRAINAGE AREA 1E – TRIBUTARY TO KENSINGTON ROAD R.O.W CN = 73.10

CONC. STORM WATER HOLDING AREA PER CGL SITE PLAN

KENSINGTON COURT

KENSINGTON ROAD

N

0 15 30 60

SCALE: 1"=30'

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EXISTING DRAINAGE AREA EXHIBIT

VILLAGE OF OAK BROOK, IL

OAK BROOK MOTOR CLUB

PROJ MGR.: EJB
PROJ ASSOC.: MSL
DRAWN BY: MZW
DATE: 08-03-26
SCALE: 1"=30'

SHEET 1 OF 1

P26006599

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August 14, 2026 - 12:22 Dan Nimm P:\26006599 Oak Brook - ABC\Murray Oak Brook\Dwg\Dwg\Preliminary\Exhibits Eng\Existing Drainage Exhibit.dwg Updated By: mwurtz

PROPOSED BUILDING
F.F. 672.50

PROPOSED BUILDING
F.F. 672.00

PROPOSED BUILDING
F.F. 671.75

PROPOSED BUILDING
F.F. 671.25

PROPOSED CLUBHOUSE
4,816 S.F.
F.F. 671.50

PROPOSED BUILDING
F.F. 671.25

PROPOSED BUILDING
F.F. 670.75

ON-SITE DRAINAGE AREA TO EX. UNDERGROUND DETENTION

ON-SITE DRAINAGE AREA TO KENSINGTON COURT STORM SYSTEM

ON-SITE DRAINAGE AREA TO EX. STORMWATER INFRASTRUCTURE

UNRESTRICTED ON-SITE AREA

KENSINGTON COURT

KENSINGTON ROAD

ONLY

N

0 15 30 60

SCALE: 1"=30'

DRAWN BY

REVISIONS

DATE

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PROPOSED DRAINAGE AREA EXHIBIT

VILLAGE OF OAK BROOK, IL

OAK BROOK MOTOR CLUB

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MSL
DRAWN BY:	MZW
DATE:	08-03-26
SCALE:	1"=30'

SHEET
1 OF 1
P26006599

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August 14, 2026 - 13:57 Dwg Name: P:\26006741 Oak Brook - ABC\Murray Oak Brook\Mzw\Engr\Preliminary\Exhibits Engr\Proposed Drainage Exhibit.dwg Updated By: mwylie

Flared End Section - Storm
Subtype
FlaredEndSection
Flared End Section - Private
Subtype
FlaredEndSection
Inlet - Storm
Inlet - Private
Catch Basin - Storm
Catch Basin - Private
Cleanout - Storm
Discharge Point - Storm
Discharge Point - Private
Manhole - Storm
Manhole - Private
Lateral - Storm
Subtype
Unknown
Domestic
Commercial
Lateral - Private
Subtype
Unknown
Domestic
Main - Storm
Subtype
Collector
Culvert
Open Channel
Outfall
Overflow
Drain Tile
Unknown
Main - Private
Subtype
Collector
Unknown
Culvert
Outfall

Structure - Storm
Subtype
Diversion Chamber
Junction Chamber
Detention Basin
Unknown
In Service Hydrant
Ownership and LifecycleStatus
Village of Oak Brook - Active Village of Oak Brook - Active
In Service Private Hydrant
Ownership and LifecycleStatus
Aqua Illinois - Active Aqua Illinois - Active
Private - Active Private - Active
Village of Hinsdale - Active Village of Hinsdale - Active
Village of Lombard - Active Village of Lombard - Active
Main Break Location
Lead Service Inventory
In Service Meter
Ownership,LifecycleStatus
Village of Oak Brook - Active Village of Oak Brook - Active
In Service Private Meter
Ownership,LifecycleStatus
Aqua Illinois - Active Aqua Illinois - Active
Dupage County - Active Dupage County - Active
Unknown Unknown
Pump
Network Structure
Ownership,Subtype
Unknown Unknown
Production Well Production Well

Pump Station Pump Station
Tank Tank
Other Network Structure
Ownership,Subtype
City of Elmhurst, Unknown City of Elmhurst, Unknown
Dupage County, Enclosed Storage Facility Dupage County, Enclosed Storage Facility
In Service Bbox
Ownership,LifecycleStatus
VOB,Village of Oak Brook - Active VOB,Village of Oak Brook - Active
Control Valve
Subtype
RPZ RPZ
Simple Check Simple Check
Irrigation Valve Irrigation Valve
Private Control Valve
Subtype
Simple Check Simple Check
In Service System Valve
Ownership, Lifecycle Status, Normally Open
Village of Oak Brook, Active, False Village of Oak Brook, Active, False
Village of Oak Brook, Active, True Village of Oak Brook, Active, True
Dead End In Service System Valve
Ownership, Lifecycle Status, Normally Open
Village of Oak Brook, Active, False Village of Oak Brook, Active, False
Village of Oak Brook, Active, True Village of Oak Brook, Active, True
Private In Service System Valve
Ownership,LifecycleStatus
Aqua Illinois, Active Aqua Illinois, Active

2200
1400
1314
KENSINGTON CT
KENSINGTON RD
KENSINGTON RD
Private

Sources: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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www.gha-engineers.com

N
0 100 200 ft

VILLAGE OF OAK BROOK Illinois

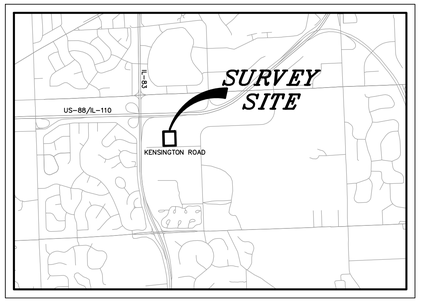
GIS Web Map

Village of Oak Brook, Illinois

This exhibit is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

Date:

TOPOGRAPHIC MAP



LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. COMPARE THIS MAP, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS MAP IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF THE FIELD WORK, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS MAP. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS MAP.

5. THIS MAP MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. THIS MAP WAS PREPARED FOR ARCO/MURRAY BASED ON FIELD WORK COMPLETED ON APRIL 22ND, 2026. BOUNDARY LINES SHOWN HEREON ARE BASED ON AN ALTA SURVEY PREPARED BY ATWELL, LLC DATED MAY 1ST, 2026.

7. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP. ATWELL, LLC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

UTILITY NOTES

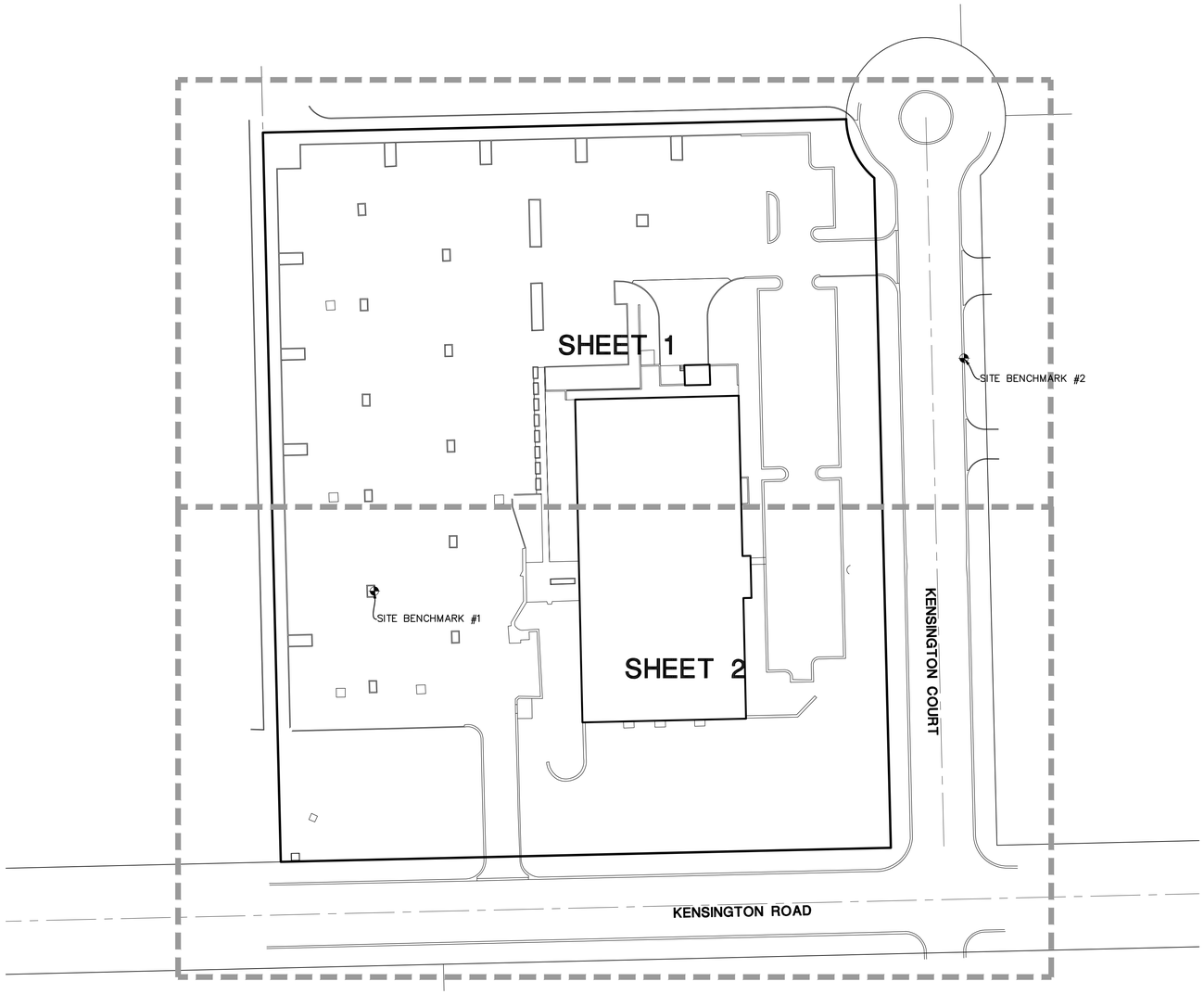
1. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF THE FIELD WORK, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM.

2. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON SOME OR ALL OF THE FOLLOWING:

   A. ACTUAL FIELD OBSERVATIONS OF VISIBLE UTILITIES
   B. ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE
   C. PROPOSED ENGINEERING PLANS FOR 1400 KENSINGTON PARKING EXPANSION PREPARED BY COWHEY GUDMUNDSON LEDER, LTD. DATED OCTOBER 12TH, 2007

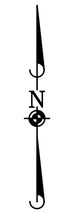
3. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS MAP MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT ILLINOIS JULIE AT 811 OR 1-800-892-0123.



SHEET INDEX

SHEET 1:	SUREYOR'S NOTES, SHEET SKETCH, AND BENCHMARKS
SHEET 2 & 3:	TOPOGRAPHIC FEATURES



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

MAP PREPARED FOR

ARCO/MURRAY
3113 WOODCREEK DR.
DOWNERS GROVE, IL 60515

BENCHMARKS

REFERENCE BENCHMARK (DK3165)
(DUPAGE COUNTY EWT IL 83B):
FLANGED ENCASED ROD IN THE NORTHWEST INTERSECTION OF IL-83 AND OAK BROOK ROAD THAT IS ALSO 31ST STREET. THE ROD IS 11.5 FEET FROM NORTH EDGE OF 31ST STREET. THE ROD IS 50 FEET NORTHEAST OF THE INLET ON 31ST STREET. 75 FEET SOUTHWEST OF TRAFFIC SIGNAL CONTROL VAULT.

ELEVATION=751.56' DATUM=NAVD88-GEOID 18

SITE BENCHMARK #1:
CROSS CUT IN CONCRETE CURB OF ISLAND IN PARKING LOT LOCATED APPROXIMATELY 242 FEET NORTH OF CENTERLINE OF KENSINGTON ROAD AND APPROXIMATELY 424 FEET WEST OF CENTERLINE OF KENSINGTON COURT.

ELEVATION=670.70' DATUM=NAVD88-GEOID 18

SITE BENCHMARK #2:
CROSS CUT IN CONCRETE CURB LOCATED APPROXIMATELY 408 FEET NORTH OF KENSINGTON ROAD AND 24 FEET EAST OF CENTERLINE OF KENSINGTON COURT.

ELEVATION=671.48' DATUM=NAVD88-GEOID 18

DATE: MAY 1ST, 2026

EXPIRES: 11/30/26

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.3550)

ARCO/MURRAY - OAK BROOK CAR CONDO - BUTLER MOTOR CLUB

OAK BROOK, ILLINOIS

TOPOGRAPHIC MAP

PROJ. MGR.: JSP
PROJ. ASSOC.: JDB
DRAWN BY: BSH
DATE: 04/22/26
SCALE: 1"=50'

SHEET 1 OF 3

P26004741

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May 1, 2026 - 09:47 Dwn Name: G:\Contracts and Proposals\Illinois - CGP\2026\Pending Opportunities\P26004741-1400 Kensington\Mech\Survey\Topo\P26004741-T.dwg Updated By: bhurtado

TOPOGRAPHIC MAP

LEGEND

- = EX. PROPERTY LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. WATERMAIN LINE
- = EX. 1 FOOT CONTOURS
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. STORM CLEANOUT
- = EX. SUMP CONNECTION
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. BUFFALO BOX
- = EX. WATER METER
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. ELECTRIC HANDHOLE
- = EX. PULLBOX
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER POST
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. MONITORING WELL
- = EX. SPOT ELEVATION
- = EX. BUSHES
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE

ABBREVIATIONS

RCP = REINFORCED CONCRETE PIPE
VCP = VITREOUS CLAY PIPE
DIP = DUCTILE IRON PIPE
TP = TOP OF PIPE

BASIS OF BEARINGS

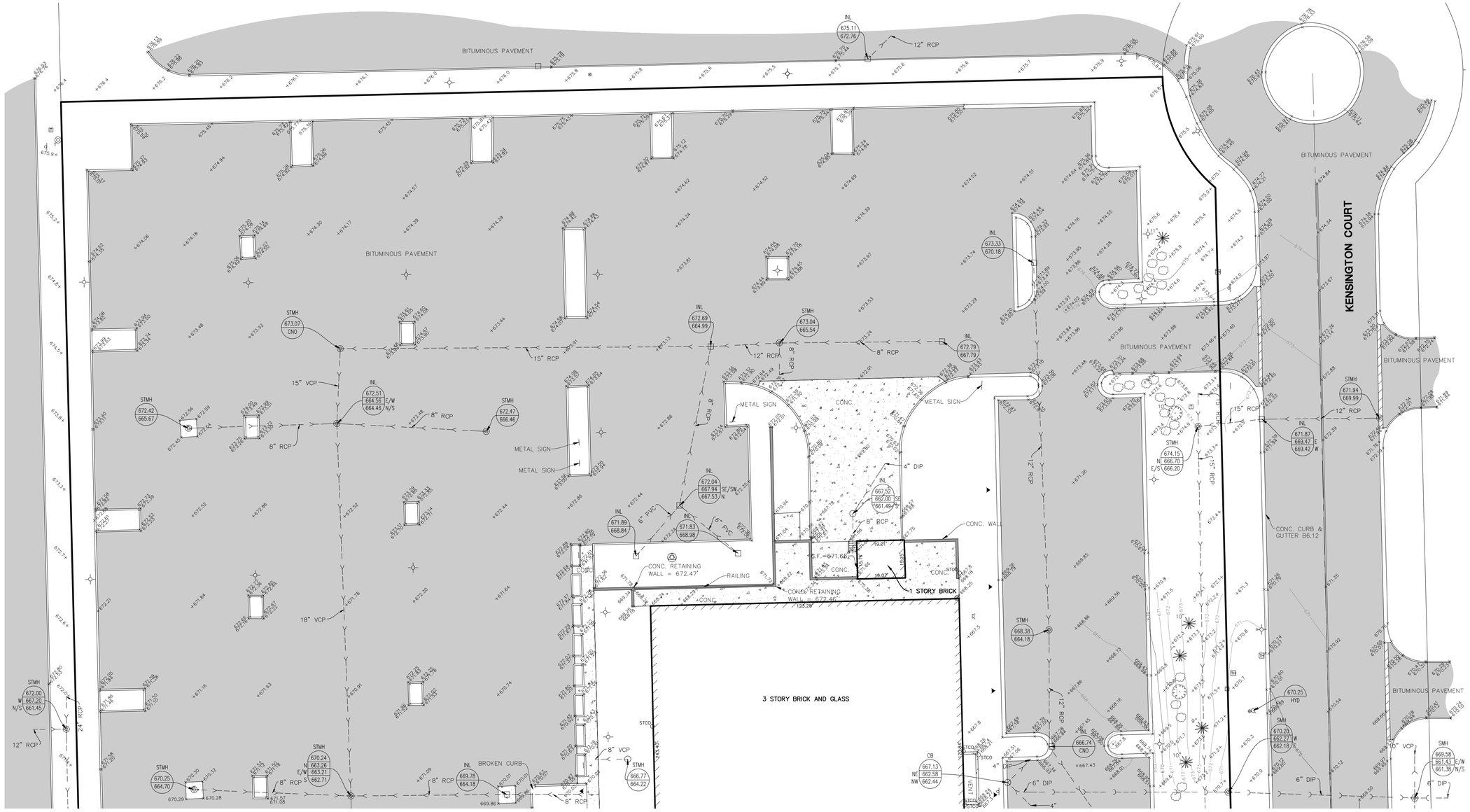
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



MATCHLINE - SEE SHEET 3

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LINCOLNSHIRE, IL 60069
847.634.5550

DATE	REVISIONS	DRAWN BY

ARCO/MURRAY - OAK BROOK CAR CONDO - BUTLER MOTOR CLUB

OAK BROOK, ILLINOIS

LIMITED TOPOGRAPHIC MAP

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JDB
DRAWN BY:	BSH
DATE:	04/22/26
SCALE:	1"=20'

SHEET 2 OF 3
P26004741

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May 1, 2026 - 10:46 Dan Warner, G:\Projects and Proposals\Illinois - C&P\2026\Pending Opportunities\P26004741-1400 Kensington Way\Civil\Final Deliverables\Topography\02-03-P26004741-T.dwg Updated By: bhartzell

TOPOGRAPHIC MAP

LEGEND

- = EX. PROPERTY LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. WATERMAIN LINE
- 780 = EX. 1 FOOT CONTOURS
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- STCO = EX. STORM CLEANOUT
- SC = EX. SUMP CONNECTION
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. BUFFALO BOX
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- = EX. VALVE VAULT (V.V.)
- EH = EX. ELECTRIC HANDHOLE
- PB = EX. PULLBOX
- T = EX. TELEPHONE MANHOLE
- TH = EX. TELEPHONE HANDHOLE
- T = EX. TELEPHONE PEDESTAL
- TP = EX. TELEPHONE MARKER POST
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. MONITORING WELL
- +700.00 = EX. SPOT ELEVATION
- = EX. BUSHES
- 8" = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- 16" = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- 756.00 / 754.00 = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE

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GRAPHIC SCALE
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MATCHLINE - SEE SHEET 2

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LINCOLNSHIRE, IL 60069
(847.634.5550)

DRAWN BY:
REVISIONS:
DATE:

ARCO/MURRAY - OAK BROOK CAR CONDO - BUTLER MOTOR CLUB

OAK BROOK, ILLINOIS

LIMITED TOPOGRAPHIC MAP

PROJ. MGR.: JSP
PROJ. ASSOC.: JDB
DRAWN BY: BSH
DATE: 04/22/26
SCALE: 1"=20'

SHEET 3 OF 3
P26004741

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May 1, 2026 - 10:40 Data Name: G:\Contracts and Proposals\Illinois - C&P\2023\Teledyne Opportunities\P26004741-1400 Kensington\Vara\Survey\Final Drawings\Topography\02-03-P26004741-T.dwg Updated By: bshurtleff

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

ARCO/MURRAY
3113 WOODCREEK DR.
DOWNERS GROVE, IL 60515

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 26002708WF WITH AN EFFECTIVE DATE OF MARCH 12, 2026 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION M 18) THE SURVEYED PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN THE TRUSTEES DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1964 AND KNOWN AS TRUST NUMBER 46940 TO THOMAS WOELFLE, DATED APRIL 6, 1973 AND RECORDED APRIL 25, 1973 AS DOCUMENT R73-23180, CONVEYING THE LAND, AND RELATING TO PLANS AND SPECIFICATIONS OF THE BUILDINGS TO BE ERECTED ON THE LAND AND CHARACTER OF SIGNS TO BE ERECTED ON THE LAND. NO PLOTTABLE EASEMENT GRANTED. SEE DOCUMENT FOR PARTICULARS.

(EXCEPTION N 19) THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE NO. 2008-ZO-V-S-1226 RECORDED FEBRUARY 28, 2008 AS DOCUMENT NO. R2008-032034, GRANTING A VARIATION FOR THE CONSTRUCTION OF A PARKING LOT AND RELATED IMPROVEMENTS. NO PLOTTABLE EASEMENT GRANTED. SEE DOCUMENT FOR PARTICULARS.

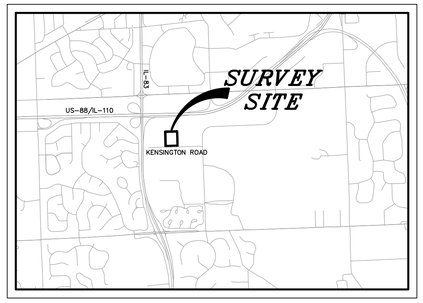
(EXCEPTION O 20) THE SURVEYED PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED ON APRIL 30, 2008 AS DOCUMENT NO. R2008-071323. ON-SITE STORMWATER FACILITIES (DEFINED AS ALL DITCHES, CHANNELS, CONDUITS, BRIDGES, CULVERTS, LEVEES, PONDS, NATURAL AND MAN-MADE IMPOUNDMENTS (INCLUDING DETENTION FACILITIES), WETLANDS, WETLAND BUFFERS, RIPARIAN ENVIRONMENT, TILES, SWALES, SEWERS, OR OTHER NATURAL OR ARTIFICIAL STRUCTURES OR MEASURES WHICH SERVE AS MEANS OF DRAINING SURFACE AND SUBSURFACE WATER FROM LAND). OWNER ACKNOWLEDGES AND AGREES THAT THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER ONTO THE PROPERTY TO PERFORM SUCH MAINTENANCE ON SUCH STORMWATER FACILITIES IN THE EVENT THE OWNER SHALL FAIL TO DO SO WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING NOTICE IN WRITING TO OWNER FROM THE VILLAGE OF THE NEED FOR ANY SUCH MAINTENANCE. NO PLOTTABLE EASEMENT GRANTED. SEE DOCUMENT FOR PARTICULARS.

(EXCEPTION P 21) THE SURVEYED PROPERTY IS SUBJECT TO TERMS, PROVISIONS AND LIMITATIONS AS CONTAINED IN LAWN SPRINKLER COVENANT RUNNING WITH LAND RECORDED SEPTEMBER 30, 2008 AS DOCUMENT NO. R2008-146946. NO PLOTTABLE EASEMENT GRANTED. SEE DOCUMENT FOR PARTICULARS.

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	N/A	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	REQUEST FOR A PROPERLY EXECUTED ALTA STATEMENT	NO	YES	NOT ADDRESSED BY SURVEY
7	N/A	DEFECTS, LIENS, ENCUMBRANCES, OR ADVERSE CLAIMS APPEARING IN PUBLIC RECORD BETWEEN COMMITMENT DATE AND DATE SCHEDULE B, PART I REQUIREMENTS MET	NO	N/A	NOT ADDRESSED BY SURVEY
8	N/A	PROPERTY TAXES FOR THE YEAR 2025 AND 2026 PIN: 06-26-101-007	NO	N/A	NOT ADDRESSED BY SURVEY
D 9	N/A	NOTE FOR INFORMATION: CLOSING	NO	N/A	NOT ADDRESSED BY SURVEY
E 10	N/A	TITLE INSURANCE COVERAGE REQUIREMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
F 11	N/A	TITLE INSURANCE COVERAGE REQUIREMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
G 12	N/A	TITLE INSURANCE COVERAGE REQUIREMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
H 13	N/A	EXISTING UNRECORDED LEASES	NO	N/A	NOT ADDRESSED BY SURVEY
I 14	N/A	DEED RECORDATION REQUIREMENTS: SPECIAL SERVICE AREAS AND/OR SANITARY DISTRICTS	NO	N/A	NOT ADDRESSED BY SURVEY
J 15	R2009-037066	FLAGG CREEK WATER RECLAMATION DISTRICT AMENDED ORDINANCE 756 REQUIREMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
K 16	R72-46895	BUILDING LINE 100 FEET ALONG THE EASTERLY AND SOUTHERLY LINES OF THE LAND	YES	YES	SHOWN ON SURVEY
L 17	R72-46895	EASEMENT 20 FEET ALONG THE EAST AND SOUTH LINES AND OVER THE NORTH 10 FEET OF THE WEST 10 FEET OF THE LAND	YES	YES	SHOWN ON SURVEY
M 18	R73-23180	COVENANTS AND RESTRICTIONS CONTAINED IN THE TRUSTEES DEED	NO	YES	NOTED ON SURVEY IMPROVEMENTS SHOWN ON SURVEY
N 19	R2008-032034	ORDINANCE NO. 2008-ZO-V-S-1226	NO	YES	NOTED ON SURVEY IMPROVEMENTS SHOWN ON SURVEY
O 20	R2008-071323	COVENANTS, CONDITIONS AND RESTRICTIONS RELATED TO ON-SITE STORMWATER FACILITIES MAINTENANCE	NO	YES	NOTED ON SURVEY IMPROVEMENTS SHOWN ON SURVEY
P 21	R2008-146946	LAWN SPRINKLER COVENANT RUNNING WITH LAND	NO	YES	NOTED ON SURVEY IMPROVEMENTS SHOWN ON SURVEY
Q 22	N/A	ENDORSEMENT REQUESTS	NO	N/A	NOT ADDRESSED BY SURVEY



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

LOT 11 IN CORPORATE PLAZA SUBDIVISION UNIT TWO OF PARTS OF LOTS 1 AND 2 IN OAKBROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 3 OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CORPORATE PLAZA SUBDIVISION UNIT TWO, RECORDED AUGUST 10, 1972 AS DOCUMENT NUMBER R72-46895, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY AREA

252,256 SQUARE FEET (5.791 ACRES)

PROPERTY ADDRESS

1400 KENSINGTON ROAD, OAK BROOK, IL 60523
(TITLE COMMITMENT)

PIN

06-26-101-007

SHEET INDEX

SHEET 1:	LEGAL DESCRIPTION, TITLE AND SURVEYOR'S NOTES
SHEET 2:	OVERALL BOUNDARY, EASEMENTS AND SETBACK
SHEET 3:	IMPROVEMENTS, BUILDING AND IMPROVEMENT TIES

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS SURVEY, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES HAVE BEEN SHOWN HEREON BASED ON THE FOLLOWING: ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE; PROPOSED ENGINEERING PLANS; THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS MAP MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT ILLINOIS JULIE AT 811 OR 1-800-892-0123.

9. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL, LLC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0179J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED), ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: ARCO MURRAY
AND: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 22, 2026.

DATED THIS 1ST DAY OF MAY, A.D., 2026.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@ATWELL.COM
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY

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LINCOLNSHIRE, IL 60069
(847.634.3550)

ARCO/MURRAY - OAK BROOK CAR CONDO - BUTLER MOTOR CLUB
OAK BROOK, ILLINOIS
NSPS/ALTA LAND TITLE SURVEY

PROJ. MGR.: JSP
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 04/22/26
SCALE: N.T.S.

SHEET 1 OF 3
P26004741

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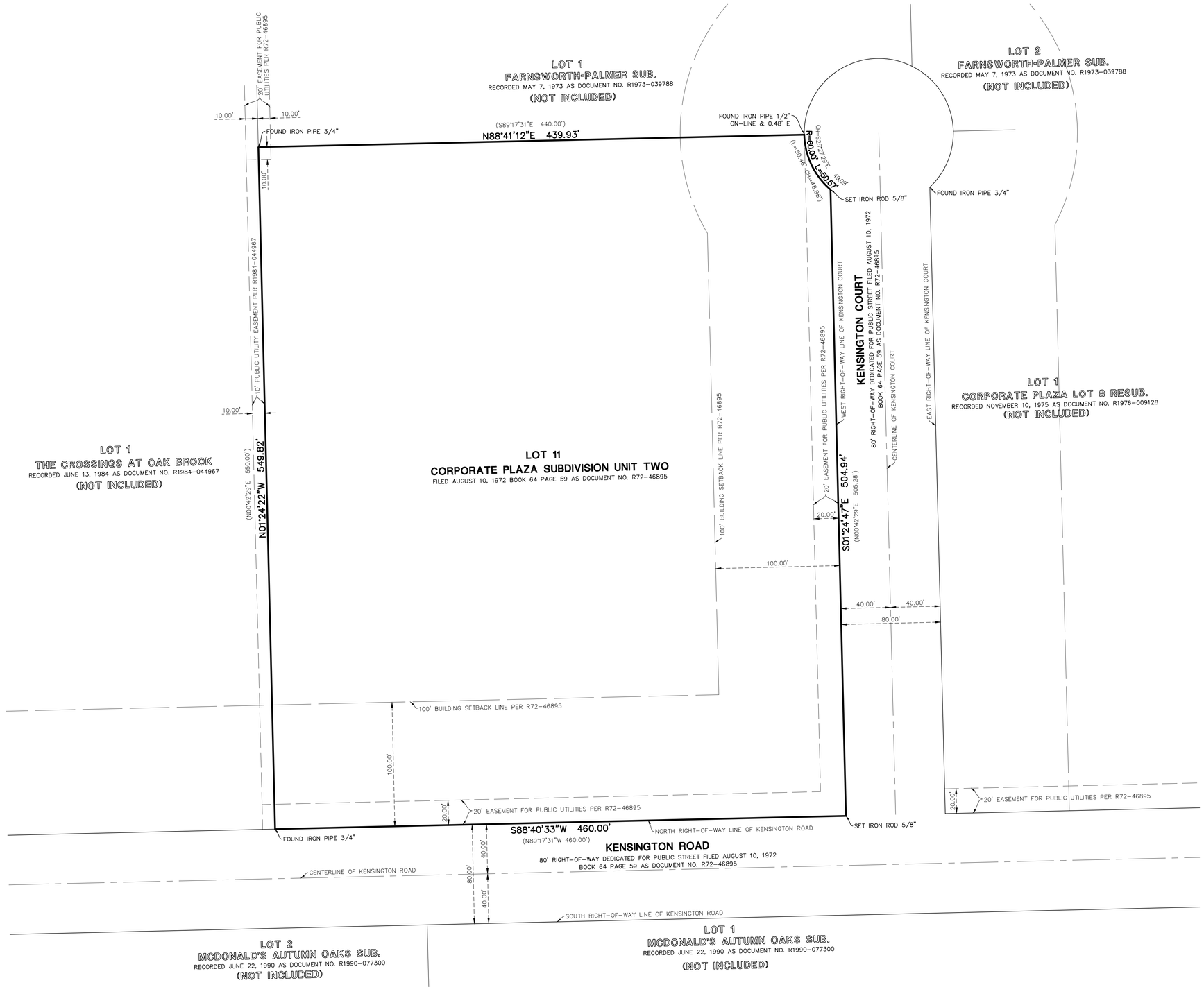
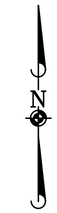
May 1, 2026 - 13:44 Dwn Name: O:\Contracts and Proposals\Illinois - CS#2026\Pending Opportunities\P26004741-1400 Kensington (Ake)\Survey\Final Drawings\Alta Survey\01-P26004741-SA.dwg Updated By: LMay

ALTA/NSPS LAND TITLE SURVEY





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LEGEND

- ——— = EX. PROPERTY LINE
- ——— = EX. RIGHT-OF-WAY LINE
- — — — = EX. SETBACK LINE
- — — — = EX. EASEMENT LINE

ABBREVIATIONS

- 0.00 = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- (0.00) = DEED DIMENSION
- (0.00) = RECORD DIMENSION
- N,S,W,E = NORTH, SOUTH, WEST, EAST
- NE'LY = NORTHEASTERLY
- NW'LY = NORTHWESTERLY
- SE'LY = SOUTHEASTERLY
- SW'LY = SOUTHWESTERLY

DRAWN BY | REVISIONS | DATE

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LINCOLNSHIRE, IL 60069
(847.634.3550)

ARCO/MURRAY - OAK BROOK CAR CONDO - BUTLER MOTOR CLUB

OAK BROOK, ILLINOIS

NSPS/ALTA LAND TITLE SURVEY

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JDB
DRAWN BY:	BSH
DATE:	04/22/26
SCALE:	1"=40'

SHEET 2 OF 3

P26004741

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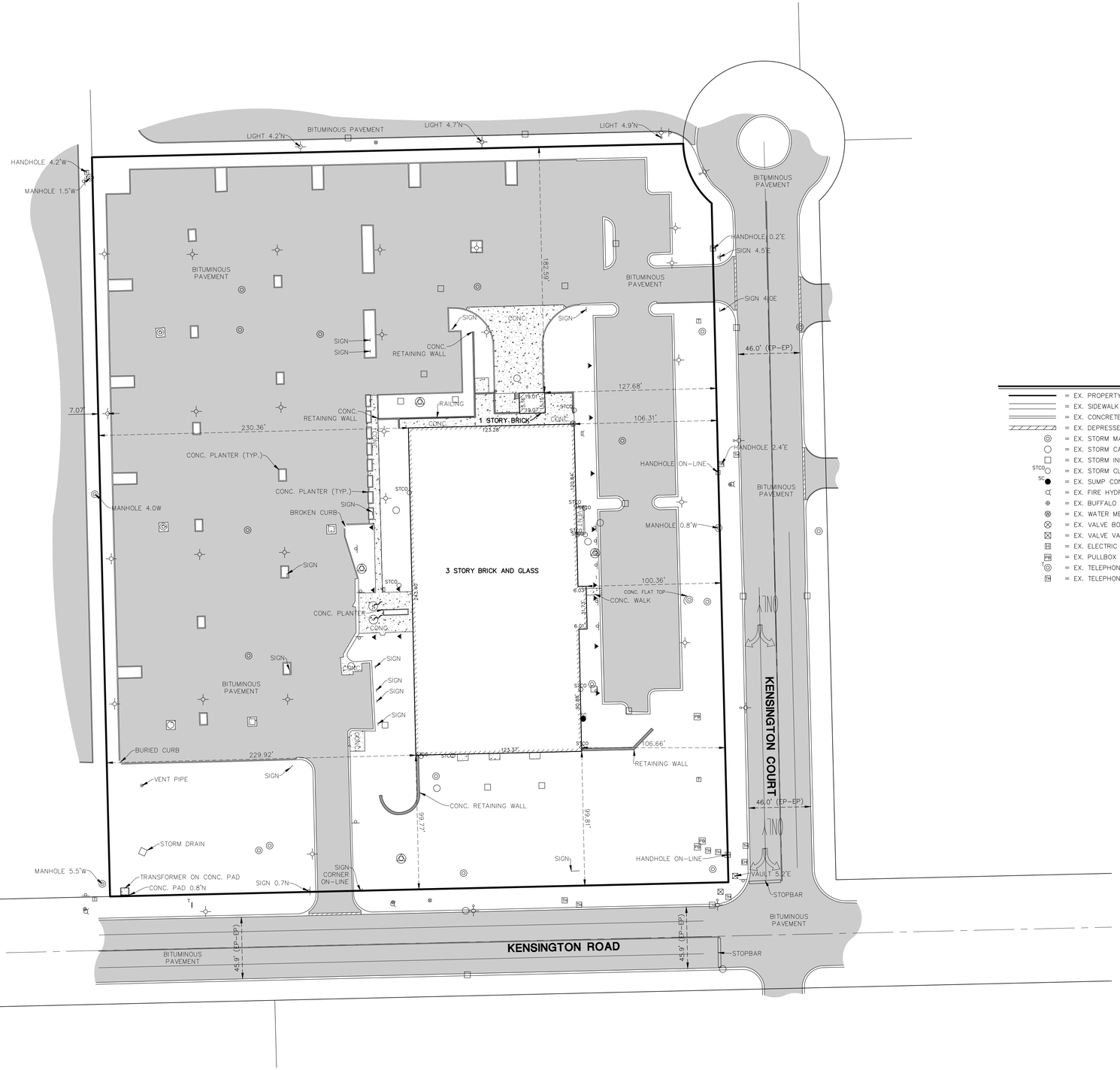
May 1, 2026 - 10:54 Dwn Name: O:\Contracts and Proposals\Illinois - C&P\2026\Pending Opportunities\P26004741-1401 Kensington\data\Survey\Field Drawings\Alta Survey\02-P26004741-SA.dwg Updated By: bkay

ALTA/NSPS LAND TITLE SURVEY



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SHEET 3 OF 3

P26004741

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May 1, 2026 - 13:50 Data Name: G:\Contracts and Proposals\Munis - C&P\2025\Pending Opportunities\P26004741-1400 Kensington\Survey\Survey\Final Drawings\Alta Survey\03-P26004741-SA.dwg Updated By: Mary

LIZZADRO MUSEUM
OF LAPIDARY ART

7/2/2026

Rebecca Von Drasek
Director of Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Letter of Support for the Oak Brook Motor Club

Dear Ms. Von Drasek,

I am pleased to offer this letter in support of the proposed Oak Brook Motor Club planned development.

I recently had the opportunity to meet with Joe Bakhos and learn more about the vision for the project. Based on that conversation, I believe the proposed use represents a thoughtful and compelling concept for this location. As the Executive Director of the Lizzadro Museum of Lapidary Art, I was particularly interested in the parallels between the Museum's focus on collections, craftsmanship, preservation, and display, and the Motor Club's focus on automotive collections, design, and curated ownership.

The Lizzadro Museum celebrates objects that are not merely stored, but appreciated, preserved, and presented in a way that reflects artistry, history, and personal passion. The Oak Brook Motor Club appears to share a similar spirit. It is not simply a storage facility, but rather a private, collector-oriented environment designed for individuals who value craftsmanship, design, and the careful stewardship of meaningful collections.

I also see potential compatibility and synergy between the Museum and the proposed Motor Club. Both uses appeal to individuals who appreciate unique collections, specialized craftsmanship, and cultural or historical significance. The Motor Club could bring additional energy and interest to this area of Oak Brook while complementing nearby institutional and cultural uses.

From my understanding, the proposed development is intended to be private, low-intensity, and carefully managed. I believe this type of high-quality redevelopment could be a positive reuse of an aging office property and could further enhance the Kensington corridor as a destination for unique, refined, and complementary uses.

For these reasons, I am supportive of the Oak Brook Motor Club concept and respectfully encourage the Village to give the proposal favorable consideration.

Sincerely,

[redacted]

Dr. Kyle Brill
Executive Director, Lizzadro Museum of Lapidary Art

JOEL WEINBERGER
Owner, Continental AutoSports Ferrari

420 East Ogden Avenue
Hinsdale, Illinois 60521
(630) 655-3535

August 5, 2026

Village President Laurence Herman and Members of the Board of Trustees
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: Support for the Oak Brook Motor Club

Dear President Herman and Members of the Board of Trustees:

I am writing to express my support for the proposed Oak Brook Motor Club. Based on my experience serving the collector car community in the western suburbs, I believe the project addresses a genuine need and would be a positive addition to Oak Brook.

My family has been part of the western suburban automotive community for more than sixty years. My father, John Weinberger, and my uncle, Herm Weinberger, established Continental Motors in 1962, and my father became a Ferrari dealer in 1975. I am a second generation automobile dealer with more than thirty years of experience serving clients who collect, preserve, and enjoy significant automobiles. Today, I own Continental AutoSports Ferrari in Hinsdale and remain closely involved with collectors throughout the Chicago area.

I am familiar with the private collector garage concept and have visited several similar developments around the country. These communities are not racetracks or public entertainment venues. They are secure, well maintained places where responsible owners can store, display, care for, and enjoy their vehicles. Demand for this type of space continues to grow as collectors add vehicles and outgrow residential garages or traditional offsite storage.

The likely owners at the Oak Brook Motor Club are established business owners, professionals, investors, and long standing members of their communities. They have made substantial investments in their vehicles and value privacy, security, responsible ownership, and protecting their collections. This is not a clientele inclined toward reckless or disruptive driving. They are mature enthusiasts seeking a high quality environment in which to preserve and enjoy important automobiles. Many of our clients are Oak Brook residents, and a number of them have expressed a strong need for a secure, high quality collector facility closer to home. I expect many of the purchasers, and perhaps most, will either be current or former Continental clients or individuals with a very similar profile.

The project could also benefit Oak Brook and other local businesses. Collector ownership supports vehicle sales, maintenance, restoration, detailing, transportation, insurance, and specialty services. Owners and their guests would also patronize nearby restaurants, hotels, retailers, and professional service providers. A thoughtfully designed private community of this kind can attract successful individuals to Oak Brook while generating ongoing local spending and investment without the traffic associated with traditional retail or entertainment uses.

For these reasons, I believe the Oak Brook Motor Club is well suited to the community and would meet a real need within the regional collector market. I respectfully encourage the Village to give the proposal favorable consideration. Please feel free to contact me if my perspective or experience would be helpful as the Village continues its review.

Sincerely,

[redacted]

Joel Weinberger
Owner, Continental AutoSports Ferrari

REYNICK A. MARTINEZ

11 Kingston Dr, Oak Brook, IL 60523| 305.467.3424 | reynick.martinez@gmail.com

June 29, 2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak, Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

As an Oak Brook resident, Brook Forest HOA board member, and District 53 School Board president, I am writing to express my support for the proposed Oak Brook Motor Club Planned Development at 1400 Kensington Road.

I believe this project represents a high-quality redevelopment that is consistent with Oak Brook's character and reputation for excellence. The proposal will transform an underutilized property into a unique, upscale amenity while generating minimal traffic compared to many other potential uses. I also believe it has the potential to encourage additional investment and revitalization within the Kensington Road office corridor.

Importantly, the incremental tax revenues from this and similar redevelopments will make a much-needed contribution to our local schools and the Village.

As an auto enthusiast and member of a similar motor club in Chicago, I'm excited to have Oak Brook Motor Club open in our community, both as a future member and as a neighbor. **I know from experience the impact these clubs have on their local communities is purely positive!** I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

[redacted]

Reynick A. Martinez

Docusign Envelope ID: 754BE61B-435C-87BE-834C-E29F33A6964C

6/29/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
A5750B35C1254D5...

6/29/2026

Name

Craig Donnelly

Oak Brook Resident

121 Saddle Brook Drive, Oak Brook, IL 60523

Address

Docusign Envelope ID: AD5BF6C1-5E80-47C0-8037-48C9AAB239F4

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Kavitha Neerukonda

Full Name

Signed by:

[redacted]

7/1/2026

B3196A80D01B4D1...

Signature

220 Indian Trail Road, Oak Brook IL 60523

Address

Docusign Envelope ID: B9B3BBCD-372F-440F-843E-8D309A372603

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Kaarina Lebrun

Full Name

Signed by:

[redacted]

7/16/2026

424C47F77B5349F...

Signature

14 Hampton Dr. Oak Brook IL 60523

Address

Docusign Envelope ID: 82078FF2-112A-42C1-964F-BB1892B154CC

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

William Keeley

Full Name

Signed by:

[redacted]

7/16/2026

Signature

15 natoma drive

Address

Docusign Envelope ID: BF0948FB-D215-4A10-851A-F7158980A712

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Carl Rossi

Full Name

Signed by:

[redacted]

B5BDFB8A44D640B...

7/31/2026

Signature

504 St Johns Ct Oak Brook

Address

Docusign Envelope ID: D034DA69-2747-4330-B505-A81642F8F852

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Ed Donnelly

Full Name

Signed by:
[redacted]
7E5A5FD4E7A646B...

8/13/2026

Signature

1104 Midwest club OakBrook IL 60523

Address

Docusign Envelope ID: D5534C27-E265-89BE-81BB-AB0F13E45119

6/29/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
62C30BBB7B274C3...

6/29/2026

Name

Roberto Miceli

Oak Brook Resident

Address

Address

Docusign Envelope ID: 0475BECA-34B7-4692-838E-E7AD762A86C5

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mark Novak

Full Name

Signed by:
[redacted]
166A222047AF441...

7/2/2026

Signature

216 Bridle Path Circle, Oak Brook, IL 60524

Address

Docusign Envelope ID: 33977180-CFF8-445A-9F01-71E71AB4E3EC

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Naveen Neerukonda

Full Name

Signed by:
[redacted]
95515FC27B1E412...

7/12/2026

Signature

220 Indian Trail Rd. Oak Brook, IL 60523

Address

Docusign Envelope ID: D243D181-B883-8820-80A6-DED6483D480B

6/30/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
EA01C9A823E3435...

6/30/2026

Name

Rick Joutras

Oak Brook Resident

61 Sheffield Lane

Address

Docusign Envelope ID: C5DA246F-AB29-44B8-A456-5162D34B9B84

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Jamie Lock

Full Name

Signed by:
[redacted]
2CE74ED74CA1460...

7/2/2026

Signature

17 Croydon Lane

Address

Docusign Envelope ID: BCF048D7-5CAE-82CD-83EF-AF0A3F42D909

6/29/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
3C525462AA2141B...

6/29/2026

Name

Ehren Bilshausen

Oak Brook Resident

204 St.Michael Ct., Oak Brook, IL 60523

Address

Docusign Envelope ID: CE8ABDFE-8F72-4E3B-B793-5EFB0CF534BA

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Darren Schooley

Full Name

Signed by:
[redacted]
701D6F5DB25A4F7...

7/29/2026

Signature

1913 Midwest Club Pkwy

Address

Docusign Envelope ID: 4DA966C9-5434-410E-8EB0-1133626D29C6

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Connie Zotta

Full Name

Signed by:
[redacted]
1CE89EFB95DB401...

7/1/2026

Signature

818 Red Stable Way

Address

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Andy Best

Full Name

[redacted] 8/13/2026

Signature

43 Croydon Ln

Address

Docusign Envelope ID: E22B6C99-03F9-4E14-87A3-A75938C5B465

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Konstantine Sparagis

Full Name

Signed by:
[redacted]
A7583B6E980E46A...

7/1/2026

Signature

309 Trinity Ln Oak Brook IL 60523

Address

Docusign Envelope ID: 477C6FE7-05D7-4ED4-9446-89FACF24752D

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Purav Kapadia

Full Name

Signed by:
[redacted]
383674DAC39E44E...

7/2/2026

Signature

1801 Midwest Club Parkway, Oak Brook, IL 60523

Address

Docusign Envelope ID: 8F016DD5-8DA5-8C1A-826B-437768AF1AB1

7/2/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
6B415D4B202C4F3...

7/2/2026

Name

Robert Lin

Oak Brook Resident

39 Croydon Lane, Oak Brook, IL 60523

Address

Docusign Envelope ID: 96087A13-BDD1-4E3B-BD4D-99C3F0E8714C

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Ahmer Farooq

Full Name

Signed by:
[redacted]
6A4EBC4C53A340C...

7/19/2026

Signature

203 Saint Michael Court, Oak Brook, IL 60523

Address

Docusign Envelope ID: 58B108D6-E904-849E-8070-964C23F0AC92

6/30/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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Thank you for your time and consideration.

Sincerely,

DocuSigned by:
[redacted]
38ED801D8869400...

6/30/2026

Name

Akash Garg

Oak Brook Resident

5 Brighton Lane

Address

Docusign Envelope ID: 33B58FB7-0948-8064-83F3-5F2ED6BF2BC8

6/30/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
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Sincerely,

DocuSigned by:
[redacted]
4FE6136E36B94EA...

6/30/2026

Name

Ankur Patel

Oak Brook Resident

100 St Francis Circle. Oak Brook Il 60523

Address

Docusign Envelope ID: 965337F6-72F1-86E8-80B9-53AB5BF28711

7/1/2026

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Director of Planning & Development Services
Village of Oak Brook
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Sincerely,

Signed by:
[redacted]
8553884A9688434...

7/1/2026

Name

Behrad Golshani

Oak Brook Resident

Address

Address

Docusign Envelope ID: 09A9656F-091F-4A4F-9346-DECBFD19589B

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

As an Oak Brook resident, I am writing to express my support for the proposed Oak Brook Motor Club Planned Development at 1400 Kensington Road.

I believe this project represents a high-quality redevelopment that is consistent with Oak Brook's character and reputation for excellence. The proposal will transform an underutilized property into a unique, upscale amenity while generating minimal traffic compared to many other potential uses. I also believe it has the potential to encourage additional investment and revitalization within the Kensington Road office corridor.

For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Constance Sparagis

Full Name

Signed by:
[redacted]
AF9C730AD6AB463...

7/1/2026

Signature

309 Trinity Ln oak brook IL 60523

Address

Docusign Envelope ID: C8050196-2E81-43A8-89A1-E64513E28447

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Daniel Beltran

Full Name

Signed by:
[redacted]
301A541F84094DC...

8/7/2026

Signature

10 Wyndham Ct. Oak Brook, IL 60523

Address

Docusign Envelope ID: 18C7E31D-444A-8025-80E2-C45FC1BD1D61

6/29/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

DocuSigned by:
[redacted]
0057FF256A254B5...

6/29/2026

Name

Elaine Zannis

Oak Brook Resident

150 Briarwood N, Oak Brook, IL 60523

Address

Docusign Envelope ID: 0BBA978C-D126-4F3F-8F82-6A55DC02CB65

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Giselle Calandriello

Full Name

Signed by:
[redacted]
7EFE016843CB430...

7/2/2026

Signature

836 red stable way, oak brook

Address

Docusign Envelope ID: F3BEDD48-A3E9-4F8C-8AAC-FDB068F17882

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Haroon Chaudhary

Full Name

Signed by:
[redacted]
C7733ED6FA244AD...

7/1/2026

Signature

1719 Midwest club pkwy oak brook, IL, 60523

Address

Docusign Envelope ID: F925CF17-4D8E-8DAB-8307-15C6226EB3D9

6/29/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
315B81321B244AB...

6/29/2026

Name

Hena Ibrahim

Oak Brook Resident

19 Ivy Lane Oak Brook IL 60523

Address

Docusign Envelope ID: 0FAF315F-8961-8FB5-82B3-6D1BCBD99626

6/29/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
59F1C473AA2F4C9...

6/29/2026

Name

Hesam Meshkat

Oak Brook Resident

134 Saddle Brook dr, Oak Brook, IL 60523

Address

Docusign Envelope ID: 8A227261-521E-468B-BFF2-EC8D55E18E21

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Imran osmani

Full Name

Signed by:
[redacted]
B738A92C037E4E3...

7/19/2026

Signature

703 Midwest club pkwy OAKBROOK Illinois 60523

Address

Docusign Envelope ID: A65D7994-0A53-4DF5-BF40-9FFE81A86AD5

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Jon Campbell

Full Name

Signed by:
[redacted]
5183B2AC91404E3...

7/17/2026

Signature

24 Robin Hood Rnch

Address

Docusign Envelope ID: CB4D8F87-BAEA-8736-82BD-9D7D8E0EDF44

6/30/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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Thank you for your time and consideration.

Sincerely,

DocuSigned by:
[redacted]
71C9193834FA4D8...

6/30/2026

Name

Joseph Matthews

Oak Brook Resident

Address

Address

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Krista Best

Full Name

[redacted] 8/13/2026

Signature

43 Croydon Ln Oak Brook IL

Address

Docusign Envelope ID: B9B9E44E-543A-836A-80A5-B36EE48D9820

6/30/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
DAEF5E8A3B9F4B4...

6/30/2026

Name

Dr. Lara Matthews

Oak Brook Resident

909 Saint Stephens Green

Address

Docusign Envelope ID: 8B9BA603-E3BB-451B-8FC3-5B337B560D2F

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Lisa Giangrande

Full Name

Signed by:
[redacted]
AF3FC51442A5439...

7/1/2026

Signature

2920 Avenue Loire Oak Beook, IL 60523

Address

Docusign Envelope ID: 7DC93BDF-1449-432F-838B-6DE858C12266

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Lissette Buttitta

Full Name

Signed by:
[redacted]
4AD035D9AE9F4B3...

7/2/2026

Signature

48 Cambridge Dr

Address

Docusign Envelope ID: 035CE98A-28DF-8EDA-83D7-A8D91ECA1448

6/29/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

DocuSigned by:
[redacted]
607318A4548549E...

6/29/2026

Name

Mahesh Raju

Oak Brook Resident

13 Templeton Drive

Address

Docusign Envelope ID: 97D142AD-F8AD-48B0-844B-E69DF25F0305

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Milind Shirsat

Full Name

Signed by:
[redacted]
9CD380CA694E48D...

7/2/2026

Signature

401 Midwest Club Parkway

Address

Docusign Envelope ID: 81EF9E49-AFF2-41DA-87FD-B73EEDF52B5F

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mina Oftadeh

Full Name

Signed by:
[redacted]
930F41BEB2BD4CF...

7/1/2026

Signature

1719 MWC

Address

Docusign Envelope ID: 5CBBB61D-744D-8A1B-8022-79C2FA5540E3

7/2/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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Thank you for your time and consideration.

Sincerely,

Signed by:
[redacted]
974FB0E9EE7947D...

7/2/2026

Name

Mohammad Chaudhary

Oak Brook Resident

606 Marian Sq. Oakbrooke, IL 60523

Address

Docusign Envelope ID: 83816DA4-83BE-43ED-9FFB-24B4671A1878

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mouaffak Bakhos

Full Name

Signed by:
[redacted]
E58FA0B27EEC40D...

7/27/2026

Signature

18 Kimberley CIR Oakbrook IL 60523

Address

Docusign Envelope ID: B33AC1F9-15F0-4C78-BD0C-52875ADDC28B

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Nomana Akhtar

Full Name

Signed by:
[redacted]
0CAC9537E29D4ED...

7/2/2026

Signature

18 Kingsbury court

Address

Docusign Envelope ID: DA4D87C1-D5FB-4700-974E-3FF479CB0B31

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Priti shah

Full Name

Signed by:
[redacted]
80DA79879B7540B...

7/2/2026

Signature

1307 Midwest club pkwy, oak brook 60523

Address

Docusign Envelope ID: 57BA9087-C83D-4218-9D50-DDE9A1857DC4

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Rima Bakhos

Full Name

Signed by:
[redacted]
51511DC155604D8...

7/31/2026

Signature

18 Kimberley Cir

Address

Docusign Envelope ID: 32D9FDAB-A4B4-4616-BACD-9173C0115D21

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Saud Ahmed

Full Name

Signed by:

[redacted]

2D35B223B79349F...

7/2/2026

Signature

18 Kingsbury Ct Oak Brook IL 60523

Address

Docusign Envelope ID: 3F3D353A-A452-4D7D-AB14-ECDA48AB7F84

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Shawna Zsinko

Full Name

Signed by: [redacted]

D765262B2E2B4DF...

7/2/2026

Signature

14 Shelburne Dr Oak Brook, IL 60523

Address

Docusign Envelope ID: A5870D6B-B5FA-470C-AEDA-EBEB495426FB

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Shayan Merchant

Full Name

Signed by:
[redacted]
656F8A256A2D433...

7/19/2026

Signature

1 pembroke lb, oak Brook, IL 60523

Address

Docusign Envelope ID: 1ECBF112-6742-41A2-89E5-DC922250C956

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Siraj Ahmed

Full Name

Signed by:
[redacted]
127A08CF4C98463...

7/19/2026

Signature

180 saddle brook

Address

Docusign Envelope ID: 3EF029E4-E6BC-42EC-A0EA-AC9F23D85094

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Stamata Pitsilos

Full Name

Signed by:
[redacted]
90B3B0F8AE7D422...

7/1/2026

Signature

3613 Fairview ave , Oak Brook, Il 60523

Address

Docusign Envelope ID: 33F0BD28-4A77-400E-8512-DB30554857CE

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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Dear Ms. Von Drasek,

As an Oak Brook resident, I am writing to express my support for the proposed Oak Brook Motor Club Planned Development at 1400 Kensington Road.

I believe this project represents a high-quality redevelopment that is consistent with Oak Brook's character and reputation for excellence. The proposal will transform an underutilized property into a unique, upscale amenity while generating minimal traffic compared to many other potential uses. I also believe it has the potential to encourage additional investment and revitalization within the Kensington Road office corridor.

For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Sylvia Kappos

Full Name

Signed by:
[redacted]
1BB1F4B4E59C4A1...

7/1/2026

Signature

319 Trinity Ln Oak Brook IL 60523

Address

Docusign Envelope ID: A5E3E7A6-155E-485E-97D4-E6E7E153BC57

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

As an Oak Brook resident, I am writing to express my support for the proposed Oak Brook Motor Club Planned Development at 1400 Kensington Road.

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Tajammul Hussain

Full Name

Signed by:
[redacted]
BC685353A84C499...

7/1/2026

Signature

2725 35th Street, Oak Brook IL 60523

Address

Docusign Envelope ID: EFC1F2DF-E7E4-4DC6-8534-CA6ADC38B176

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Wasay Humayun

Full Name

Signed by:
[redacted]
1D56A2C0B7AA40B...

7/1/2026

Signature

77 regent drive oak brook il 60523

Address

Docusign Envelope ID: C4048C57-7BC3-4165-9BA5-4444510546BB

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Abdul Khawam

Full Name

Signed by:
[redacted]
C5F510BB147849D...

7/11/2026

Signature

2 Croydon LN Oak Brook, IL 60523

Address

Docusign Envelope ID: 2CF0E5A2-BF3B-4B97-8A8D-FB223B08A551

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Ahmad T. Sulaiman

Full Name

Signed by:
[redacted]
4BD42638A8E94E7...

7/12/2026

Signature

1203 Midwest Club Parkway

Address

Docusign Envelope ID: 6A81410A-0542-42B0-B7F1-934CAF67AD37

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Charlene Novak

Full Name

Signed by:
[redacted]
5B2F074F0ECD427...

7/2/2026

Signature

216 Bridle Path Circle

Address

Docusign Envelope ID: 9619F68E-6F5C-8284-80C0-5AD0E83FBD08

7/7/2026

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

DocuSigned by:
[redacted]
CCFFF1AA9D0B4F4...

7/7/2026

Name

Hala Souman

Oak Brook Resident

1301 Midwest Club Parkway, Oak Brook, Illinois

Address

Docusign Envelope ID: D557F626-35C5-478A-969A-B2AA2DC8D521

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

JeanPaul Eupierre

Full Name

Signed by:
[redacted]
DD3F18FFBACF4E3...

7/6/2026

Signature

317 Hambletonian Drive Oak Brook, Il

Address

Docusign Envelope ID: D10039A9-38FF-4DE3-AC32-6AB555E060B3

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Joe Matthews

Full Name

Signed by:
[redacted]
D1212AC2BCDE4E7...

7/3/2026

Signature

909 saint stephens green, oak brook, il 60523

Address

Docusign Envelope ID: B9E805D9-4A59-4872-933A-D59B1D7BC288

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Josephine Eupierre

Full Name

Signed by: [redacted]

8C4CCC9EFB7947F...

7/6/2026

Signature

317 Hambletonian Dr Oak Brook IL 60523

Address

Docusign Envelope ID: 0326ED94-DE16-4E25-B846-AF8506B351DF

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Kiumars Moghadam

Full Name

Signed by:
[redacted]
3DC2EC8CEAB8408...

7/11/2026

Signature

224 Oak Brook Rd, Oak Brook IL 60523

Address

Docusign Envelope ID: 502B0BAC-B163-45EB-9558-55771ED1359E

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mario Florio

Full Name

Signed by:
[redacted]
B3EF555CBA7C4DC...

7/6/2026

Signature

4 Cambridge Dr

Address

Docusign Envelope ID: 2806EC4E-AE53-44C1-9F0E-D33987487BC2

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mark Heidecke

Full Name

Signed by:

[redacted]

7/12/2026

3677E5F3EB61438...

Signature

223 Bridle Path Cir, Oak Brook, IL

Address

Docusign Envelope ID: 0EA64636-2B63-467C-8336-05B76D2C4830

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mehmet Kocak

Full Name

Signed by:
[redacted]
3537B12421E14D9...

7/7/2026

Signature

1301 Midwest Club Pkwy. Oak Brook, IL 60523

Address

Docusign Envelope ID: A6C8E757-9215-4942-AA0A-109E51D0EC10

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mir shah

Full Name

Signed by:
[redacted]
B73A8CE12D804D0...

7/6/2026

Signature

4 Natoma Drive Oakbrook i Illinois

Address

Docusign Envelope ID: 123EBFED-A20E-44B6-9574-D6E5B70AE3FD

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Mohammad Al-Asadi

Full Name

Signed by:

[redacted]

02FFE9AA36EC48A...

7/12/2026

Signature

10 Natoma Ct. Oak Brook, IL 60523

Address

Docusign Envelope ID: 34F0E853-53C4-4F63-8FDF-94124F75C1F3

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Nervic Andalcio

Full Name

Signed by:
[redacted]
429E1058C42C463...

7/2/2026

Signature

35 Bradford Ln Oak Brook IL 60523

Address

Docusign Envelope ID: EF27D6F7-0972-4AA3-B97E-B8C106EB34F3

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

OMAIR SIRAJ

Full Name

Signed by:
[redacted]
A5B799BB4F3C47A...

7/11/2026

Signature

2605 35th Street, Oak Brook IL 60523

Address

Docusign Envelope ID: 4B0FDD8B-8E76-429F-A832-72CB7B55BF35

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Patricia Dianne Shah

Full Name

Signed by:
[redacted]
F8611DC6EA464CC...

7/6/2026

Signature

4 Natoma Drive Oak Brook 60523

Address

Docusign Envelope ID: 2DC28FBF-91AF-4314-A013-32A3DF703DFD

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Peter Eupierre

Full Name

Signed by:
[redacted]
71B34FF49DBF445...

7/7/2026

Signature

720 Saint Joseph's drive

Address

Docusign Envelope ID: F213D519-CFBE-43E8-9035-D387D1810054

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

Dear Ms. Von Drasek,

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Prakash Ramani

Full Name

Signed by:
[redacted]
D818CA49907B4CB...

7/3/2026

Signature

27 mockingbird lane

Address

Docusign Envelope ID: 99580168-4A49-40CF-9968-F54C879BA2EB

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Ramir Mensdi

Full Name

Signed by:
[redacted]
9923C2D205B44F0...

7/3/2026

Signature

1726 Midwest Club Pkwy

Address

Docusign Envelope ID: 89C00FF3-7EBD-4A7B-B054-820F471E744B

Rebecca Von Drasek
Director of Planning & Development Services
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Re: Planned Development Application – Oak Brook Motor Club

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For these reasons, I respectfully encourage the Village to approve the Oak Brook Motor Club Planned Development application.

Thank you for your time and consideration.

Sincerely,

Shridhar Ventrapragada

Full Name

Signed by:
[redacted]
2C6C3FBA91AF4E7...

7/13/2026

Signature

16 heather lane, oak brook

Address

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, September 2, 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, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, Monarch Project Group, LLC, with approval of the owner Advocate Health and Hospitals Corporation, seeking a planned development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2025-13-ZO-PUD (PD-26-4), seeking approval of a planned development to be located on the property at 1400 Kensington Road, Oak Brook, Illinois 60523, as further described below.

Project Description: The applicant has applied to the Village for planned development approval to authorize the construction of a motor club condominium. The applicant proposes to construct approximately 60 motor condos and a clubhouse as a gated community on the 5 acre property. The concept is to create a space for car collectors to house their cars.

The subject property is generally described as 1400 Kensington Road, Oak Brook, IL 60523 - permanent index number: 06-26-101-007.

The petitioner's application, including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5103, 8:00 a.m. to 4:00 p.m., Monday – Friday, excluding holidays.

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 Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald Aug 14, 2026 (341131)

CERTIFICATE OF PUBLICATION

Northwest Suburbs
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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook 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 **Northwest Suburbs 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 08/14/2026 in said **Northwest Suburbs 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 # 341131

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

NOTICE OF PUBLIC HEARING
VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION
SEPTEMBER 2, 2026 AT 6:30 P.M.

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, September 2, 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, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, Monarch Property Group, LLC, contract purchaser of the property commonly known as 1400 Kensington Road, Oak Brook, Illinois 60523, requesting a new planned development and related departures and other zoning relief to facilitate further the redevelopment of the commercial office property generally located at 1400 Kensington Road, Oak Brook, Illinois.

The Petitioner has submitted an application, case number PD-26-4, seeking approval for a planned development on the property at the northwest corner of Kensington Road and Kensington Court, as described below.

Project Description: Petitioner has submitted an application, case number PD-26-4, seeking approval of a new planned development and associated relief to facilitate development of a luxury motor club on the property.

In accordance with the zoning regulations, as part of the planned development, the Petitioner has requested to allow a motor club use, and any other zoning relief necessary, pursuant to Chapter 15 of Title 13 of the Zoning Ordinance.

The subject property is generally described as 1400 Kensington Road, Oak Brook, Illinois 60523, located at the northwest corner of Kensington Road and Kensington Court, with the legal description as follows:

LOT 11 IN CORPORATE PLAZA SUBDIVISION UNIT TWO OF PARTS OF LOTS 1 AND 2 IN OAKBROOK INVESTMENT COMPANY ASSESSMENT PLAT NO. 3 OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CORPORATE PLAZA SUBDIVISION UNIT TWO, RECORDED AUGUST 10, 1972 AS DOCUMENT NUMBER R72-46895, IN DUPAGE COUNTY, ILLINOIS.

Questions about the proposed project can be directed to Kelsea Neal Nolot, Elrod Friedman LLP, 350 North Clark Street, Second Floor, Chicago, Illinois 60654; 312-528-5200; kelsea.nolot@elrodfriedman.com.

In accordance with the provisions of the Americans with Disabilities Act, any individual who needs a reasonable accommodation 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.

AFFIDAVIT

August 12, 2026

Village of Oak Brook
Plan Commission
Village Hall
1200 Oak Brook Rd
Oak Brook, IL 60523

RE: Case Number PD-26-4

Planning and Zoning Commission:

The undersigned, Kelsea Neal Nolot, being first duly sworn under oath, deposes and states the following:

That the undersigned certifies they have complied with the requirements of Section 13-15-5 of the Oak Brook Zoning Ordinance, Title 13 of the Village Code of Oak Brook, by serving written notice, by USPS certified mail, return receipt requested (i) to the taxpayers of record and owners of record within 500 feet of the property commonly known as 1400 Kensington Road, Oak Brook, Illinois (the "***Property***"), which is the subject of the application for planned development and (ii) to the taxpayers of record and residents of all property within 500 feet of the Property, excluding the number of feet occupied by streets, alleys, other public ways in each direction of the lot lines of the Property, and that the notice contained the:

- Identification number designation of the application;
- Date and time of the public hearing;
- Location of the public hearing; and
- General location of the Property, the legal description of the Property, and its street addresses, and a short description of the proposed planned development and the purpose of the public hearing.

Further, the undersigned made a bona fide effort to determine the address of the parties to be notified under the above ordinance, and the accompanying list of names and addresses of surrounding property taxpayers and residents within 500 feet is a complete list.

[redacted]
Signature

Subscribed and sworn to before me this
12 day of August, 2026.

OFFICIAL SEAL
JIN S STOKES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/12/2026

[redacted]
Notary Public

Docusign Envelope ID: 2C43DB71-4E1C-88B9-8249-3E2E56DCE199

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 **at least 500 feet in all directions.** The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 500-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 they appear from the authentic tax records of this County (Township Assessor's Office) within 30 days of the filing of this application. Notice must be sent by Certified Mail.

Name of Property Owner	Mailing Address of Property Owner	Property Address	Parcel Number
See attached sheet.			

(Attach additional sheets if necessary)

Docusign Envelope ID: 2C43DB71-4E1C-88B9-8249-3E2E56DCE199

Certification
SURROUNDING PROPERTY OWNERS

I (we) certify that the names and addresses of all the surrounding property owners including certified mailing submitted with this application are located within a minimum distance of 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office 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 all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

Advocate Health and Hospitals Corporation		Joe Bakhos	
Printed Name of Owner		Printed Name of Applicant	
Signed by: [redacted] 9E80D1434349491...	7/8/2026	[redacted] Digitally signed by Joe Bakhos Date: 2026.07.01 16:02:31 -05'00'	07/01/2026
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

Monarch Project Group	Joe Bakhos	312-375-9787
Print Name/Company	Contact Person	Contact Phone
365 Trinity Lane, Oak Brook, Illinois 60523		joe@oakbrookmotorclub.com
Address To be Billed		Email Address

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 500-foot requirement have been sent proper notification.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
GALAXY IL WI LP	700 DRESHER ROAD UNIT 150 HORSHAM PA 19044-0138	2222 KENSINGTON CT OAK BROOK, IL 60523	0626101012
WINDFALL OAK BROOK LLC	1300 KENSINGTON RD OAK BROOK, IL 60523	1300 KENSINGTON RD OAK BROOK, IL 60523	0626101023
UNITED STATES OF AMERICA	OAK BROOK STATION POSTMASTER 1314 KENSINGTON RD OAKBROOK, IL 60523	1314 KENSINGTON RD OAKBROOK, IL 60523	0626101014
UNITED STATES OF AMERICA	OFFICE OF GENERAL COUNSEL UNITED STATES POSTAL SERVICE 475 L'ENFANT PLAZA SW, WASHINGTON, DC 20260	1314 KENSINGTON RD OAKBROOK, IL 60523	0626101014
GALAXY IL WI LP	700 DRESHER ROAD UNIT 150 HORSHAM PA 19044-0138	2200 KENSINGTON CT OAK BROOK, IL 60523	0626101013
OAK BROOK PARK DISTRICT	KENSINGTON RD OAK BROOK, IL 60523	1450 FOREST GATE RD OAK BROOK, IL 60523	0626102009
OAK BROOK PARK DISTRICT	KENSINGTON RD OAK BROOK, IL 60523	1450 FOREST GATE RD OAK BROOK, IL 60523	0626102008
NICOR GAS / SOUTHERN CO	JORIE BLVD OAK BROOK, IL 60523	241 RALPH MCGILL BLVD NEBIN # ATLANTA, GA 30308	0626101021
ADVOCATE HEALTH CARE	1400 KENSINGTON RD OAK BROOK, IL 60523	3075 HIGHI.AND PKWYUNIT 600 DOWNERS GROVE, IL 60515	0626101007
RSS CSMC2021 ADV DE	1520 KENSINGTON RD OAK BROOK, IL 60523	11501 OUTLOOK ST STE 300 OVERI.AND PARK KS 66211	0626101022

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2222 KENSINGTON CT
OAK BROOK, IL 60523

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CHICAGO IL. 60610
Postmark Here

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OAK BROOK PARK DISTRICT
KENSINGTON RD
OAK BROOK, IL 60523

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CHICAGO IL. 60610
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OAK BROOK STATION POSTMASTER
1314 KENSINGTON RD
OAKBROOK, IL 60523

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CHICAGO IL. 60610
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WINDFALL OAK BROOK LLC
1300 KENSINGTON RD
OAK BROOK, IL 60523

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AUG 12 2026
CHICAGO IL. 60610
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OAK BROOK, IL 60523

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1400 KENSINGTON RD
OAK BROOK, IL 60523
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1450 FOREST GATE RD
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NICOR GAS / SOUTHERN CO
241 RALPH MCGILL BLVD NEBIN #
ATLANTA, GA 30308
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UNITED STATES POSTAL SERVICE
475 L'ENFANT PLAZA SW,
WASHINGTON, DC 20260
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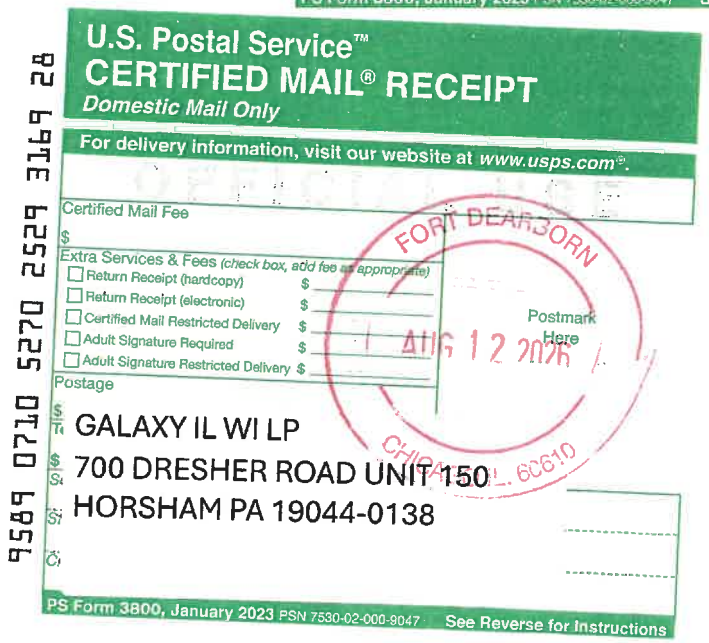
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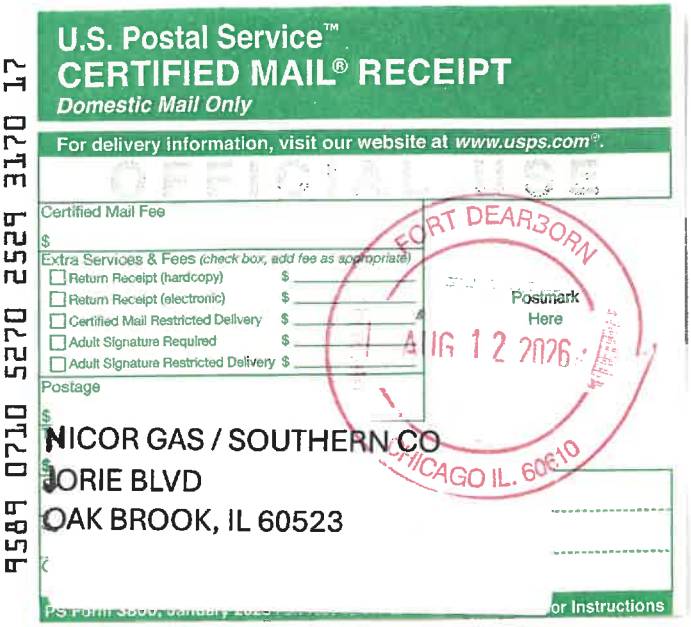
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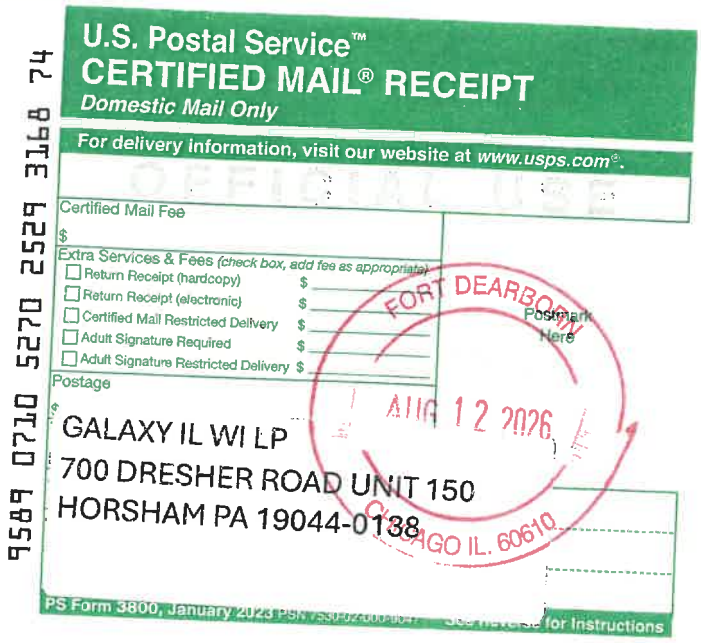
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Village of Oak Brook, IL

$1 , 500 . 00 Paid

Via Check #4932

Note: 1400 Kensington Rd - PD-26-4

Monarch Project Group LLC

July 28, 2026

Application Fee **$1,500.00**

PD-26-4 - Planned Development

New Planned Development $1,500.00

No processing fees

Total paid **$1 , 500 . 00**

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Receipt number #4437

Village of Oak Brook, IL

$370.00 Paid

Via Check #4834

Note: 1400 Kensington Rd - PD-26-4

Monarch Project Group LLC

July 28, 2026

Application Fee	**$370.00**
PD-26-4 - Planned Development	
Daily Herald Legal Posting	$120.00
Public Hearing Signs	$250.00

No processing fees

Total paid **$370.00**

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Receipt number #4438

Village of Oak Brook, IL

$5 , 000 . 00 Paid

Via Check #4934

Note: 1400 Kensington Rd - PD-26-4

Monarch Project Group LLC

July 28, 2026

Initial Escrow Deposit **$5,000.00**

PD-26-4 - Planned Development

Escrow $5,000.00

No processing fees

Total paid **$5 , 000 . 00**

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