



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

Regular Meeting  
Tuesday, September 8, 2026  
7:00 PM

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

1. CALL TO ORDER
2. ROLL CALL
3. PRESIDENT’S OPENING COMMENTS
4. PUBLIC COMMENTS
5. APPROVAL OF MINUTES

A. Regular Board of Trustees Meeting Minutes of August 11, 2026

6. CONSENT AGENDA

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

A. Accounts Payable for Period Ending: August 20, 2026 - \$1,429,388.03  
Accounts Payable for Period Ending: September 2, 2026 - \$1,753,890.37

1. LEGAL SERVICES:

- a) Duane Morris LLP - Legal Services - July 2026 - \$1,852.50 (FY26 YTD - \$1,852.50)
- b) Croke Fairchild Duarte & Beres - Legal Services - July 2026 - \$28,948.75 (FY26 YTD - \$218,326.17)
- c) Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. - Legal Services - July 2026 - \$15,800.00 (FY26 YTD - \$160,639.29)
- d) Lamp Law LLC - Legal Services - July 2026 - \$3,333.33 (FY26 YTD - \$23,333.31)

TOTAL LEGAL BUDGET FOR 2026 - \$838,399.96

TOTAL LEGAL BILLS PAID FOR 2026 - YTD - \$443,629.27

2. DuPage Water Commission - Water Consumption - July 2026 - \$736,356.02
3. Enterprise FM Trust - Vehicle Leases - August 2026 - \$51,455.65

4. Dahme Mechanical Industries - Village of Oak Brook Water System Disinfection Modernization Project - \$26,600.17
5. Du-Comm - PD Quarterly Shares - 8/1/2026 - 10/31/2026 - \$144,766.75
6. T. P. I. Building Code Consultants - Plan Reviews & Plumbing Inspections - \$24,954.70
7. Builders Paving LLC - Oak Brook 2026 Street Resurfacing Project - \$557,617.02
8. BLA, Inc. - 2026 Street Improvement Project - July 2026 - \$20,847.50
9. Trine Construction Corp. - Ginger Creek Water Main and Storm Water Improvement Project - Payout #6 - \$604,546.23
10. EZA Engineering PLLC - Professional Engineering Services - August 2026 - \$29,070.28
11. Duff Entertainment, Inc. - Taste of Oak Brook 2026 - Management and Productions Fees - \$106,590.81

- B. Approval of Payroll Paydate: August 20, 2026 - \$1,026,933.31  
September 3, 2026 - \$1,021,795.78

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

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

1. Authorization to Issue Request for Proposal – Ambulance Billing

- E. Development Services Referrals

1. 1 Templeton Drive – Fence Variation

7. ITEMS REMOVED FROM CONSENT AGENDA

8. ACTIVE BUSINESS

- A. Ordinances & Resolutions

1. Ordinance S-1753, An Ordinance Granting a Variation from Provisions of Section 13-6B.3.A of Title 13 ("Zoning Regulations") of the Village Code of the Village of Oak Brook Relative to the Lot Area Requirements for the Properties Located at 3608 & 3610 York Road in the Village of Oak Brook, Illinois
2. Resolution R-2377, A Resolution Approving the Final Plat of Consolidation for the Properties Commonly Known as 3608 & 3610 York Road, Oak Brook, IL 60523
3. Resolution R-2381, A Resolution to Waive Further Bidding and Authorize Staff to Issue Purchase Orders to IE2TEK, Inc., for the Network Switch Refresh and Firewall Project
4. Resolution R-2382, A Resolution to Waive the Competitive Bidding and Authorize Staff to Issue a Purchase Order to Nobeltec, LLC, for the Purchase and Implementation of the Scale Computing Server Virtualization Project
5. Resolution R-2383, A Resolution Approving and Authorizing the Execution of the Second Amendment to an Intergovernmental Agreement By and Between the Village of Oak Brook and the Board of Education of Butler School District 53



6. Ordinance G-1291, An Ordinance Amending the Village of Oak Brook Code of Ordinances, As Amended, Title 4, Chapter 1, Section 8A, to Increase the Number of A-3 Liquor Licenses By One to Four for RPM Raceway 2300 Oakbrook Center, Oak Brook, IL

B. Soccer Fields Renewal Discussion

9. BOARD UPDATES

10. ADJOURNMENT

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

**Approval for Payroll Paydate: 08/20/26**

|                            |           |                   |
|----------------------------|-----------|-------------------|
| <b>Total Gross Payroll</b> | <b>\$</b> | <b>711,520.32</b> |
|----------------------------|-----------|-------------------|

**Employee Deductions:**

|                                    |    |           |
|------------------------------------|----|-----------|
| Illinois Municipal Retirement Fund | \$ | 17,096.68 |
| Police Pension Fund**              | \$ | 20,121.61 |
| Fire Pension Fund                  | \$ | 12,931.87 |
| Federal Tax Withholding            | \$ | 74,189.95 |
| State Tax Withholding              | \$ | 30,142.10 |
| Social Security and Medicare       | \$ | 29,439.79 |
| ICMA/NACO/457                      | \$ | 31,528.31 |
| Court Orders                       | \$ | 530.00    |
| Insurance Contributions*           | \$ | 25,345.02 |
| Aflac Contributions                | \$ | 788.76    |
| Mo Vol Life                        | \$ | 538.38    |
| Police Union Dues                  | \$ | -         |
| Fire Union Dues                    | \$ | 1,316.47  |
| Public Works Union Dues            | \$ | 1,135.98  |
| 125-Medical/Dependent Care         | \$ | 2,317.76  |

|                                  |  |                   |
|----------------------------------|--|-------------------|
| <b>Total Employee Deductions</b> |  | <b>247,422.68</b> |
|----------------------------------|--|-------------------|

|                    |           |                   |
|--------------------|-----------|-------------------|
| <b>Net Payroll</b> | <b>\$</b> | <b>464,097.64</b> |
|--------------------|-----------|-------------------|

**Village Expenses:**

|                              |    |            |
|------------------------------|----|------------|
| Police Pension               | \$ | 83,772.52  |
| Fire Pension                 | \$ | 75,840.27  |
| IMRF Pension                 | \$ | 24,466.35  |
| Insurance Contributions*     | \$ | 101,894.06 |
| Social Security and Medicare | \$ | 29,439.79  |

|                               |  |                   |
|-------------------------------|--|-------------------|
| <b>Total Village Expenses</b> |  | <b>315,412.99</b> |
|-------------------------------|--|-------------------|

|                                                            |           |                     |
|------------------------------------------------------------|-----------|---------------------|
| <b>Total Payroll (Gross Payroll plus Village Expenses)</b> | <b>\$</b> | <b>1,026,933.31</b> |
|------------------------------------------------------------|-----------|---------------------|

\*Includes Health Savings Account (HSA) Contributions

\*\*Includes Employee Buyback Prior Service Contributions

**Payroll Date: 08/20/26**

| <b>Employee Deductions</b> | <b>Pension</b>      | <b>Salary by Pension</b> | <b>Percent of</b>           |
|----------------------------|---------------------|--------------------------|-----------------------------|
|                            | <b>Deduction</b>    | <b>Plan</b>              | <b>Pensionable Salary**</b> |
| Police                     | \$ 20,121.61        | \$ 206,051.07            | 9.765%                      |
| Fire                       | 12,931.87           | 136,772.38               | 9.455%                      |
| IMRF                       | 11,397.41           | 253,275.14               | 4.500%                      |
| Non-Pensionable            | -                   | -                        | 0.000%                      |
|                            | <u>\$ 44,450.89</u> | <u>\$ 596,098.59</u>     |                             |

| <b>Village Payment into Pensions</b> | <b>Village</b>       | <b>Percent of Payroll*</b> | <b>Percent "Match" of what Employee Contributes</b> |
|--------------------------------------|----------------------|----------------------------|-----------------------------------------------------|
|                                      | <b>Contribution</b>  |                            |                                                     |
| Police                               | \$ 83,772.52         | 41.45%                     | 424.5%                                              |
| Fire                                 | 75,840.27            | 55.45%                     | 586.5%                                              |
| IMRF                                 | 24,466.35            | 9.66%                      | 214.7%                                              |
|                                      | <u>\$ 184,079.14</u> |                            |                                                     |

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

\*\*Includes Employee Buyback Prior Service Contributions

**Approval for Payroll Paydate: 09/03/26**

|                            |           |                   |
|----------------------------|-----------|-------------------|
| <b>Total Gross Payroll</b> | <b>\$</b> | <b>706,340.86</b> |
|----------------------------|-----------|-------------------|

**Employee Deductions:**

|                                    |    |           |
|------------------------------------|----|-----------|
| Illinois Municipal Retirement Fund | \$ | 15,620.68 |
| Police Pension Fund**              | \$ | 20,163.95 |
| Fire Pension Fund                  | \$ | 12,931.87 |
| Federal Tax Withholding            | \$ | 73,361.50 |
| State Tax Withholding              | \$ | 29,887.65 |
| Social Security and Medicare       | \$ | 29,321.20 |
| ICMA/NACO/457                      | \$ | 32,724.26 |
| Court Orders                       | \$ | 530.00    |
| Insurance Contributions*           | \$ | 25,916.25 |
| Aflac Contributions                | \$ | 788.76    |
| Mo Vol Life                        | \$ | 594.63    |
| Police Union Dues                  | \$ | 1,728.00  |
| Police Sergeant Dues               | \$ | 324.00    |
| Fire Union Dues                    | \$ | 1,316.47  |
| Public Works Union Dues            | \$ | 1,135.98  |
| 125-Medical/Dependent Care         | \$ | 2,317.76  |

|                                  |  |                   |
|----------------------------------|--|-------------------|
| <b>Total Employee Deductions</b> |  | <b>248,662.96</b> |
|----------------------------------|--|-------------------|

|                    |           |                   |
|--------------------|-----------|-------------------|
| <b>Net Payroll</b> | <b>\$</b> | <b>457,677.90</b> |
|--------------------|-----------|-------------------|

**Village Expenses:**

|                              |    |            |
|------------------------------|----|------------|
| Police Pension               | \$ | 83,949.54  |
| Fire Pension                 | \$ | 75,840.29  |
| IMRF Pension                 | \$ | 23,716.76  |
| Insurance Contributions*     | \$ | 102,627.13 |
| Social Security and Medicare | \$ | 29,321.20  |

|                               |  |                   |
|-------------------------------|--|-------------------|
| <b>Total Village Expenses</b> |  | <b>315,454.92</b> |
|-------------------------------|--|-------------------|

|                                                            |           |                     |
|------------------------------------------------------------|-----------|---------------------|
| <b>Total Payroll (Gross Payroll plus Village Expenses)</b> | <b>\$</b> | <b>1,021,795.78</b> |
|------------------------------------------------------------|-----------|---------------------|

\*Includes Health Savings Account (HSA) Contributions

\*\*Includes Employee Buyback Prior Service Contributions

Payroll Date: 09/03/26

| Employee Deductions |                 | Pension             | Salary by Pension    | Percent of           |
|---------------------|-----------------|---------------------|----------------------|----------------------|
|                     |                 | Deduction           | Plan                 | Pensionable Salary** |
|                     | Police          | \$ 20,163.95        | \$ 206,386.44        | 9.770%               |
|                     | Fire            | 12,931.87           | 136,772.40           | 9.455%               |
|                     | IMRF            | 11,048.16           | 252,644.26           | 4.373%               |
|                     | Non-Pensionable | -                   | -                    | 0.000%               |
|                     |                 | <u>\$ 44,143.98</u> | <u>\$ 595,803.10</u> |                      |

| Village Payment into Pensions |        | Village              | Percent of Payroll* | Percent "Match" of what Employee Contributes |
|-------------------------------|--------|----------------------|---------------------|----------------------------------------------|
|                               |        | Contribution         |                     |                                              |
|                               | Police | \$ 83,949.54         | 41.45%              | 424.3%                                       |
|                               | Fire   | 75,840.29            | 55.45%              | 586.5%                                       |
|                               | IMRF   | 23,716.76            | 9.66%               | 220.9%                                       |
|                               |        | <u>\$ 183,506.59</u> |                     |                                              |

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

\*\*Includes Employee Buyback Prior Service Contributions



# **VILLAGE OF OAK BROOK**

**MONTHLY FINANCIAL REPORTS**

**JULY 2026**



# Executive Summary on Village Funds

## Through July 31, 2026

|                                                                                                                                                   |  | YTD           |    | YTD          |    | YTD                          |    | Estimated                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------|----|--------------|----|------------------------------|----|-----------------------------------|
|                                                                                                                                                   |  | Revenues      |    | Expenditures |    | Net Fund Increase (Decrease) |    | YTD Ending Fund Balance (Deficit) |
| <b><u>Governmental Funds</u></b>                                                                                                                  |  |               |    |              |    |                              |    |                                   |
| <b>General Fund (Major Fund)</b>                                                                                                                  |  | \$ 23,596,161 | \$ | 18,047,542   | \$ | 5,548,619                    | \$ | 48,694,941                        |
| <i>Main operating fund of the Village.</i>                                                                                                        |  |               |    |              |    |                              |    |                                   |
| <b>Hotel Fund (Major Fund)</b>                                                                                                                    |  | \$ 1,185,216  | \$ | 624,504      | \$ | 560,712                      | \$ | 6,736,772                         |
| <i>Collects and spends resources from the 3% hotel/motel tax.</i>                                                                                 |  |               |    |              |    |                              |    |                                   |
| <b>Motor Fuel Tax Fund</b>                                                                                                                        |  | \$ 264,260    | \$ | 58,856       | \$ | 205,405                      | \$ | 2,987,665                         |
| <i>Collects and spends resources from the State motor fuel tax.</i>                                                                               |  |               |    |              |    |                              |    |                                   |
| <b>Infrastructure Fund (Major Fund)</b>                                                                                                           |  | \$ 6,633,337  | \$ | 1,471,430    | \$ | 5,161,908                    | \$ | 33,043,305                        |
| <i>Accounts for construction and maintenance of roadways, drainage, and safety path systems.</i>                                                  |  |               |    |              |    |                              |    |                                   |
| <b><u>Enterprise Funds</u></b>                                                                                                                    |  |               |    |              |    |                              |    |                                   |
| <b>Water Fund (Major Fund)</b>                                                                                                                    |  | \$ 7,102,211  | \$ | 9,288,239    | \$ | (2,186,028)                  | \$ | 22,128,778                        |
| <i>Collects user fees for the distribution of water and maintenance of infrastructure.</i>                                                        |  |               |    |              |    |                              |    |                                   |
| <b>Sports Core Fund (Major Fund)</b>                                                                                                              |  | \$ 4,049,792  | \$ | 3,243,916    | \$ | 805,876                      | \$ | 4,638,957                         |
| <i>Accounts for revenues and expenses relating to administration, programs, food and beverage operations, and golf course.</i>                    |  |               |    |              |    |                              |    |                                   |
| <b><u>Internal Service Funds</u></b>                                                                                                              |  |               |    |              |    |                              |    |                                   |
| <b>Insurance Fund</b>                                                                                                                             |  | \$ 1,885,316  | \$ | 1,933,728    | \$ | (48,412)                     | \$ | 303,212                           |
| <i>Accounts for the Village's health insurance costs and the related contributions from the Village, employees, retirees, and other agencies.</i> |  |               |    |              |    |                              |    |                                   |
| <b>Garage Fund</b>                                                                                                                                |  | \$ 396,569    | \$ | 457,905      | \$ | (61,336)                     | \$ | 516,565                           |
| <i>Accounts for the maintenance of the Village's vehicle fleet and the related departmental reimbursements.</i>                                   |  |               |    |              |    |                              |    |                                   |
| <b>Equipment Replacement Fund</b>                                                                                                                 |  | \$ 864,114    | \$ | 835,624      | \$ | 28,491                       | \$ | 3,879,791                         |
| <i>Accounts for the replacement of the Village's vehicle fleet and the related departmental contributions.</i>                                    |  |               |    |              |    |                              |    |                                   |

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

**Village of Oak Brook  
General Fund Financial Update  
For the Period Ending July 31, 2026**

|                                                               | <b>7/31/25<br/>YTD<br/>Actual</b> | <b>7/31/26<br/>YTD<br/>Actual</b> | <b>7/31/26<br/>YTD<br/>Amended<br/>Budget</b> | <b>7/31/26<br/>% of YTD<br/>Amended<br/>Budget</b> | <b>2026<br/>Adopted<br/>Budget</b> | <b>Difference<br/>Prior<br/>Year</b> |
|---------------------------------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------------------|----------------------------------------------------|------------------------------------|--------------------------------------|
| <b><u>OPERATING REVENUES</u></b>                              |                                   |                                   |                                               |                                                    |                                    |                                      |
| Sales Tax                                                     | \$ 12,013,703                     | 13,828,253                        | \$ 10,791,667                                 | 128.1%                                             | \$ 18,500,000                      | \$ 1,814,550                         |
| State Income Tax                                              | 985,136                           | 1,018,872                         | 904,054                                       | 112.7%                                             | 1,549,806                          | 33,737                               |
| Replacement Tax                                               | 264,345                           | 294,335                           | 291,667                                       | 100.9%                                             | 500,000                            | 29,990                               |
| Road & Bridge Tax                                             | 19,336                            | 18,354                            | 19,658                                        | 93.4%                                              | 33,700                             | (981)                                |
| Local Use Tax                                                 | 93,792                            | 42,461                            | 169,167                                       | 25.1%                                              | 290,000                            | (51,331)                             |
| Cannabis Use Tax                                              | 7,619                             | 7,906                             | 8,077                                         | 97.9%                                              | 13,846                             | 287                                  |
| Grants                                                        | 8,184                             | 21,760                            | 12,320                                        | 176.6%                                             | 21,120                             | 13,576                               |
| Utility/Telecom. Tax                                          | 1,858,520                         | 1,992,887                         | 1,691,667                                     | 117.8%                                             | 2,900,000                          | 134,367                              |
| Licenses and Permits                                          | 1,419,684                         | 1,469,425                         | 1,416,573                                     | 103.7%                                             | 2,428,410                          | 49,741                               |
| Charges for Services                                          | 1,197,278                         | 2,160,836                         | 1,192,363                                     | 181.2%                                             | 2,044,050                          | 963,558                              |
| Investment Interest                                           | 669,353                           | 788,648                           | 816,667                                       | 96.6%                                              | 1,400,000                          | 119,295                              |
| Miscellaneous Income                                          | 318,218                           | 328,760                           | 416,652                                       | 78.9%                                              | 714,260                            | 10,541                               |
| <b>Total Operating Revenues</b>                               | <b>\$ 18,855,167</b>              | <b>\$ 21,972,497</b>              | <b>\$ 17,730,529</b>                          | <b>123.9%</b>                                      | <b>\$ 30,395,192</b>               | <b>\$ 3,117,331</b>                  |
| <b><u>OPERATING EXPENDITURES</u></b>                          |                                   |                                   |                                               |                                                    |                                    |                                      |
| Personnel                                                     | \$ 13,263,157                     | \$ 13,675,864                     | \$ 14,523,748                                 | 94.2%                                              | \$ 24,897,854                      | \$ 412,707                           |
| Materials and Supplies                                        | 295,473                           | 299,789                           | 419,083                                       | 71.5%                                              | 718,429                            | \$ 4,316                             |
| Operation and Contract                                        | 3,530,972                         | 3,950,134                         | 4,049,185                                     | 97.6%                                              | 6,941,461                          | \$ 419,163                           |
| Other Expenditures                                            | 22,858                            | 11,551                            | 5,775                                         | 200.0%                                             | 9,900                              | \$ (11,307)                          |
| Capital Outlay                                                | 827,855                           | 110,204                           | 323,569                                       | 34.1%                                              | 554,690                            | \$ (717,651)                         |
| <b>Total Operating Expenditures</b>                           | <b>\$ 17,940,314</b>              | <b>\$ 18,047,542</b>              | <b>\$ 19,321,361</b>                          | <b>93.4%</b>                                       | <b>\$ 33,122,333</b>               | <b>\$ 107,228</b>                    |
| <b><u>SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES</u></b> |                                   |                                   |                                               |                                                    |                                    |                                      |
|                                                               | <b>\$ 914,853</b>                 | <b>\$ 3,924,955</b>               | <b>\$ (1,590,832)</b>                         | <b>-246.7%</b>                                     | <b>\$ (2,727,141)</b>              | <b>\$ 3,010,102</b>                  |
| <b><u>INTERFUND TRANSACTIONS</u></b>                          |                                   |                                   |                                               |                                                    |                                    |                                      |
| Transfers In                                                  | \$ -                              | \$ -                              | \$ -                                          | N/A                                                | \$ -                               | \$ -                                 |
| Transfers Out                                                 |                                   |                                   |                                               | N/A                                                |                                    | -                                    |
| Reimbursements From Other Funds                               | 1,173,116                         | 1,623,664                         | 1,623,669                                     | 100.0%                                             | 2,783,433                          | 450,548                              |
| Reimbursements To Other Funds                                 | -                                 | -                                 | -                                             | N/A                                                | -                                  | -                                    |
| Sports Core Loan                                              |                                   |                                   |                                               | N/A                                                | -                                  | -                                    |
| <b>Total Interfund Transactions</b>                           | <b>\$ 1,173,116</b>               | <b>\$ 1,623,664</b>               | <b>\$ 1,623,669</b>                           | <b>100.0%</b>                                      | <b>\$ 2,783,433</b>                | <b>\$ 450,548</b>                    |
| <b>NET FUND INCREASE (DECREASE)</b>                           | <b>\$ 2,087,969</b>               | <b>\$ 5,548,619</b>               | <b>\$ 32,837</b>                              |                                                    | <b>\$ 56,292</b>                   | <b>\$ 3,460,650</b>                  |

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



**Village of Oak Brook  
Hotel Tax Fund Financial Update  
For the Period Ending July 31, 2026**

|                                                        | <b>7/31/25</b>      | <b>7/31/26</b>      | <b>7/31/26</b>      | <b>7/31/26</b>  | <b>2026</b>         | <b>Difference</b>   |
|--------------------------------------------------------|---------------------|---------------------|---------------------|-----------------|---------------------|---------------------|
|                                                        | <b>YTD</b>          | <b>YTD</b>          | <b>YTD</b>          | <b>% of YTD</b> | <b>Adopted</b>      | <b>Prior</b>        |
|                                                        | <b>Actual</b>       | <b>Actual</b>       | <b>Amended</b>      | <b>Amended</b>  | <b>Budget</b>       | <b>Year</b>         |
|                                                        |                     |                     | <b>Budget</b>       | <b>Budget</b>   |                     |                     |
| <b><u>OPERATING REVENUES</u></b>                       |                     |                     |                     |                 |                     |                     |
| Hotel Tax                                              | \$ 859,422          | \$ 925,872          | \$ 933,333          | 99.2%           | \$ 1,600,000        | \$ 66,450           |
| Investment Interest                                    | 97,285              | 147,000             | 35,000              | 420.0%          | 60,000              | 49,715              |
| Loan Interest                                          | -                   | -                   | -                   | N/A             | -                   | -                   |
| Miscellaneous                                          | 152,264             | 112,344             | 290,792             |                 | 498,500             | (39,920)            |
| <b>Total Operating Revenues</b>                        | <b>\$ 1,108,972</b> | <b>\$ 1,185,216</b> | <b>\$ 1,259,125</b> | <b>94.1%</b>    | <b>\$ 2,158,500</b> | <b>\$ 76,244</b>    |
| <b><u>EXPENDITURES</u></b>                             |                     |                     |                     |                 |                     |                     |
| Personnel                                              | \$ 78,700           | \$ 81,692           | \$ 90,274           | 90.5%           | \$ 154,755          | \$ 2,992            |
| Operation and Contract                                 | 393,230             | 377,062             | 647,931             | 58.2%           | 1,110,740           | (16,168)            |
| Other Expenditures                                     |                     | -                   | 167,859             | 0.0%            | 287,758             | -                   |
| Capital Outlay                                         | 112,072             | (2,103)             | 495,863             | -0.4%           | 850,050             | (114,175.16)        |
| <b>Total Expenditures</b>                              | <b>\$ 584,002</b>   | <b>\$ 456,651</b>   | <b>\$ 1,311,653</b> | <b>34.8%</b>    | <b>\$ 2,403,303</b> | <b>\$ (130,343)</b> |
| <b>SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES</b> | <b>\$ -</b>         | <b>\$ 728,565</b>   | <b>\$ (142,802)</b> | <b>-510.2%</b>  | <b>\$ (244,803)</b> | <b>\$ 206,587</b>   |
| <b><u>INTERFUND TRANSACTIONS</u></b>                   |                     |                     |                     |                 |                     |                     |
| Transfer Out                                           | \$ -                | \$ -                | \$ -                | N/A             | \$ -                | \$ -                |
| Reimbursements to Other Funds                          | (120,043)           | (167,853)           | 167,859             | -100.0%         | 287,758             | (47,810)            |
| <b>Total Interfund Transactions</b>                    | <b>\$ (120,043)</b> | <b>\$ (167,853)</b> | <b>\$ 167,859</b>   | <b>-100.0%</b>  | <b>\$ 287,758</b>   | <b>\$ (47,810)</b>  |
| <b>NET FUND INCREASE (DECREASE)</b>                    | <b>\$ 404,927</b>   | <b>\$ 560,712</b>   | <b>\$ 25,057</b>    |                 | <b>\$ 42,955</b>    | <b>\$ 158,777</b>   |

Note - Expenditures are recorded in program 171.

**Village of Oak Brook  
Infrastructure Fund Financial Update  
For the Period Ending July 31, 2026**

|                                                               | <b>7/31/25</b>      | <b>7/31/26</b>      | <b>7/31/26</b>        | <b>7/31/26</b>  | <b>2026</b>           | <b>Difference</b>   |
|---------------------------------------------------------------|---------------------|---------------------|-----------------------|-----------------|-----------------------|---------------------|
|                                                               | <b>YTD</b>          | <b>YTD</b>          | <b>YTD</b>            | <b>% of YTD</b> | <b>Adopted</b>        | <b>Prior</b>        |
|                                                               | <b>Actual</b>       | <b>Actual</b>       | <b>Amended</b>        | <b>Amended</b>  | <b>Budget</b>         | <b>Year</b>         |
|                                                               |                     |                     | <b>Budget</b>         | <b>Budget</b>   |                       |                     |
| <b><u>OPERATING REVENUES</u></b>                              |                     |                     |                       |                 |                       |                     |
| Non-Home Rule Sales Tax                                       | \$ 5,184,328        | \$ 6,088,166        | \$ 5,013,750          | 121.4%          | \$ 8,595,000          | \$ 903,838          |
| Charges for Services                                          | -                   | -                   | -                     | N/A             | -                     | -                   |
| Investment Interest                                           | 391,753             | 545,171             | 291,667               | 186.9%          | 500,000               | 153,418             |
| Grants                                                        | -                   | -                   | -                     | N/A             | -                     | -                   |
| Miscellaneous                                                 | -                   | -                   | -                     | N/A             | -                     | -                   |
| <b>Total Operating Revenues</b>                               | <b>\$ 5,576,081</b> | <b>\$ 6,633,337</b> | <b>\$ 5,305,417</b>   | <b>125.0%</b>   | <b>\$ 9,095,000</b>   | <b>\$ 1,057,257</b> |
| <b><u>OPERATING EXPENDITURES</u></b>                          |                     |                     |                       |                 |                       |                     |
| Personnel                                                     | \$ 14,231           | \$ 17,162           | \$ -                  | N/A             | \$ -                  | \$ 2,931            |
| Materials and Supplies                                        | 38,422              | 15,303              | 34,302                | 44.6%           | 58,804                | (23,119)            |
| Operation and Contract                                        | 662,009             | 936,222             | 2,217,657             | 42.2%           | 3,801,698             | 274,212             |
| Other Expenditures                                            | -                   | -                   | 644,484               | 0.0%            | 1,104,830             | -                   |
| Capital Outlay                                                | 706,283             | (25,071)            | 5,371,627             | -0.5%           | 9,208,503             | (731,354)           |
| <b>Total Operating Expenditures</b>                           | <b>\$ 1,420,946</b> | <b>\$ 943,616</b>   | <b>\$ 8,268,070</b>   | <b>11.4%</b>    | <b>\$ 14,173,835</b>  | <b>\$ (477,330)</b> |
| <b><u>SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES</u></b> | <b>\$ 4,155,135</b> | <b>\$ 5,689,722</b> | <b>\$ (2,962,654)</b> | <b>-192.0%</b>  | <b>\$ (5,078,835)</b> | <b>\$ 1,534,587</b> |
| <b><u>INTERFUND TRANSACTIONS</u></b>                          |                     |                     |                       |                 |                       |                     |
| Transfers In                                                  | \$ -                | \$ -                | \$ -                  | N/A             | \$ -                  | \$ -                |
| Reimbursements From Other Funds                               | -                   | -                   | 1,166,667             | 0.0%            | 2,000,000             | -                   |
| Reimbursements To Other Funds                                 | (409,444)           | (527,814)           | (644,484)             | 81.9%           | (1,104,830)           | (118,370)           |
| <b>Total Interfund Transactions</b>                           | <b>\$ (409,444)</b> | <b>\$ (527,814)</b> | <b>\$ 522,183</b>     | <b>-101.1%</b>  | <b>\$ 895,170</b>     | <b>\$ (118,370)</b> |
| <b>NET FUND INCREASE (DECREASE)</b>                           | <b>\$ 3,745,691</b> | <b>\$ 5,161,908</b> | <b>\$ (2,440,471)</b> |                 | <b>\$ (4,183,665)</b> | <b>\$ 1,416,217</b> |

**Village of Oak Brook**  
**Water Fund Financial Update**  
**For the Period Ending July 31, 2026**

|                                                        | <b>7/31/25</b>      | <b>7/31/26</b>        | <b>7/31/26</b>        | <b>7/31/26</b>  | <b>2026</b>           | <b>Difference</b>     |
|--------------------------------------------------------|---------------------|-----------------------|-----------------------|-----------------|-----------------------|-----------------------|
|                                                        | <b>YTD</b>          | <b>YTD</b>            | <b>YTD</b>            | <b>% of YTD</b> | <b>Adopted</b>        | <b>Difference</b>     |
|                                                        | <b>Actual</b>       | <b>Actual</b>         | <b>Amended</b>        | <b>Amended</b>  | <b>Budget</b>         | <b>Prior</b>          |
|                                                        |                     |                       | <b>Budget</b>         | <b>Budget</b>   |                       | <b>Year</b>           |
| <b><u>OPERATING REVENUES</u></b>                       |                     |                       |                       |                 |                       |                       |
| Plan Review Fees                                       | \$ 1,275            | \$ 75                 | \$ 438                | 17.1%           | \$ 750                | \$ (1,200)            |
| Building/Inspection Fees                               | -                   | -                     | -                     | N/A             | -                     | -                     |
| Water Sales                                            | 5,547,714           | 6,022,297             | 7,238,583             | 83.2%           | 12,409,000            | 474,583               |
| Unmetered Sales                                        | 36,088              | 47,089                | 23,333                | 201.8%          | 40,000                | 11,001                |
| Water Connection Fees                                  | 64,630              | 25,300                | 35,000                | 72.3%           | 60,000                | (39,330)              |
| Fire Service Charge                                    | -                   | -                     | -                     | N/A             | -                     | -                     |
| Meter Charges                                          | 23,790              | 9,351                 | 9,625                 | 97.2%           | 16,500                | (14,439)              |
| Special Services                                       | 15,926              | 16,629                | 8,750                 | 190.0%          | 15,000                | 703                   |
| Investment Interest                                    | 605,661             | 598,387               | 495,833               | 120.7%          | 850,000               | (7,274)               |
| Proceeds from Property Sale                            | -                   | -                     | -                     | N/A             | -                     | -                     |
| Miscellaneous                                          | 71,536              | 383,083               | 43,750                | 875.6%          | 75,000                | 311,548               |
| <b>Total Operating Revenues</b>                        | <b>\$ 6,366,620</b> | <b>\$ 7,102,211</b>   | <b>\$ 7,855,313</b>   | <b>90.4%</b>    | <b>\$ 13,466,250</b>  | <b>\$ 735,591</b>     |
| <b><u>OPERATING EXPENDITURES</u></b>                   |                     |                       |                       |                 |                       |                       |
| Personnel                                              | \$ 341,204          | \$ 361,569            | \$ 410,173            | 88.2%           | \$ 703,153            | \$ 20,365             |
| Materials and Supplies                                 | 81,181              | 61,075                | 88,977                | 68.6%           | 152,532               | (20,106)              |
| Operation and Contract                                 | 3,308,125           | 3,429,716             | 4,674,589             | 73.4%           | 8,013,581             | 121,591               |
| Other Expenditures                                     | -                   | -                     | 399,442               | 0.0%            | 684,758               | -                     |
| Capital Outlay                                         | 2,078,579           | 5,036,431             | 3,510,051             | 143.5%          | 6,017,230             | 2,957,852             |
| <b>Total Expenditures</b>                              | <b>\$ 5,809,088</b> | <b>\$ 8,888,791</b>   | <b>\$ 9,083,231</b>   | <b>97.9%</b>    | <b>\$ 15,571,254</b>  | <b>\$ 3,079,702</b>   |
| <b>Surplus (Deficit) of Revenues Over Expenditures</b> | <b>\$ 557,531</b>   | <b>\$ (1,786,580)</b> | <b>\$ (1,227,919)</b> | <b>145.5%</b>   | <b>\$ (2,105,004)</b> | <b>\$ (2,344,111)</b> |
| <b><u>INTERFUND TRANSACTIONS</u></b>                   |                     |                       |                       |                 |                       |                       |
| Reimbursements To Other Funds                          | \$ (343,707)        | \$ (399,448)          | \$ (399,442)          | 100.0%          | \$ (684,758)          | \$ (55,741)           |
| <b>Total Interfund Transactions</b>                    | <b>\$ (343,707)</b> | <b>\$ (399,448)</b>   | <b>\$ (399,442)</b>   | <b>100.0%</b>   | <b>\$ (684,758)</b>   | <b>\$ (55,741)</b>    |
| <b>Fund Increase/(Decrease) - Budgetary Basis</b>      | <b>\$ 213,824</b>   | <b>\$ (2,186,028)</b> | <b>\$ (1,627,361)</b> |                 | <b>\$ (2,789,762)</b> | <b>\$ (2,399,852)</b> |

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

Village of Oak Brook  
Monthly Operating Statement  
Sports Core Fund Consolidated Presentation  
For the Period Ending July 31, 2026

|                                                                   |                     |                   |                    |                     | 7/31/26             | 7/31/26             | 7/31/26       | 2026                | 7/31/25             | Difference          |
|-------------------------------------------------------------------|---------------------|-------------------|--------------------|---------------------|---------------------|---------------------|---------------|---------------------|---------------------|---------------------|
|                                                                   | B&T Recreation      | Field             | Clubhouse          | Golf                | YTD                 | YTD                 | % of YTD      | Adopted             | YTD                 |                     |
|                                                                   | Operations          | Operations        | Operations         | Club                | Total               | Amended             | Amended       | Budget              | Total               | Prior               |
|                                                                   |                     |                   |                    |                     |                     | Budget              | Budget        |                     |                     | Year                |
| <b><u>OPERATING REVENUES</u></b>                                  |                     |                   |                    |                     |                     |                     |               |                     |                     |                     |
| Memberships                                                       | \$ 640,670          | \$ -              | \$ -               | \$ 392,080          | \$ 1,032,750        | \$ 608,353          | 169.8%        | 1,042,890           | \$ 946,312          | \$ 86,439           |
| Greens Fees                                                       | -                   | -                 | -                  | 1,044,248           | 1,044,248           | 1,016,167           | 102.8%        | 1,742,000           | 1,014,698           | 29,550              |
| Pro Shop Sales                                                    | -                   | -                 | -                  | 108,363             | 108,363             | 105,000             | 103.2%        | 181,000             | 112,763             | (4,400)             |
| Golf Lessons                                                      | -                   | -                 | -                  | 96,025              | 96,025              | 58,333              | 164.6%        | 100,000             | 91,010              | 5,015               |
| Driving Range Fees                                                | -                   | -                 | -                  | 624,209             | 624,209             | 454,417             | 137.4%        | 779,000             | 480,596             | 143,614             |
| Golf Surcharge                                                    | -                   | -                 | -                  | 137,495             | 137,495             | 145,833             | 94.3%         | 250,000             | 131,449             | 6,046               |
| Rentals                                                           | 96,636              | 92,333            | 97,156             | 399,003             | 685,129             | 658,274             | 104.1%        | 1,226,070           | 586,213             | 98,915              |
| Programs/User Fees                                                | 132,720             | -                 | -                  | -                   | 132,720             | 90,895              | 146.0%        | 155,820             | 126,618             | 6,103               |
| Food Sales                                                        | 19,632              | -                 | -                  | 43,830              | 63,461              | 67,521              | 94.0%         | 115,750             | 89,918              | (26,456)            |
| Beverage Sales                                                    | 56,170              | -                 | -                  | -                   | 56,170              | 2,333               | 2407.3%       | 4,000               | 32,057              | 24,114              |
| Grants                                                            | -                   | -                 | -                  | -                   | -                   | -                   | N/A           | -                   | -                   | -                   |
| Other Revenue                                                     | 30,060              | -                 | -                  | 15,822              | 45,883              | 44,660              | 102.7%        | 76,560              | 46,472              | (589)               |
| <b>Total Operating Revenues</b>                                   | <b>\$ 975,888</b>   | <b>\$ 92,333</b>  | <b>\$ 97,156</b>   | <b>\$ 2,861,076</b> | <b>\$ 4,026,454</b> | <b>\$ 3,251,786</b> | <b>123.8%</b> | <b>\$ 5,673,090</b> | <b>\$ 3,658,104</b> | <b>\$ 368,349</b>   |
| <b><u>OPERATING EXPENDITURES</u></b>                              |                     |                   |                    |                     |                     |                     |               |                     |                     |                     |
| Personnel                                                         | \$ 180,353          | \$ -              | \$ -               | \$ 807,570          | \$ 987,923          | \$ 1,060,221        | 93.2%         | \$ 1,817,521        | \$ 930,876          | \$ 57,048           |
| Materials & Supplies                                              | 15,474              | -                 | 2,666              | 300,288             | 318,428             | 267,101             | 119.2%        | 457,887             | 236,378             | 82,050              |
| Operational & Contractual                                         | 665,324             | 49,612            | 47,450             | 241,495             | 1,003,881           | 661,215             | 151.8%        | 1,133,511           | 701,068             | 302,813             |
| Other                                                             | -                   | -                 | -                  | -                   | -                   | -                   | N/A           | -                   | -                   | -                   |
| Capital                                                           | 68,729              | 532               | -                  | 312,535             | 381,796             | 518,550             | 73.6%         | 888,942             | 542,266             | (160,470)           |
| <b>Total Operating Expenditures</b>                               | <b>\$ 929,880</b>   | <b>\$ 50,145</b>  | <b>\$ 50,116</b>   | <b>\$ 1,661,888</b> | <b>\$ 2,692,029</b> | <b>\$ 2,507,086</b> | <b>107.4%</b> | <b>\$ 4,297,861</b> | <b>\$ 2,410,588</b> | <b>\$ 281,441</b>   |
| B&T Administration Overhead Allocation*                           | \$ 556,590          | \$ (47,303)       | \$ (99,652)        | \$ (409,635)        | \$ -                | \$ (0)              | N/A           | \$ -                | \$ (0)              | \$ (0)              |
| <b>Operating Revenues Over (Under) Expenditures</b>               | <b>\$ 602,598</b>   | <b>\$ (5,114)</b> | <b>\$ (52,612)</b> | <b>\$ 789,553</b>   | <b>\$ 1,334,425</b> | <b>\$ 744,700</b>   | <b>179.2%</b> | <b>\$ 1,375,229</b> | <b>\$ 1,247,517</b> | <b>\$ 86,908</b>    |
| <b><u>INTERFUND TRANSACTIONS</u></b>                              |                     |                   |                    |                     |                     |                     |               |                     |                     |                     |
| Reimbursement From Other Funds                                    | \$ 23,338           | \$ -              | \$ -               | \$ -                | \$ 23,338           | \$ 23,333           | 100.0%        | \$ 40,000           | \$ 23,338           | \$ -                |
| Reimbursement To General Fund                                     | (551,887)           | -                 | -                  | -                   | (551,887)           | (551,884)           | 100.0%        | (946,087)           | (323,260)           | (228,627)           |
| <b>Total Interfund Transactions</b>                               | <b>\$ (528,549)</b> | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>         | <b>\$ (528,549)</b> | <b>\$ (528,551)</b> | <b>100.0%</b> | <b>\$ (906,087)</b> | <b>\$ (299,922)</b> | <b>\$ (228,627)</b> |
| <b>Total Revenues Over (Under) Expenditures - Budgetary Basis</b> | <b>\$ 74,049</b>    | <b>\$ (5,114)</b> | <b>\$ (52,612)</b> | <b>\$ 789,553</b>   | <b>\$ 805,876</b>   | <b>\$ 216,150</b>   |               | <b>\$ 469,142</b>   | <b>\$ 947,595</b>   | <b>\$ (141,719)</b> |

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

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

Village of Oak Brook  
Monthly Operating Statement  
Bath & Tennis Club Recreation Operations  
For the Period Ending July 31, 2026

|                                                                   | 811<br>B&T Admin    | 812<br>Swimming   | 813<br>Tennis      | 822<br>Poolside<br>Café | 7/31/26<br>YTD<br>Total | 7/31/26<br>YTD<br>Adopted<br>Budget | 7/31/26<br>% of YTD<br>Amended<br>Budget | 2026<br>Adopted<br>Budget | 7/31/25<br>YTD<br>Total | Difference<br>Prior<br>Year |
|-------------------------------------------------------------------|---------------------|-------------------|--------------------|-------------------------|-------------------------|-------------------------------------|------------------------------------------|---------------------------|-------------------------|-----------------------------|
| <b><u>OPERATING REVENUES</u></b>                                  |                     |                   |                    |                         |                         |                                     |                                          |                           |                         |                             |
| Memberships                                                       | \$ -                | \$ 615,530        | \$ 25,140          | \$ -                    | \$ 640,670              | \$ 373,167                          | 171.7%                                   | \$ 639,715                | \$ 587,712              | \$ 52,959                   |
| Programs/User Fees                                                | -                   | 101,803           | 30,917             | -                       | 132,720                 | 90,895                              | 146.0%                                   | 155,820                   | 126,618                 | 6,103                       |
| Pro Shop Sales                                                    | -                   | -                 | -                  | -                       | -                       | 583                                 | 0.0%                                     | 1,000                     | 340                     | (340)                       |
| Rentals                                                           | 94,886              | -                 | -                  | 1,750                   | 96,636                  | 56,933                              | 169.7%                                   | 97,600                    | 93,783                  | 2,853                       |
| Food Sales                                                        | -                   | -                 | -                  | 19,632                  | 19,632                  | 3,500                               | 560.9%                                   | 6,000                     | 50,590                  | (30,959)                    |
| Beverage Sales                                                    | -                   | -                 | -                  | 56,170                  | 56,170                  | 2,333                               | 2407.3%                                  | 4,000                     | 31,173                  | 24,997                      |
| Grants                                                            | -                   | -                 | -                  | -                       | -                       | -                                   | N/A                                      | -                         | -                       | -                           |
| Other Revenue                                                     | 30,060              | -                 | -                  | -                       | 30,060                  | 27,160                              | 110.7%                                   | 46,560                    | 10,898                  | 19,163                      |
| <b>Total Operating Revenues</b>                                   | <b>\$ 124,946</b>   | <b>\$ 717,333</b> | <b>\$ 56,057</b>   | <b>\$ 77,552</b>        | <b>\$ 975,888</b>       | <b>\$ 554,572</b>                   | <b>176.0%</b>                            | <b>\$ 950,695</b>         | <b>\$ 901,113</b>       | <b>\$ 74,775</b>            |
| <b><u>OPERATING EXPENDITURES</u></b>                              |                     |                   |                    |                         |                         |                                     |                                          |                           |                         |                             |
| Personnel                                                         | \$ 123,651          | \$ 56,702         | \$ -               | \$ -                    | \$ 180,353              | \$ 193,934                          | 93.0%                                    | \$ 332,458                | \$ 150,616              | \$ 29,737                   |
| Materials & Supplies                                              | 206                 | 13,590            | 1,678              | -                       | 15,474                  | 16,683                              | 92.7%                                    | 28,600                    | 23,237                  | (7,764)                     |
| Operational & Contractual                                         | 274,214             | 266,992           | 61,713             | 62,405                  | 665,324                 | 342,795                             | 194.1%                                   | 587,649                   | 446,928                 | 218,396                     |
| Other                                                             | -                   | -                 | -                  | -                       | -                       | -                                   | N/A                                      | -                         | -                       | -                           |
| Capital                                                           | 66,788              | 1,941             | -                  | -                       | 68,729                  | 3,150                               | 2181.9%                                  | 5,400                     | 125,898                 | (57,169)                    |
| <b>Total Operating Expenditures</b>                               | <b>\$ 464,860</b>   | <b>\$ 339,225</b> | <b>\$ 63,390</b>   | <b>\$ 62,405</b>        | <b>\$ 929,880</b>       | <b>\$ 556,562</b>                   | <b>167.1%</b>                            | <b>\$ 954,107</b>         | <b>\$ 746,680</b>       | <b>\$ 183,200</b>           |
| B&T Administration Overhead Allocation*                           | \$ 705,886          | \$ (117,526)      | \$ (23,286)        | \$ (8,484)              | \$ 556,590              | 556,590                             | 100.0%                                   | \$ 954,154                | \$ 382,688              | \$ 173,902                  |
| <b>Operating Revenues Over (Under) Expenditures</b>               | <b>\$ 365,972</b>   | <b>\$ 260,582</b> | <b>\$ (30,619)</b> | <b>\$ 6,663</b>         | <b>\$ 602,598</b>       | <b>\$ 554,600</b>                   | <b>108.7%</b>                            | <b>\$ 950,742</b>         | <b>\$ 537,121</b>       | <b>\$ 65,478</b>            |
| <b><u>INTERFUND TRANSACTIONS</u></b>                              |                     |                   |                    |                         |                         |                                     |                                          |                           |                         |                             |
| Reimbursement From Other Fund                                     | \$ 23,338           | \$ -              | \$ -               | \$ -                    | \$ 23,338               | \$ 23,333                           | 100.0%                                   | \$ 40,000                 | \$ 23,338               | \$ -                        |
| Reimbursement To General Fund                                     | (551,887)           | -                 | -                  | -                       | (551,887)               | (551,884)                           | 100.0%                                   | (946,087)                 | (323,260)               | (228,627)                   |
| <b>Total Interfund Transactions</b>                               | <b>\$ (528,549)</b> | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>             | <b>\$ (528,549)</b>     | <b>\$ (528,551)</b>                 | <b>100.0%</b>                            | <b>\$ (906,087)</b>       | <b>\$ (299,922)</b>     | <b>\$ (228,627)</b>         |
| <b>Total Revenues Over (Under) Expenditures - Budgetary Basis</b> | <b>\$ (162,577)</b> | <b>\$ 260,582</b> | <b>\$ (30,619)</b> | <b>\$ 6,663</b>         | <b>\$ 74,049</b>        | <b>\$ 26,049</b>                    |                                          | <b>\$ 44,655</b>          | <b>\$ 237,199</b>       | <b>\$ (163,149)</b>         |

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

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

Village of Oak Brook  
Monthly Operating Statement  
Open Fields Operations  
For the Period Ending July 31, 2026

|                                                                   | 815<br>Polo | 816<br>Open Fields | 7/31/26<br>YTD<br>Total | 7/31/26<br>YTD<br>Amended<br>Budget | 7/31/26<br>% of YTD<br>Amended<br>Budget | 2026<br>Adopted<br>Budget | 7/31/25<br>YTD<br>Total | Difference<br>Prior<br>Year |
|-------------------------------------------------------------------|-------------|--------------------|-------------------------|-------------------------------------|------------------------------------------|---------------------------|-------------------------|-----------------------------|
| <b><u>OPERATING REVENUES</u></b>                                  |             |                    |                         |                                     |                                          |                           |                         |                             |
| Field Rentals                                                     | \$ -        | \$ 92,333          | \$ 92,333               | \$ 119,000                          | 77.6%                                    | \$ 204,000                | \$ 94,539               | \$ (2,206)                  |
| Range Rentals                                                     | -           | -                  | -                       | -                                   | N/A                                      | -                         | -                       | -                           |
| Other Revenue                                                     | -           | -                  | -                       | -                                   | N/A                                      | -                         | -                       | -                           |
| <b>Total Operating Revenues</b>                                   | <b>\$ -</b> | <b>\$ 92,333</b>   | <b>\$ 92,333</b>        | <b>\$ 119,000</b>                   | <b>77.6%</b>                             | <b>\$ 204,000</b>         | <b>\$ 94,539</b>        | <b>\$ (2,206)</b>           |
| <b><u>OPERATING EXPENDITURES</u></b>                              |             |                    |                         |                                     |                                          |                           |                         |                             |
| Personnel                                                         | \$ -        | \$ -               | \$ -                    | \$ -                                | N/A                                      | \$ -                      | \$ -                    | \$ -                        |
| Materials & Supplies                                              | -           | -                  | -                       | 5,536                               | 0.0%                                     | 9,490                     | -                       | -                           |
| Operational & Contractual                                         | -           | 49,612             | \$ 49,612               | 45,105                              | 110.0%                                   | 77,322                    | 24,793                  | 24,819                      |
| Capital                                                           | -           | 532                | \$ 532                  | 116,667                             | 0.5%                                     | 200,000                   | -                       | 532                         |
| <b>Total Operating Expenditures</b>                               | <b>\$ -</b> | <b>\$ 50,145</b>   | <b>\$ 50,145</b>        | <b>\$ 167,307</b>                   | <b>30.0%</b>                             | <b>\$ 286,812</b>         | <b>\$ 24,793</b>        | <b>\$ 25,352</b>            |
| B&T Administration Overhead Allocation*                           | \$ -        | \$ (47,303)        | \$ (47,303)             | (47,303)                            | 100.0%                                   | \$ (81,090)               | \$ (32,523)             | \$ (14,779)                 |
| <b>Total Revenues Over (Under) Expenditures - Budgetary Basis</b> | <b>\$ -</b> | <b>\$ (5,114)</b>  | <b>\$ (5,114)</b>       | <b>\$ (95,610)</b>                  | <b>5.3%</b>                              | <b>\$ (163,902)</b>       | <b>\$ 37,222</b>        | <b>\$ (42,337)</b>          |

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

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

Village of Oak Brook  
Monthly Operating Statement  
Bath & Tennis Clubhouse Operations  
For the Period Ending July 31, 2026

|                                                                   | 821<br>B&T<br>Clubhouse | 7/31/26<br>YTD<br>Amended<br>Budget | 7/31/26<br>% of YTD<br>Amended<br>Budget | 2026<br>Adopted<br>Budget | 7/31/25<br>YTD<br>Total | Difference<br>Prior<br>Year |
|-------------------------------------------------------------------|-------------------------|-------------------------------------|------------------------------------------|---------------------------|-------------------------|-----------------------------|
| <b><u>OPERATING REVENUES</u></b>                                  |                         |                                     |                                          |                           |                         |                             |
| Rentals                                                           | \$ 97,156               | \$ 140,000                          | 69.4%                                    | \$ 240,000                | \$ 110,641              | \$ (13,485)                 |
| Other Revenue                                                     | -                       | -                                   | 0.0%                                     | -                         | -                       | -                           |
| <b>Total Operating Revenues</b>                                   | <b>\$ 97,156</b>        | <b>\$ 140,000</b>                   | <b>69.4%</b>                             | <b>\$ 240,000</b>         | <b>\$ 110,641</b>       | <b>\$ (13,485)</b>          |
| <b><u>OPERATING EXPENDITURES</u></b>                              |                         |                                     |                                          |                           |                         |                             |
| Personnel                                                         | \$ -                    | \$ -                                | N/A                                      | \$ -                      | \$ -                    | \$ -                        |
| Materials & Supplies                                              | 2,666                   | 2,917                               | 91.4%                                    | 5,000                     | 2,921                   | (255)                       |
| Operational & Contractual                                         | 47,450                  | 37,013                              | 128.2%                                   | 63,450                    | 33,737                  | 13,713                      |
| Capital                                                           | -                       | -                                   | N/A                                      | -                         | -                       | -                           |
| <b>Total Operating Expenditures</b>                               | <b>\$ 50,116</b>        | <b>\$ 39,929</b>                    | <b>125.5%</b>                            | <b>\$ 68,450</b>          | <b>\$ 36,659</b>        | <b>\$ 13,457</b>            |
| B&T Administration Overhead Allocation*                           | \$ (99,652)             | (99,652)                            | 100.0%                                   | \$ (170,832)              | \$ (70,522)             | \$ (29,130)                 |
| <b>Operating Revenues Over (Under) Expenditures</b>               | <b>\$ (52,612)</b>      | <b>\$ 419</b>                       | <b>-12561.5%</b>                         | <b>\$ 718</b>             | <b>\$ 3,460</b>         | <b>\$ (56,072)</b>          |
| <b>Total Revenues Over (Under) Expenditures - Budgetary Basis</b> | <b>\$ (52,612)</b>      | <b>\$ 419</b>                       |                                          | <b>\$ 718</b>             | <b>\$ 3,460</b>         | <b>\$ (56,072)</b>          |

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

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

Village of Oak Brook  
Monthly Operating Statement  
Golf Club Programs  
For the Period Ending July 31, 2026

|                                                                   | 823<br>Golf<br>Café | 831<br>Golf General<br>Operation | 832<br>Golf Learning<br>& Practice | 833<br>Golf Cart<br>Operations | 834<br>Golf Course<br>Maintenance | 844<br>Golf<br>Surcharge | 7/31/26<br>YTD<br>Total | 7/31/26<br>YTD<br>Amended<br>Budget | 7/31/26<br>% of YTD<br>Amended<br>Budget | 2026<br>Adopted<br>Budget | 7/31/25<br>YTD<br>Total | Difference<br>Prior<br>Year |
|-------------------------------------------------------------------|---------------------|----------------------------------|------------------------------------|--------------------------------|-----------------------------------|--------------------------|-------------------------|-------------------------------------|------------------------------------------|---------------------------|-------------------------|-----------------------------|
| <b><u>OPERATING REVENUES</u></b>                                  |                     |                                  |                                    |                                |                                   |                          |                         |                                     |                                          |                           |                         |                             |
| Memberships                                                       | \$ -                | \$ 392,080                       | \$ -                               | \$ -                           | \$ -                              | \$ -                     | \$ 392,080              | \$ 235,185                          | 166.7%                                   | \$ 403,175                | \$ 358,600              | \$ 33,480                   |
| Greens Fees                                                       | -                   | 1,044,248                        | -                                  | -                              | -                                 | -                        | 1,044,248               | 1,016,167                           | 102.8%                                   | 1,742,000                 | 1,014,698               | 29,550                      |
| Pro Shop Sales                                                    | -                   | 108,363                          | -                                  | -                              | -                                 | -                        | 108,363                 | 105,000                             | 103.2%                                   | 180,000                   | 112,763                 | (4,400)                     |
| Golf Lessons                                                      | -                   | -                                | 96,025                             | -                              | -                                 | -                        | 96,025                  | 58,333                              | 164.6%                                   | 100,000                   | 91,010                  | 5,015                       |
| Driving Range Fees                                                | -                   | -                                | 624,209                            | -                              | -                                 | -                        | 624,209                 | 454,417                             | 137.4%                                   | 779,000                   | 480,596                 | 143,614                     |
| Rentals                                                           | 21,420              | 6,555                            | 20,000                             | 351,028                        | -                                 | -                        | 399,003                 | 399,274                             | 99.9%                                    | 684,470                   | 381,034                 | 17,970                      |
| Food Sales                                                        | 43,830              | -                                | -                                  | -                              | -                                 | -                        | 43,830                  | 64,021                              | 68.5%                                    | 109,750                   | 39,327                  | 4,502                       |
| Beverage Sales                                                    | -                   | -                                | -                                  | -                              | -                                 | -                        | -                       | -                                   | N/A                                      | -                         | 884                     | (884)                       |
| Golf Surcharge                                                    | -                   | -                                | -                                  | -                              | -                                 | 137,495                  | 137,495                 | 145,833                             | 94.3%                                    | 250,000                   | 131,449                 | 6,046                       |
| Other Revenue                                                     | -                   | 15,822                           | -                                  | -                              | -                                 | -                        | 15,822                  | 17,500                              | 90.4%                                    | 30,000                    | 35,574                  | (19,752)                    |
| <b>Total Operating Revenues</b>                                   | <b>\$ 65,250</b>    | <b>\$ 1,567,069</b>              | <b>\$ 740,234</b>                  | <b>\$ 351,028</b>              | <b>\$ -</b>                       | <b>\$ 137,495</b>        | <b>\$ 2,861,076</b>     | <b>\$ 2,495,730</b>                 | <b>114.6%</b>                            | <b>\$ 4,278,395</b>       | <b>\$ 2,645,935</b>     | <b>\$ 215,141</b>           |
| <b><u>OPERATING EXPENDITURES</u></b>                              |                     |                                  |                                    |                                |                                   |                          |                         |                                     |                                          |                           |                         |                             |
| Personnel                                                         | \$ -                | \$ 243,405                       | \$ 103,417                         | \$ 15,769                      | \$ 444,979                        | \$ -                     | \$ 807,570              | \$ 866,287                          | 93.2%                                    | \$ 1,485,063              | \$ 780,259              | \$ 27,311                   |
| Materials & Supplies                                              | -                   | 79,331                           | 18,603                             | 118                            | 202,237                           | -                        | 300,288                 | 241,965                             | 124.1%                                   | 414,797                   | 210,219                 | 90,069                      |
| Operational & Contractual                                         | -                   | 175,841                          | 22,849                             | 5,443                          | 37,362                            | -                        | 241,495                 | 236,303                             | 102.2%                                   | 405,090                   | 195,609                 | 45,885                      |
| Other                                                             | -                   | -                                | -                                  | -                              | -                                 | -                        | -                       | -                                   | N/A                                      | -                         | -                       | -                           |
| Capital                                                           | -                   | 89,033                           | 8,500                              | -                              | 49,252                            | 165,750                  | 312,535                 | 398,733                             | 78.4%                                    | 683,542                   | 416,368                 | (103,834)                   |
| <b>Total Operating Expenditures</b>                               | <b>\$ -</b>         | <b>\$ 587,610</b>                | <b>\$ 153,369</b>                  | <b>\$ 21,330</b>               | <b>\$ 733,830</b>                 | <b>\$ 165,750</b>        | <b>\$ 1,661,888</b>     | <b>\$ 1,743,287</b>                 | <b>95.3%</b>                             | <b>\$ 2,988,492</b>       | <b>\$ 1,602,456</b>     | <b>\$ 59,432</b>            |
| <b>Operating Revenues Over (Under) Expenditures</b>               | <b>\$ 65,250</b>    | <b>\$ 979,459</b>                | <b>\$ 586,866</b>                  | <b>\$ 329,699</b>              | <b>\$ (733,830)</b>               | <b>\$ (28,255)</b>       | <b>\$ 1,199,188</b>     | <b>\$ 752,443</b>                   | <b>159.4%</b>                            | <b>\$ 1,289,903</b>       | <b>\$ 1,043,479</b>     | <b>\$ 155,709</b>           |
| B&T Administration Overhead Allocation*                           | \$ -                | \$ (409,635)                     | \$ -                               | \$ -                           | \$ -                              | \$ -                     | \$ (409,635)            | (409,635)                           | 100.0%                                   | \$ (702,232)              | \$ (279,642)            | \$ (129,993)                |
| <b><u>INTERFUND TRANSACTIONS</u></b>                              |                     |                                  |                                    |                                |                                   |                          |                         |                                     |                                          |                           |                         |                             |
| Reimbursement To General Fund                                     | \$ -                | \$ -                             | \$ -                               | \$ -                           | \$ -                              | \$ -                     | N/A                     | \$ -                                | 0.0%                                     | \$ -                      | \$ -                    | -                           |
| <b>Total Interfund Transactions</b>                               | <b>\$ -</b>         | <b>\$ -</b>                      | <b>\$ -</b>                        | <b>\$ -</b>                    | <b>\$ -</b>                       | <b>\$ -</b>              | <b>N/A</b>              | <b>\$ -</b>                         | <b>\$ -</b>                              | <b>\$ -</b>               | <b>\$ -</b>             | <b>-</b>                    |
| <b>Total Revenues Over (Under) Expenditures - Budgetary Basis</b> | <b>\$ 65,250</b>    | <b>\$ 569,824</b>                | <b>\$ 586,866</b>                  | <b>\$ 329,699</b>              | <b>\$ (733,830)</b>               | <b>\$ (28,255)</b>       | <b>\$ 789,553</b>       | <b>\$ 342,808</b>                   |                                          | <b>\$ 587,671</b>         | <b>\$ 763,836</b>       | <b>\$ 25,716</b>            |

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





# **ITEM 6.D.1.**

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

## **AGENDA ITEM**

Board of Trustees Regular Meeting  
of  
September 8, 2026

---

**SUBJECT:** Ambulance Billing RFP Authorization

**FROM:** Kevin Fleege, Fire Chief

**BUDGET SOURCE/BUDGET IMPACT:** N/A - RFP Request Only

**RECOMMENDED MOTION:** I move that the Village Board authorize staff to prepare specifications and solicit competitive Requests for Proposals for providing third-party Ambulance and Emergency Medical Billing services on behalf of the Village.

### **Background/History:**

Since 2002, the Village of Oak Brook has successfully utilized a qualified third-party vendor to provide ambulance billing collection services including, but not limited to financial reporting and analytical services for ambulance services rendered by the Oak Brook Fire Department and its paramedics for Advanced Life Support (ALS), Basic Life Support (BLS) and EMS non-transport incidents. The current services include complete management of the electronic billing process from patient transport to account closure.

The Village of Oak Brook's ambulance billing contract last went out to RFP in 2018, and the contract was awarded to Andres Medical Billing for a period beginning on January 1, 2019, for five years and one three-year auto-renewal that is set to expire on December 31, 2026. Since being awarded the contract in 2019, Andres Medical Billing was sold to a company called EMS-MC, going from a locally operated company to one now that is not only much larger, but also based in North Carolina. With that, the Village has noticed a drop in service level as well as successfully serviced accounts prior to being turned over to collections.

In maintaining and assuring the efficiency, appropriateness, and cost-effectiveness offered through our current third-party billing provider, the department would like to again conduct a Request for Proposal to properly evaluate those services with the intent to evaluate all proposals submitted by responding firms on their overall ability to provide our desired level of service at the most competitive cost to the Village of Oak Brook. Additionally, we will be seeking vendors who may also be able to provide third-party fire billing services under the same umbrella should the Village later choose to charge insurance

for said services. The intent is to select a firm that provides the most advantageous solution, per clearly defined evaluation criteria identified and specified within an RFP document. Once proposals are received and the RFP closes, this item will be brought back for your consideration to award a contract with a billing provider, with the intent to have a new contract in place on January 1, 2027.

**Recommendation:**

Staff recommends that the Village Board approve the request to prepare specifications and solicit competitive Requests for Proposals with the intent to seek a qualified third-party vendor to provide ambulance billing services.

**Attachments:**

None



**ITEM 6.E.1.**

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

**AGENDA ITEM**

Board of Trustees Regular Meeting  
of  
September 8, 2026

---

**SUBJECT:** 1 Templeton Drive – Fence Variation

**FROM:** Rebecca Von Drasek, Development Services Director

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** I move that the Village Board refer the request for a fence Variation request to the Planning & Zoning Commission for review and recommendation.

**Background/History:**

Templeton Reserve Homeowners Association has submitted a zoning variation request for the construction of a five-foot (5') fence. The property is zoned R-1, Single-Family Detached Residence District and is a subdivision of homes located mainly on Templeton Drive, located south of 35th Street and east of Rt. 83. The location of the proposed fence would create a boundary for the subdivision from the Hunter Trails subdivision to the north.

The petitioner is requesting zoning variation to Section 13-3-17.B.2 of the Zoning Code to permit and allow a five-foot (60") fence. The proposed fence would be adjacent to the gate at the entry of the subdivision.

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

**Recommendation:**

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

**Attachments:**

1. Exhibitis for Referral



**Record No: PZ-  
26-6**

Planning & Zoning  
Application

Status: Active

Submitted On:  
8/19/2026

**Primary Location**

41.825044, -87.950978

**Owner**

No owner information

**Applicant**

 Abhishek Gurnani



P.O. Box 3092  
Oak Brook , IL 60522

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**Project Information**

Type of Property\*

Residential

Zoning Ordinance Type\*

Variation

Date Filed\*

08/19/2026

Property Interest of the Applicant\*

Agent

Owner of Record\*

Templeton Reserve Homeowners  
Association

Phone\*

3124590659

Address\*

Templeton Drive

City, State, Zip\*

Oak Brook IL 60523

Is the property in Trust?\*

No

Number of Street Frontages for Public Hearing  
Signs\* 

1

Intended Meeting Date\*

08/29/2026

---

## Property Information

Subdivision\*

Templeton Reserve

Zoning District\*

R-2 Single-Family

Zoning Ordinance Section (see title 13 in Village  
Code)

13-3-17-B.2

**Proposed Use/Action Requested\***

Fence height variance from 42" to 60" for safety from water feature and concerns related to trespassing

**Location and Legal Address**

**Permanent Parcel Number\***

635301053

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## 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. \***

Confirmed – no monetary aspects involved

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

Confirmed – safety related to water features and trespassing

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

Confirmed – the street is hidden from main access areas

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

Confirmed – 42" will not provide the requested security we need from trespassing and the water features

**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. \***

Confirmed – this would only apply to the fence at the entry point of the gated community, not for any homes within the community

**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. \***

Confirmed – this would not be detrimental to the neighborhood or the village

**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. \***

Confirmed - the design of the fence is primarily see through and will not impede public safety or impair property values within the neighborhood

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

Confirmed – no monetary aspect involved, purely for safety of the public and homeowners

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

Confirmed

---

## 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.\*

✓ Abhishek Gurnani  
Aug 19, 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.\*

✓ Abhishek Gurnani  
Aug 19, 2026





**TEMPLETON RESERVE  
HOMEOWNER'S  
ASSOCIATION**

P.O. Box 3092  
Oak Brook IL 60522

August 19, 2026

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

Re: Request for Zoning Variance – Fence Feature

Dear Village of Oak Brook Board of Trustees:

We are respectfully requesting a zoning variance to allow for a 60" inch height fence in lieu of a 42" inch height fence as proscribed in the zoning ordinance. The reason we are requesting a higher fence is due to public safety and safety of the homeowners in the Templeton Reserve Community.

We have constant trespassers in our neighborhood and have had to call the police on numerous occasions. We have also had homeowners victimized by fraudulent listing of their parcels of land and/or homes for sale. We also struggle with young children trespassing and fishing in our ponds, despite there being numerous no fishing and no trespassing signs throughout the neighborhood. On one occasion, a trespasser damaged fountain equipment in one of the ponds, resulting in significant costs to repair which couldn't be recouped.

Our primary goal is to ensure that not only are the homeowners safe, but that the general public is safe. We do not want these young children trespassing to become injured on our property by falling into a pond or otherwise.

Thus, we respectfully request the Board's careful consideration of our request. A fence that is 18" higher will be an effective deterrent but would not impact the surrounding neighborhoods or village property as the entrance of our neighborhood is entirely hidden on a dead end of 35<sup>th</sup> street.

Thank you for your assistance and we remain willing and available to discuss with the Board.

Sincerely,

Abhishek Gurnani  
Secretary  
Templeton Reserve HOA

SCALE: 1"=60'  
DATE: FEB. 22, 20  
JOB NO: 250808D  
SHEET 1 OF 8

**REMARKS:**  
BE NO DIRECT ACCESS TO 35TH  
LOTS 1 OR 20. ALL ACCESS  
FROM TEMPLETON DRIVE.

AND DE) HEREBY GRANTED

WEST QUARTER SEC. 35-39-11

DESCRIPTION ON THIS PLAT IS THAT THE BEARINGS AND DISTANCES IN THE DEEDED LEGAL PROPERTY, IN ORDER TO BE OF TITLE, THE SURVEYOR HAS

ALTER THE DECIDED DESCRIPTION, DIMENSIONS AND DISTANCES CREATE A FIGURE.

BE MORE OR LESS.  
ACCESS TO 36TH STREET EXCEPT  
THROUGH ROAD AS SHOWN.  
ELEMENTS AND DISTANCES ARE SHOWN  
PARTS THEREOF.

[illegible]

COMPLETED WITHOUT VILLAGE  
OWNER OF THE PROPERTY  
EASEMENT AREA SHALL REMOVE  
WITHIN TEN (10) DAYS AFTER  
FROM THE VILLAGE. IF SUCH OWNER  
THE VILLAGE. IF SUCH OWNER  
VILLAGE OBSTRUCTION UPON TEN  
VILLAGE SHALL HAVE THE RIGHT  
REMOVAL AND, UPON COMPLETION  
FOR ALL OUT-OF-POCKET COSTS  
INCURRED IN CONNECTION WITH SUCH  
THIRTY (30) DAYS FROM THE DATE  
EXPENSES, FAILURE OF ANY SUCH  
EASEMENT SHALL AUTHORIZE THE  
PLACE LENS AGAINST PROPERTY  
OWNER FOR ITS COSTS INCURRED  
VILLAGE SAID LENS THROUGH A  
AVAILABLE LEGAL PROCEEDINGS

RETURN TO  
VILLAGE OF OAK BROOK  
1200 OAK BROOK F  
OAK BROOK, ILLINOIS

|                                                                                                                                                                          |                                                                                                           |                                                                                                        |                                                                                        |                                                      |                                                                                                       |                                                                                 |                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|
|  <b>ENGINEERING ASSOCIATES, INC.</b><br>CONSULTING ENGINEERS<br>SCIENTISTS & SURVEYORS | 35701 WEST AVENUE, SUITE 150<br>WARRENVILLE, ILLINOIS 60555<br>PHONE (630) 393-3060<br>FAX (630) 393-2152 | 501 W. STATE STREET, SUITE 203<br>GENEVA, ILLINOIS 60134<br>PHONE (630) 262-6869<br>FAX (630) 262-4698 | 10 S. RIVERSIDE PLAZA<br>SUITE 1800<br>CHICAGO, ILLINOIS 60606<br>PHONE (312) 683-0110 | DRAWN BY: A-J<br>CHECKED BY: B-W<br>APPROVED BY: B-S | CLIENT:<br>TK TEMPLETON RESERVE, LLC<br>ONE TOWER LANE, SUITE 2350<br>OAKBROOK TERRACE, IL 60181-4633 | TITLE:<br>FINAL PLAT OF SUBDIVISION<br>TEMPLETON RESERVE<br>OAK BROOK, ILLINOIS | SCALE: 1"=80'<br>DATE: FEB. 22, 2013<br>JOB NO: 2508080 |
|                                                                                                                                                                          |                                                                                                           |                                                                                                        |                                                                                        |                                                      |                                                                                                       |                                                                                 | SHEET 1 OF 8                                            |
|                                                                                                                                                                          |                                                                                                           |                                                                                                        |                                                                                        |                                                      |                                                                                                       |                                                                                 |                                                         |











**ITEM 8.A.1.**

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

**AGENDA ITEM**

Board of Trustees Regular Meeting  
of  
September 8, 2026

---

**SUBJECT:** Ordinance S-1753, An Ordinance Granting a Variation from Provisions of Section 13-6B.3.A of Title 13 ("Zoning Regulations") of the Village Code of the Village of Oak Brook Relative to the Lot Area Requirements

**FROM:** Rebecca Von Drasek, Development Services Director

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** I move that the Village Board concur with the recommendation from the Planning & Zoning Commission approving the requested variation to Section 13-6B.3.A of the Code for the properties located at 3608 and 3610 York Road to allow for a single-family home to replace two existing homes on the consolidated lot subject to the following:

- A. Final engineering approval prior to recording of the Final Plat;
- B. The Owner and all subsequent Owners of the Subject Property shall at all times comply with all applicable requirements of law, including without limitation, federal, state, and local laws, ordinances, resolutions, and regulations, relating to the Subject Property;
- C. Approval and adoption of this Ordinance by the Village Board and recording of the Final Plat by Village staff.
- D. Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.

**Background/History:**

York Real Estate LLC, owners of the properties, have submitted a petition requesting approval of a final plat of consolidation to combine two (2) existing parcels to create one lot consisting of approximately .79 acres (or 34,607 SF). The parcels are zoned R-2 Single Family Detached Residence District which has a minimum lot size of one acre.

The subject properties currently have two existing homes. The request is to consolidate the lots, following demolition of the homes, and construct a new single-family home. The minimum required lot area in the R-2 District is one acre (43,560 SF) the proposal to consolidate creates a lot of less than one-acre.

At their meeting on August 5, 2026, the Planning & Zoning Commission reviewed and deliberated on the petition. The discussion included a debate related to the notification requirements for a public hearing. Following the Commission discussion, the attorney for the property owner provided a written statement to the Village indicating their willingness to proceed in light of the P&Z Commission's concern related to the notice.

No members of the public spoke to the commission for or against the requested consolidation Plat or the Variation requested. The Planning & Zoning Commission discussed the Plat and asked about the reason(s) for the request. The questions were answered to the satisfaction of the Planning & Zoning Commission.

Finding that the applicant had satisfied the requirements for variation by a vote of 6 to 3, the Planning & Zoning Commission recommended approval of the requested variation, subject to conditions.

Ordinance S-1753 and the case file have been included with the Planning & Zoning Commission recommendation letter, providing additional information and details pertaining to the application.

**Recommendation:**

Staff recommends that the Village Board concur with the recommendation from the Planning & Zoning Commission and approve Ordinance S-1753, An Ordinance Approving a Lot Size Variation for the newly created lot of the Final Plat of the YR10 Resubdivision.

**Attachments:**

1. 2026-ZO-VAR-EX-S-1753
2. Exhibits for BOT 09082026

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THE VILLAGE OF OAK BROOK  
COOK AND DUPAGE COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER 2026-ZO-VAR-EX-S-1753

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AN ORDINANCE  
GRANTING A VARIATION FROM PROVISIONS OF SECTION  
13-6B-3.A OF TITLE 13 (“ZONING REGULATIONS”) OF THE  
VILLAGE CODE OF THE VILLAGE OF OAK BROOK RELATIVE  
TO THE LOT AREA REQUIREMENTS FOR THE PROPERTIES  
LOCATED AT 3608 & 3610 YORK ROAD IN THE VILLAGE OF  
OAK BROOK, ILLINOIS

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

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

Village Board

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Published in pamphlet form by authority of the  
President and the Board of Trustees of the Village of Oak Brook  
on this 8<sup>th</sup> day of September 2026

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ORDINANCE NO. 2026-ZO-VAR- S-1753

AN ORDINANCE  
GRANTING A VARIATION FROM PROVISIONS OF SECTION 13-6B-3.A OF TITLE 13  
("ZONING REGULATIONS") OF THE VILLAGE CODE OF THE VILLAGE OF OAK BROOK  
RELATIVE TO THE LOT AREA REQUIREMENTS FOR THE PROPERTIES LOCATED AT  
3608 & 3610 YORK ROAD IN THE VILLAGE OF OAK BROOK, ILLINOIS

PIN(s): 06-36-400-010 & 06-36-400-011

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

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

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

WHEREAS, Maria Vanessa Favia, Vanessa Favia LTD ("Applicant"), having the consent of York Real Estate, LLC ("Owner"), the owner of certain property commonly known as 3608 & 3610 York Road, Oak Brook, Illinois, and legally described in the attached Exhibit A (the "Subject Property"), has submitted a zoning variation request to allow the consolidated lot area of the Subject Property to be approximately 0.8 acres instead of the 1.0 acre minimum requirement of the R-2 Single-Family Detached Residence District ("Application");

WHEREAS, more specifically, Applicant is requesting a departure from Village Code to allow a consolidated lot area of approximately .79 acres (or 34,607 SF) in lieu of the 1 acre (or 43,560 SF) minimum lot size requirement as set forth in Section 13-6B-3.A of Title 13 the Village Code, which the Subject Property is otherwise required to adhere to;

WHEREAS, On August 5, 2026, the Village's Planning & Zoning Commission (the "Commission") conducted a duly noticed public hearing for the purpose of hearing and considering testimony on the Applicant's request for approval of the Applicant's request which resulted in overall positive findings and a recommendation to the Corporate Authorities for approval of the same, (the "Commission's Recommendation"; attached to this Ordinance as Exhibit B);

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

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



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

Section Two -- Approval. Subject to, and contingent on the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Corporate Authorities shall, and does hereby, approve a Variation to the Zoning Regulations as follows:

Variation to Section 13-6B-3.A of the Oak Brook Zoning Regulations to allow a consolidated lot size of approximately .79 acres (or 34,607 SF) in lieu of the 1 acre (or 43,560 SF) minimum lot size requirement for the Subject Property located within the Village's R-2 Single-Family Detached Residence Zoning District, as provided herein.

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

- A. Final engineering approval prior to recording of the Final Plat;
- B. The Owner and all subsequent Owners of the Subject Property shall at all times comply with all applicable requirements of law, including without limitation, federal, state, and local laws, ordinances, resolutions, and regulations, relating to the Subject Property;
- C. Approval and adoption of this Ordinance by the Village Board and recording of the Final Plat by Village staff.
- D. 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.

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

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

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

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

Section Eight -- Effective Date.

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

1. Passage by the President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The recordation of this Ordinance in the Office of the DuPage County Recorder. The Applicant will bear the full cost of this recordation. This Ordinance will be recorded against all lots comprising the Subject Property.

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

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

*[Remainder of page intentionally left blank; roll call vote to follow]*

PASSED THIS 8<sup>th</sup> day of September 2026.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

APPROVED THIS 8<sup>th</sup> day of September 2026.

\_\_\_\_\_  
LAURENCE E. HERMAN,  
Village President

ATTEST:

\_\_\_\_\_  
NETASHA SCARPINITI,  
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS. ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 3608 & 3610 York Road, Oak Brook, Illinois

PINs: PINs: 06-36-400-010 & 06-36-400-011

EXHIBIT B

COMMISSION'S RECOMMENDATION



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

August 17, 2026

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

Subject: Final Plat of Consolidation and Lot Area Variation

Dear Village President and Board of Trustees:

**Background**

At its meeting on August 5, 2026, the Planning & Zoning Commission completed its review and deliberations on a petition from Vanessa Favia, Vanessa Favia LTD, attorney for property owners of 3608 & 3810 York Road seeking approval of a final plat of consolidation and a lot area variation to build a single-family home.

Members discussed a possible notification deficiency that was later determined by Village Attorney that the notification seemed to be adequate. Vanessa Favia LTD also submitted in writing that they were willing to accept legal risk involved in the possible deficiency.

**Public Comment**

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

**Planning & Zoning Commission Recommendation**

By separate votes of 6-3, for each petition, the Planning & Zoning Commission recommended approval of the final plat of consolidation and lot area variation.

Very truly yours,

Wayne Ziemer  
Chairman  
Planning & Zoning Commission

## Re: Zoning & Planning Commission: Consolidation of 3610 and 3608 York Rd



Vanessa Favia <[REDACTED]>  
To: ✓ Cathy Chiarelli; ✓ Rama Raman

Retention Policy OakBrook-olderThan500Days (1 year, 4 months)



You forwarded this message on 8/7/2026 2:09 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



For a planning and commissions board meeting for the village of Oak Brook IL is notice proper to a n (2).docx  
36 KB

**CAUTION:** This email message originated from outside of the Village's email system. Do not click links

Hi Cathy and Rama,

I narrowed down the legal research, see attached.

**In addition, the application is wiling to take the legal risk. Please pass that on.**

Thank you!

Best,  
Vanessa Favia



Vanessa Favia | Attorney at Law  
425 W. Main St.  
St. Charles, IL 60174





MINUTES OF THE AUGUST 5, 2026  
REGULAR MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE  
VILLAGE OF OAK BROOK  
APPROVED AS WRITTEN/AMENDED ON

1. CALL TO ORDER:

CALL TO ORDER

The Meeting of the Planning & Zoning Commission was called to order by Chairman Wayne Ziemer at 6:30 p.m.

2. ROLL CALL:

ROLL CALL

Rama Raman called the roll with the following persons:

PRESENT: Chairman Wayne Ziemer, Vice Chairman Kenneth Wilczak (arrived 6:34), Members Jeff Bulin, Natalie Cappetta, Richard DiBernardo, Rahma Hasan, Baker Nimry, James Pontrelli and Marc Simon

IN ATTENDANCE: Village Attorney Michael Castaldo III, Director Rebecca Von Drasek and Village Planner Rama Raman

3. APPROVAL OF MINUTES

MINUTES

REGULAR PLANNING & ZONING COMMISSION MEETING OF JULY 1, 2026

JULY 1, 2026

Motion by Member Simon, seconded by Member Hasan to approve the minutes of the July 1, 2026 Regular Planning & Zoning Commission meeting as amended. VOICE VOTE: Motion Carried.

5. NEW BUSINESS

NEW BUSINESS

A. FINAL PLAT OF CONSOLIDATION – 3608 & 3610 YORK ROAD

FP CONSOLIDATION  
3608 & 3610 YORK RD

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

Planner Raman gave an overview of the petition.

Vanessa Favia, Vanessa Favia, LTD, attorney for the applicant displayed an aerial image of the properties and explained that the combined lots would be approximately .8 acres instead of the required 1 acre in the R-2 District. She said the owner would build a custom single-family home on the consolidated lots and comply with all other village zoning regulations.

Ms. Favia reviewed the variation standards that were also submitted in the case file.



Member Cappetta explained a notification deficiency that she found in the application materials. She was concerned that a resident letter had gone to the past tax parcel owner of 504 Wennes Court.

Director Von Drasek mentioned that the tax bills may not be updated quickly when deeds are transferred. She noted other forms of notification including the Daily Herald newspaper and public hearing signs on properties.

Director Von Drasek, Attorney Castaldo III and members discussed the notification issue and expressed different opinions of any deficiency.

Member Bulin asked when the current structures would be demolished. He mentioned teens often occupied the buildings and police had been called several times.

Director Von Drasek explained re-noticing and postponing the public hearing would delay any demolition.

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

1. Final engineering review and approval.
2. Recording of the document by Village Staff.
3. Confirmation if there was notification deficiency.

ROLL CALL:

Ayes: 6 – Chairman Ziemer, Members Bulin, DiBernardo, Hasan, Nimry and Simon. Motion carried.

Nayes: 3 Vice Chairman Wilczak, Members Cappetta and Pontrelli

5.

B. LOT AREA VARIATION – 3608 & 3610 YORK ROAD

LOT AREA VAR  
3608 & 3610 YORK  
RD

Motioned by Member Hasan, seconded by Member Simon to recommend approval of the lot area variation, subject to the following conditions:

1. 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.”
2. Recording of the document by Village Staff.
3. Confirmation if there was notification deficiency.

ROLL CALL:

Ayes: 6 – Chairman Ziemer, Members Bulin, DiBernardo, Hasan, Nimry and Simon. Motion carried.

Nayes: 3 - Vice Chairman Wilczak, Members Cappetta and Pontrelli

UNFINISHED BUSINESS

4.

A. FINAL PLAT OF SUBDIVISION OAK BROOK RESERVE – 2715, 2815, 2915 JORIE BLVD – REVIEWED AFTER NEW BUSINESS

FP SUB OAK BROOK  
RESERVE 2715, 2815,  
2915 JORIE BLVD

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

Director Von Drasek explained that the Board of Trustees sent the item back to the Planning & Zoning Commission for further review with additional information after being unanimously recommended by the P&Z on June 3<sup>rd</sup>.

Peter Friedman, Elrod Friedman LLP, 350 N Clark St, Chicago presented a PowerPoint emphasizing two issues the Village Board had. One was the irregular lot shape and the previous zoning approvals on the properties. He confirmed there were no plans to sell any of the proposed properties or to construct any additional buildings on the properties.

Mr. Friedman believed that the application satisfied all applicable subdivision and zoning standards, thereby constituting approval of the subdivision. He said that all previous approved ordinances run with the land and therefore will continue to apply to the land and all proposed lots. If any future development were to be proposed, the applicant must apply to the Planning & Zoning Commission for a public hearing.

Mr. Friedman explained the intent of the three-parcel subdivision:

- Allocate maintenance costs to the three primary businesses occupying one of the existing lots.
- Establish a Property Owner's Association to govern the shared property features and cost-sharing relationships.
- Estate planning purposes.

Mr. Friedman objected to the Village's recommended condition requiring the remaining 619,146 square feet of building area, referenced in prior ordinances as the maximum building area—to be reallocated among the three lots. He felt it did not apply

**VILLAGE OF OAK BROOK**  
**Planning & Zoning Commission**

**STAFF REPORT**

**DATE:** July 30, 2026

**CASE NO:** 2026-9-SR-FP & 2026-12-ZO-VAR

**DESCRIPTION:** Final Plat – Plat of Consolidation to combine two (2) lots into one lot. Variation for a final lot of less than required lot size.

**PETITIONER:** Maria Vanessa Favia  
425 West Main Street  
St. Charles, IL 60174

**ADDRESS:** 3608 & 3610 York Road

**EXISTING ZONING:** R-2 Single-Family Detached Residence District

**ZONING/USE OF SURROUNDING PROPERTY:**

**North:** R-2, Single-Family Detached Residence District, single-family homes.

**South:** Same. Luthin Road is to the immediate south of the property.

**East:** R-3, Single-Family Detached Residence District, single-family homes. York Road is to the immediate east of the property.

**West:** Same

**DISCUSSION:** Maria Vanessa Favia, Vanessa Favia LTD with the consent of the property owner, has submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. The applicant is additionally requesting a variation for the lot size requirement for R-2 zoning district. When combined, a single lot of approximately .79 acres (or 34,607 SF) will be created.

Property at 3608 York Road has a single-family residence and property at 3610 York Road has a single-family residence with a detached garage. The minimum required lot area in the R-2 district is 1 acre (or 43,560 SF). The proposal complies with other Subdivision and Zoning Ordinance regulations.

**STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION  
FINAL PLAT – CONSOLIDATION  
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR**

**STAFF COMMENTS:**

- The property was annexed into the Village of Oak Brook in October, 1962.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 34,607 SF.
- The proposal does not meet the minimum lot size requirement for the R-2 Single-Family Detached Residence District; however, it complies with the district's lot frontage and setback standards. The applicant is requesting a zoning variation to allow a reduced lot size. The existing homes on the subject lots are in disrepair, and combining the lots will not increase residential density within the District. Furthermore, larger lots are generally more desirable for providing additional open space and improving overall neighborhood character.
- The side and rear property lines abut R-2, Single-Family Detached Residence District.
- The proposed consolidated lot will have one address, 3610 York Road.
- Staff notes that relief will be given to the following items as they are not required as a part of the lot consolidation:
  - Street and pavement width. Relief from Section 14-6-3(A)(2) of the Village Code to allow the pre-existing streets.
  - Curb and gutter. Relief from Section 14-6-3(A)(3) of the Village Code requirement of curbs and gutters.
  - Street lighting. Relief from Section 14-6-3(F) of the Village Code to provide street lighting.
- A bike path easement should be included on the Final Plat. An easement was granted as part of the approval of the subdivision directly south of Luthin, in addition it is called for within the Village's Shared-Use Path Plan.

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

**RESPONSIBILITIES OF HEARING BODIES:**

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

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:

**STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION  
FINAL PLAT – CONSOLIDATION  
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR**

**“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 3608 & 3610 York Road Consolidation Plat, 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 final plat of consolidation complies with the Village’s comprehensive plan, zoning ordinance, and the subdivision regulations, I would ask that the Commission provide an affirmative recommendation to approve the Plat of Consolidation subject to the following below. If the P&Z Commission is of the opinion that the applicant has satisfied the requirements for the

**STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION  
FINAL PLAT – CONSOLIDATION  
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR**

requested variations to the R-2 Zoning District Regulations, a recommendation would be in order to approve the request subject to the following conditions:

- 1) Final engineering review and approval.
- 2) Recording of the document by Village Staff.
- 3) 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.”

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

Respectfully Submitted,



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Rama Raman  
Village Planner

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, August 5, 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, Attorney Vanessa Favia, LTD with authorization from the owner, seeking a variation from the lot area 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 a final plat of consolidation for two parcels. In addition to the consolidation, they are seeking a variation to allow the consolidated lot to be approximately .8 acres instead of the 1-acre requirement in the R-2 District. Parcels are 3608 and 3610 York Road, Oak Brook, IL, 60523 with PINs are as follows:

PIN: 06-36-400-010 and PIN: 06-36-400-011

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 in Daily Herald July 20, 2026 (338382)

## 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 07/20/2026

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 # 338382 \*DUPAGE\*



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

July 20, 2026

Dear Resident:

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

**MEETING DATE AND INFORMATION:**

Planning & Zoning Commission\* ..... 6:30 p.m., Wednesday, August 5, 2026

Board of Trustees Meeting..... 7:00 p.m., Tuesday, September 8, 2026\*\*\*

\*Public Hearing Body – Variation

\*\*\* Pending P&Z

The application has been filed by:

Vanessa Favia  
Vanessa Favia LTD  
425 W Main St  
St. Charles, IL 60174

The property in question is located at:

3608 and 3610 York Rd  
Oak Brook, IL 60523

Relationship of applicant to property:

Representative

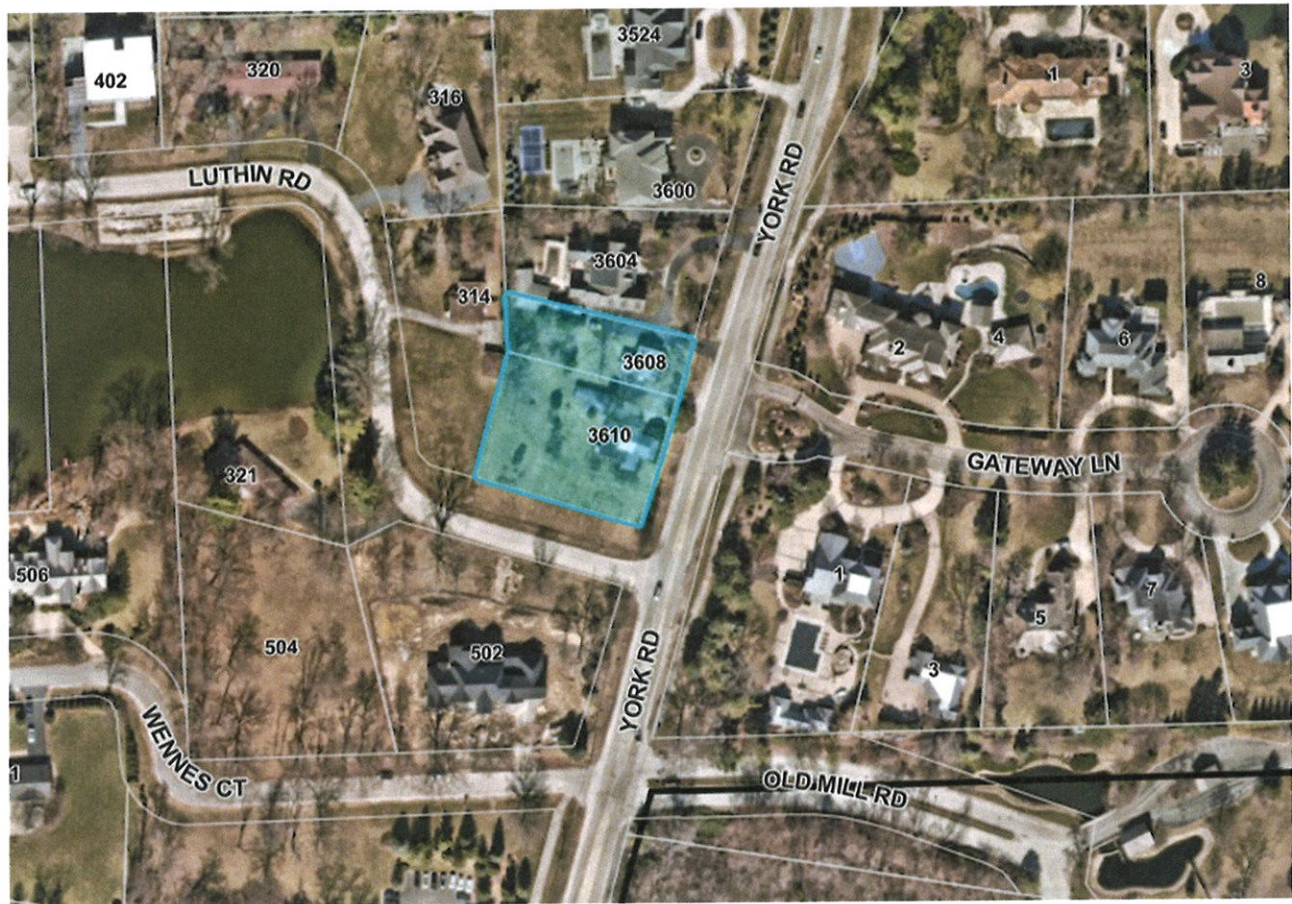
The petitioner is requesting a final plat of consolidation for two parcels. In addition to the consolidation, they are seeking a variation to allow the consolidated lot to be approximately .8 acres instead of the 1-acre requirement in the R-2 District.

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

Sincerely,

  
Rebecca Von Drasek  
Development Services Director  
RV/cc





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

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

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



## Record No: PZ-26-5

Planning & Zoning  
Application

Status: Active

Submitted On: 7/10/2026

## Primary Location

3608 YORK RD  
OAK BROOK, IL 60523

## Owner

YORK REAL ESTATE LLC  
1519 W WARREN BLVDUNIT  
503 PM CHICAGO , IL 60607

## Applicant

 Maria Vanessa Favia



425 West Main Street  
St. Charles, IL 60174

## Project Information

Type of Property\*

Residential

Zoning Ordinance Type\*

Variation

Date Filed\*

07/08/2026

Property Interest of the Applicant\*

Agent

Owner of Record\*

York Real Estate, LLC

Phone\*

6309308295

Address\*

1519 W WARREN BLVD, UNIT 503  
PMB101

City, State, Zip\*

Chicago, IL 60607

Is the property in Trust?\*

No

Number of Street Frontages for Public Hearing  
Signs\*

2



Intended Meeting Date\*

08/05/2026

## Property Information

**Subdivision\***

Fullersburg Woods

**Zoning District\***

R-2 Single-Family

**Zoning Ordinance Section (see title 13 in Village Code)**

Title 13

**Proposed Use/Action Requested\***

Variance to allow consolidated lot to comply with the lot size requirement for the R-2 District (1-acre).

**Location and Legal Address**

3608 York Rd. Oakbrook, IL

**Permanent Parcel Number\***

636400010

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## 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. \***

Agreed

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

Agreed

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

Agreed

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

Agreed

---

## 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.\*

✓ Maria Vanessa Favia  
Jul 8, 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.\*

✓ Maria Vanessa Favia  
Jul 8, 2026

## **Village of Oak Brook**

### **Variation Standards Responses**

Property: 3608 & 3610 York Road, Oak Brook, Illinois

Requested Relief: Variation from the minimum one-acre lot area requirement in the R-2 District.

Petitioner: York Real Estate LLC

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

The requested variation is necessary to permit the Property to be developed as a single, consolidated homesite improved with one custom single-family residence. As consolidated, the Property contains approximately 41,104 square feet (0.94 acres), falling short of the one-acre (43,560 square foot) minimum by approximately 2,456 square feet, or roughly 5.6%. Denial of the requested relief would prevent reasonable use of the Property in the manner proposed, despite the fact that the proposed residence otherwise complies in full with the applicable setback, building coverage, and lot coverage regulations of the R-2 District. The requested relief is limited solely to the minimum lot area requirement and will allow the Property to be improved in a manner consistent with the surrounding neighborhood and the intent of the R-2 District.

#### **2. The plight of the owner is due to unique circumstances.**

The requested variation arises from the unique circumstances of this property. The owner proposes to consolidate two adjoining residential lots into one unified homesite for the construction of a single custom residence. The resulting lot contains less than the minimum one-acre lot area required in the R-2 District, creating the need for the requested variation. These circumstances are unique to this property and are not generally applicable to other properties within the district.

#### **3. The variation, if granted, will not alter the essential character of the locality.**

Granting the requested variation will not alter the essential character of the neighborhood. The proposal replaces an older residence with one high-quality custom home designed to complement the surrounding residential development. The project does not introduce additional density or any non-residential use. Instead, it creates one cohesive estate homesite that is consistent with the existing character of the surrounding neighborhood.

**4. 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 carried out.**

Strict application of the one-acre minimum lot area requirement would prevent development of the consolidated Property as proposed, despite the fact that the project otherwise complies with every other applicable dimensional requirement of the R-2 District, including the required 40-foot front, side, and rear yard setbacks and the maximum building and lot coverage limits. The requested variation is limited solely to the minimum lot area requirement and will permit construction of a single-family residence that is compatible with surrounding development. The hardship is not merely one of convenience: it results from the particular configuration of the two adjoining parcels of record that, once unified into a single homesite, yield a lot approximately 2,456 square feet, or about 5.6%, short of the one-acre minimum.

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

The basis for this request is specific to the subject property and results from the consolidation of these two adjoining parcels into one residential homesite. The circumstances giving rise to the request are unique to this property and are not conditions generally applicable to other R-2 properties within the Village.

**6. 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.**

Granting the requested variation will not adversely affect the public welfare or neighboring properties. The proposal creates one single-family residence where two separate residential lots currently exist, thereby reducing the potential intensity of development that could otherwise occur if the parcels were improved separately. The proposed residence will comply with the applicable 40-foot setback, 20% maximum building coverage, and 37.5% maximum lot coverage requirements of the R-2 District, and the requested relief is limited to the minimum lot area requirement. This represents a less intensive use of the Property than would otherwise be possible and is consistent with the low-density residential character of the R-2 District.

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

The requested variation will have no adverse impact on light, air, public safety, or neighboring property values. The proposed residence has been designed to comply with the applicable 40-foot setback requirements on all sides, preserving appropriate spacing between homes, as well as the applicable building and lot coverage limits. The project will not increase density or create additional traffic or public safety concerns. Construction of a high-quality custom residence is



expected to enhance the Property and remain compatible with surrounding residential development.

**8. 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 to maximize economic return. Rather, it is to permit the consolidation of two residential lots into one homesite for construction of a single custom residence. The proposal reduces, rather than increases, development intensity and is intended to improve the overall character and appearance of the property while maintaining compatibility with the surrounding neighborhood.

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

The requested variation is not sought to create additional development potential or to circumvent the purposes of the Zoning Ordinance. The combined area of the two parcels comprising the Property is approximately 41,104 square feet, below the one-acre minimum regardless of how those parcels are configured or divided; the shortfall is therefore a function of the parcels' pre-existing size, not of Petitioner's decision to unify them. By consolidating the two parcels into a single homesite governed by one set of zoning standards, Petitioner has reduced, rather than created, the degree of nonconformity that would otherwise exist, replacing two separate substandard lots with one cohesive, appropriately-scaled lot improved with a single residence. The requested relief is limited to the minimum lot area requirement and is necessary to permit the proposed redevelopment of the Property in a manner that is compatible with the surrounding neighborhood.



**VANESSA FAVIA LTD**  
ATTORNEYS AT LAW

**Vanessa Favia**  
**Blake Austin Culver**  
**Anne Hasa**  
**Megan Wagner Cox**  
**Brittany Rogalla**

Office: 331-223-4LAW (4529)  
Fax: 331-901-5288  
info@VF.legal  
www.VF.legal

July 10, 2026

**VIA ELECTRONIC PORTAL**

Village of Oak Brook  
Development Services Department  
Planning & Zoning Commission  
1200 Oak Brook Road  
Oak Brook, Illinois 60523

**RE: Letter of Explanation / Narrative in Support of Subdivision and Variation**

**Property:** 3608 & 3610 York Road, Oak Brook, Illinois

**Petitioner:** York Real Estate LLC

Dear Members of the Planning & Zoning Commission:

This firm represents York Real Estate LLC ("Petitioner"), the owner of the above-referenced properties, in connection with its applications for approval of a subdivision to consolidate two existing residential lots into a single zoning lot and for a variation from the minimum lot area requirement applicable to the R-2 Single-Family Residence District.

**Background**

The Petitioner owns two adjoining residential parcels located at 3608 and 3610 York Road. The purpose of the proposed subdivision is to combine these two parcels into one unified residential homesite for the construction of a single custom residence.

As part of the redevelopment, one existing residence will be removed and replaced with a new custom home designed to be consistent with the character and quality of surrounding residential development. Architectural plans have been submitted with this application and depict a high-quality single-family residence utilizing premium exterior materials and traditional architectural design.





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**Anne Hasa**  
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Fax: 331-901-5288  
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### **Requested Relief**

During the Village's review of the subdivision application, it was determined that the consolidated parcel will contain less than the minimum one-acre lot area required within the R-2 Zoning District. Accordingly, the Petitioner respectfully requests a variation from the minimum lot area requirement to permit the consolidated parcel as proposed.

The requested variation is limited solely to the minimum lot area requirement. No use variation is requested, and no additional zoning relief is being sought.

### **Basis for the Request**

The proposed subdivision and variation further the purposes of the Village's zoning regulations by creating a single, unified homesite for one custom single-family residence. Rather than increasing development intensity, the proposal reduces the potential intensity of development by replacing two separate residential lots with one estate-sized homesite improved with a single residence.

The proposed project does not increase residential density, create additional dwelling units, or alter the residential character of the surrounding neighborhood. Instead, it eliminates an interior lot line and allows for construction of one thoughtfully designed home that is compatible with neighboring properties and the overall character of the R-2 District.

Except for the minimum lot area requirement, the proposed development has been designed to comply with the applicable zoning regulations governing residential development. The requested variation is therefore narrowly tailored and represents the minimum relief necessary to permit the proposed redevelopment of the consolidated property.

Approval of the requested variation will facilitate the redevelopment of the property with one high-quality custom residence while preserving the residential character of the neighborhood and advancing the orderly development of the Property.

### **Conclusion**

For the foregoing reasons, the Petitioner respectfully requests that the Planning & Zoning Commission recommend approval, and that the Village Board ultimately approve, the



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Office: 331-223-4LAW (4529)  
Fax: 331-901-5288  
info@VF.legal  
www.VF.legal

proposed subdivision and the requested variation from the minimum lot area requirement of the R-2 Zoning District.

Thank you for your consideration of this application.

Respectfully submitted,

**VF LAW, LTD.**



**Vanessa Favia**  
Attorney for Petitioner

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](http://www.dupagecounty.gov/treasurer)  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



06-36-400-010  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

1

| ON OR BEFORE: | PAY:             |
|---------------|------------------|
| JUN 01, 2026  | 3,173.53         |
| PAYING LATE?  | PAY THIS AMOUNT: |
| JUN 2 THRU 30 | 3,173.53         |
| JUL 1 THRU 31 | 3,220.43         |
| AUG 1 THRU 31 | 3,267.33         |
| SEP 1 THRU 30 | 3,314.23         |
| OCT 1 THRU 31 | 3,361.13         |
| NOV 1 THRU 18 | 3,408.03         |

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

1063640001066109000031266381

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](http://www.dupagecounty.gov/treasurer)  
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



06-36-400-010  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

2

| ON OR BEFORE:   | PAY:             |
|-----------------|------------------|
| SEP 01, 2026    | 3,126.63         |
| PAYING LATE?    | PAY THIS AMOUNT: |
| SEP 2 THRU 30   | 3,173.53         |
| OCT 1 THRU 31   | 3,220.43         |
| * NOV 1 THRU 18 | 3,277.33         |

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

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.  
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☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 18, 2026

2063640001066109000031266382

| Rate 2024 | Tax 2024 | Taxing District      | Rate 2025 | Tax 2025 |
|-----------|----------|----------------------|-----------|----------|
|           |          | ** COUNTY **         |           |          |
| 0.0832    | 101.72   | COUNTY OF DU PAGE    | 0.0775    | 102.18   |
| 0.0165    | 20.18    | PENSION FUND         | 0.0152    | 20.04    |
| 0.0250    | 30.56    | HEALTH DEPARTMENT    | 0.0276    | 36.40    |
| 0.0114    | 13.94    | PENSION FUND         | 0.0062    | 8.18     |
| 0.1213    | 148.28   | FOREST PRESERVE DIST | 0.1165    | 153.62   |
| 0.0097    | 11.86    | PENSION FUND         | 0.0064    | 8.44     |
| 0.0122    | 14.92    | DU PAGE AIRPORT AUTH | 0.0113    | 14.90    |
|           |          | ** LOCAL **          |           |          |
| NO LEVY   | 0.00     | DU PAGE WATER COMM   | NO LEVY   | 0.00     |
| 0.0425    | 51.96    | YORK TOWNSHIP        | 0.0412    | 54.32    |
| 0.0020    | 2.44     | PENSION FUND         | 0.0018    | 2.38     |
| NO LEVY   | 0.00     | YORK TWP MENTAL HLTH | 0.0165    | 21.76    |
| 0.0443    | 54.16    | YORK TWP ROAD        | 0.0430    | 56.70    |
| 0.0008    | 0.98     | PENSION FUND         | 0.0005    | 0.66     |
| NO LEVY   | 0.00     | VLG OF OAK BROOK     | NO LEVY   | 0.00     |
| 0.2842    | 347.42   | OAK BROOK PARK DIST  | 0.2724    | 359.20   |
| 0.0219    | 26.78    | PENSION FUND         | 0.0218    | 28.74    |
| NO LEVY   | 0.00     | FLAGG CRK WATER REC  | NO LEVY   | 0.00     |
|           |          | ** EDUCATION **      |           |          |
| 2.4215    | 2,960.34 | GRADE SCHL DIST 181  | 2.2855    | 3,013.68 |
| 0.0434    | 53.06    | PENSION FUND         | 0.0686    | 90.46    |
| 1.5964    | 1,951.64 | HIGH SCHOOL DIST 86  | 1.5317    | 2,019.72 |
| 0.0366    | 44.74    | PENSION FUND         | 0.0299    | 39.42    |
| 0.1794    | 219.32   | COLLEGE DU PAGE 502  | 0.1687    | 222.46   |
|           |          | ** TIF **            |           |          |

Mailed to:  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

Property Location:  
3608 YORK RD  
OAK BROOK IL 60521

Township Assessor:

YORK  
630-627-3354

Tax Code:  
6109

Property Index Number:  
06-36-400-010

|                               |           |
|-------------------------------|-----------|
| TIF Frozen Value              |           |
| Fair Cash Value               | 395,600   |
| Land Value                    | 68,327    |
| + Building Value              | 63,534    |
| = Assessed Value              | 131,861 * |
| x State Multiplier            | 1.0000    |
| - Equalized Value             | 131,861   |
| - Residential Exemption       |           |
| - Senior Exemption            |           |
| - Senior Freeze               |           |
| - Disabled Veteran            |           |
| - Disability Exemption        |           |
| - Returning Veteran Exemption |           |
| - Home Improvement Exemption  |           |
| - House Abatement             |           |
| = Net Taxable Value           | 131,861   |
| x Tax Rate                    | 4.7423    |
| = Total Tax Due               | 6,253.26  |
| - Less Advance Payment        |           |
| - Commercial Abatement        |           |
| + PACE Reimbursement          |           |
| = Net Due as of 06/15/26      | 6,300.16  |

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

\* S OF A FACTOR 1.0786

1st INST DUE ON June 01, 2026  
2nd INST DUE ON September 01, 2026



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

4.9523 6,054.30 TOTALS 4.7423 6,253.26

2024 122,252 Assessed Value 2025 131,861

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



06-36-400-011  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

1

| ON OR BEFORE: | PAY:             |
|---------------|------------------|
| JUN 01, 2026  | 5,542.57         |
| PAYING LATE?  | PAY THIS AMOUNT: |
| JUN 2 THRU 30 | 5,542.57         |
| JUL 1 THRU 31 | 5,624.48         |
| AUG 1 THRU 31 | 5,706.39         |
| SEP 1 THRU 30 | 5,788.30         |
| OCT 1 THRU 31 | 5,870.21         |
| NOV 1 THRU 18 | 5,952.12         |

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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

1063640001146109000054606621

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



06-36-400-011  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

2

| ON OR BEFORE:   | PAY:             |
|-----------------|------------------|
| SEP 01, 2026    | 5,460.66         |
| PAYING LATE?    | PAY THIS AMOUNT: |
| SEP 2 THRU 30   | 5,542.57         |
| OCT 1 THRU 31   | 5,624.48         |
| * NOV 1 THRU 18 | 5,716.39         |

\*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

2063640001146109000054606622

| Rate 2024 | Tax 2024 | Taxing District      | Rate 2025 | Tax 2025 |
|-----------|----------|----------------------|-----------|----------|
|           |          | ** COUNTY **         |           |          |
| 0.0832    | 177.16   | COUNTY OF DU PAGE    | 0.0775    | 178.48   |
| 0.0165    | 35.14    | PENSION FUND         | 0.0152    | 35.00    |
| 0.0250    | 53.24    | HEALTH DEPARTMENT    | 0.0276    | 63.56    |
| 0.0114    | 24.28    | PENSION FUND         | 0.0062    | 14.28    |
| 0.1213    | 258.28   | FOREST PRESERVE DIST | 0.1165    | 268.30   |
| 0.0097    | 20.66    | PENSION FUND         | 0.0064    | 14.74    |
| 0.0122    | 25.98    | DU PAGE AIRPORT AUTH | 0.0113    | 26.02    |
|           |          | ** LOCAL **          |           |          |
| NO LEVY   | 0.00     | DU PAGE WATER COMM   | NO LEVY   | 0.00     |
| 0.0425    | 90.50    | YORK TOWNSHIP        | 0.0412    | 94.88    |
| 0.0020    | 4.26     | PENSION FUND         | 0.0018    | 4.14     |
| NO LEVY   | 0.00     | YORK TWP MENTAL HLTH | 0.0165    | 38.00    |
| 0.0443    | 94.32    | YORK TWP ROAD        | 0.0430    | 99.02    |
| 0.0008    | 1.70     | PENSION FUND         | 0.0005    | 1.16     |
| NO LEVY   | 0.00     | VLG OF OAK BROOK     | NO LEVY   | 0.00     |
| 0.2842    | 605.14   | OAK BROOK PARK DIST  | 0.2724    | 627.34   |
| 0.0219    | 46.64    | PENSION FUND         | 0.0218    | 50.20    |
| NO LEVY   | 0.00     | FLAGG CRK WATER REC  | NO LEVY   | 0.00     |
|           |          | ** EDUCATION **      |           |          |
| 2.4215    | 5,156.10 | GRADE SCHL DIST 181  | 2.2855    | 5,263.42 |
| 0.0434    | 92.42    | PENSION FUND         | 0.0686    | 157.98   |
| 1.5964    | 3,399.20 | HIGH SCHOOL DIST 86  | 1.5317    | 3,527.44 |
| 0.0366    | 77.94    | PENSION FUND         | 0.0299    | 68.86    |
| 0.1794    | 382.00   | COLLEGE DU PAGE 502  | 0.1687    | 388.50   |
|           |          | ** TIF **            |           |          |

Mailed to:  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

Property Location:  
3610 YORK RD  
OAK BROOK IL 60523

Township Assessor:  
YORK  
630-627-3354

Tax Code:  
6109

Property Index Number:  
06-36-400-011

|                               |           |
|-------------------------------|-----------|
| TIF Frozen Value              |           |
| Fair Cash Value               | 715,000   |
| Land Value                    | 151,959   |
| + Building Value              | 86,337    |
| = Assessed Value              | 238,296 * |
| x State Multiplier            | 1.0000    |
| - Equalized Value             | 238,296   |
| - Residential Exemption       | 8,000     |
| - Senior Exemption            |           |
| - Senior Freeze               |           |
| - Disabled Veteran            |           |
| - Disability Exemption        |           |
| - Returning Veteran Exemption |           |
| - Home Improvement Exemption  |           |
| - House Abatement             |           |
| = Net Taxable Value           | 230,296   |
| x Tax Rate                    | 4.7423    |
| = Total Tax Due               | 10,921.32 |
| - Less Advance Payment        |           |
| - Commercial Abatement        |           |
| + PACE Reimbursement          |           |
| = Net Due as of 06/15/26      | 11,003.23 |

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

\* S OF A FACTOR 1.0786

1st INST DUE ON June 01, 2026  
2nd INST DUE ON September 01, 2026



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

4.9523 10,544.96 TOTALS 4.7423 10,921.32

2024 220,930 Assessed Value 2025 238,296

## NAMES OF SURROUNDING PROPERTY OWNERS

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

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

[illegible]

(Attach additional sheets if necessary)

## 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.

*Applicant certifies that the York Township Assessor's office advised that there are no surrounding property owners located within the required 250-foot notification area for the subject property located at 3608 & 2610 York Rd., Oak Brook, IL. Accordingly, no neighboring property owners or mailing labels are required. (630-627-3354)*

York Real Estate LLC , By Ali Asmi

Printed Name of Owner

M. Vanessa Favia

Printed Name of Applicant

Signature of Owner

6/16/2026

Date



Signature of Applicant

6/16/2026

Date

### ***BILL TO INFORMATION:***

York Real Estate LLC

Print Name/Company

Ali Asmi

Contact Person

773-610-6228

Contact Phone

1519 W. Warren Blvd Unit 503 PMB 101, Chicago, IL 60607

Address To be Billed

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.

## eSignature Details

---

|                   |                                 |
|-------------------|---------------------------------|
| <b>Signer ID:</b> | <b>EH7ygH8DntbABn53fywSVWYX</b> |
| Signed by:        | Ali Asmi                        |
| Sent to email:    | [REDACTED]                      |
| IP Address:       | 172.56.17.151                   |
| Signed at:        | Jun 16 2026, 8:40 am CDT        |

CHGO TITLE LAND TR CO  
16 IROQUOIS  
CLARENDON HILLS, IL 60514

BRILLIANT MANAGEMENT LLC  
133 RUMSEY PL  
WESTMONT, IL 60559

REVELLOTIS, GEORGE M  
2 GATEWAY LN  
OAK BROOK, IL 60523

RAGHUVIR, RASHMI & R  
3600 YORK RD  
OAK BROOK, IL 60523

ABDELHADY, K & S AWAD  
1 OAK CT  
OAK BROOK, IL 60523

BARBARA, FRED B  
1 GATEWAY LN  
OAK BROOK, IL 60523

3702 S YORK RD LLC  
4 YORK LAKE CT  
OAK BROOK, IL 60523

WELLS, ANDREW & REBECCA  
3516 YORK RD  
OAK BROOK, IL 60523

WOLLENSAK, DANIEL & ALYCE  
3604 YORK RD  
OAK BROOK, IL 60523

TR #9002346770  
3824 YORK RD 2ND FLOOR  
OAK BROOK, IL 60523

BARBARA, FRED B  
1 GATEWAY LN  
OAK BROOK, IL 60523

GIRGIS, RITA K  
506 WENNES CT  
OAK BROOK, IL 60523

ANEES, NAUMAN & RABYA  
3524 YORK RD  
OAK BROOK, IL 60523

LOVELACE, JAMES & ANNETTE  
2 MILL GATE LN  
OAK BROOK, IL 60523

GIRGIS, RITA K  
506 WENNES CT  
OAK BROOK, IL 60523

TRAGAS, L & A VALENCIANO  
5 GATEWAY LN  
OAK BROOK, IL 60523

RETZEL, DOROTHY F  
16 IROQUOIS DR  
CLARENDON HILLS, IL 60514

GATEWAY HOMEOWNERS ASSN  
224 POWELL AVE  
CLARENDON HILLS, IL 60514

HADDEN, PAUL  
316 LUTHIN RD  
OAK BROOK, IL 60523

CTLTC NS11-12497  
3824 YORK RD  
OAK BROOK, IL 60523

BULIN, JEFFREY J  
320 LUTHIN RD  
OAK BROOK, IL 60523

GRAUE MILL HOMEOWNERS  
115 S VINE ST  
HINSDALE, IL 60521

FOREST PRESERVE DIST  
P O BOX 5000  
WHEATON, IL 60189



# SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-36-400-011
2. Common Address: 3610 York Rd, Oakbrook, 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](mailto:cchiarelli@oak-brook.org)

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

06-36-400-011; 3610 York Rd, Oakbrook, IL 60523

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

Atty Favia also reviewed the Fidelity title commitment from the closing in 2025 Vicky

Atty Favia handled the closing in 2025.

Only First name of Contact is required.

Date called:

June 16th, 2026

I verify that the information provided above is accurate.

M. Vanessa Favia

Printed Name

  
Signature

Date

June 16, 2026

Relationship to Applicant:

Attorney Agent for the property owner

LEGEND FOR SURVEY LINES

● FOUND IRON ROD  
○ FOUND IRON PIPE  
+ FOUND CROSS IN CONCRETE  
--- BOUNDARY LINE  
--- EXISTING PROPERTY LINE  
--- CENTER LINE  
--- RIGHT-OF-WAY LINE  
--- BUILDING SETBACK LINE  
--- EXISTING EASEMENT LINE  
--- PROPOSED EASEMENT LINE

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 SANITARY 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.

ADDRESS: 3608 YORK ROAD,  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED 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 \_\_\_\_, 20\_\_

\_\_\_\_NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, \_\_\_\_\_, AS OWNER OF THE PROPERTY DESCRIBED AS THE YR10 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:

| LOT NUMBER(S) | ELEMENTARY | HIGH SCHOOL | COMM COLLEGE          |
|---------------|------------|-------------|-----------------------|
| 1             | DIST. 181  | DIST. 86    | COLLEGE OF DUPAGE 502 |

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
3608 YORK ROAD

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_TREASURER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

I, BRIAN MALONE, A REGISTERED ILLINOIS LAND SURVEYOR NUMBER 035.003974, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

DATED AT \_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

REGISTERED ILLINOIS LAND SURVEYOR \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003974

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



LICENSE EXPIRES 11/30/26  
PROFESSIONAL DESIGN FIRM NO. 184.005285-0010

ABBREVIATIONS

P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT  
REC. RECORD MEASUREMENT  
MEAS. MEASURED MEASUREMENT

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER FLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_, AND WAS RECORDED IN BOOK \_\_\_\_ OF PLATS ON PAGE \_\_\_\_

\_\_\_\_RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 PROBUD 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.

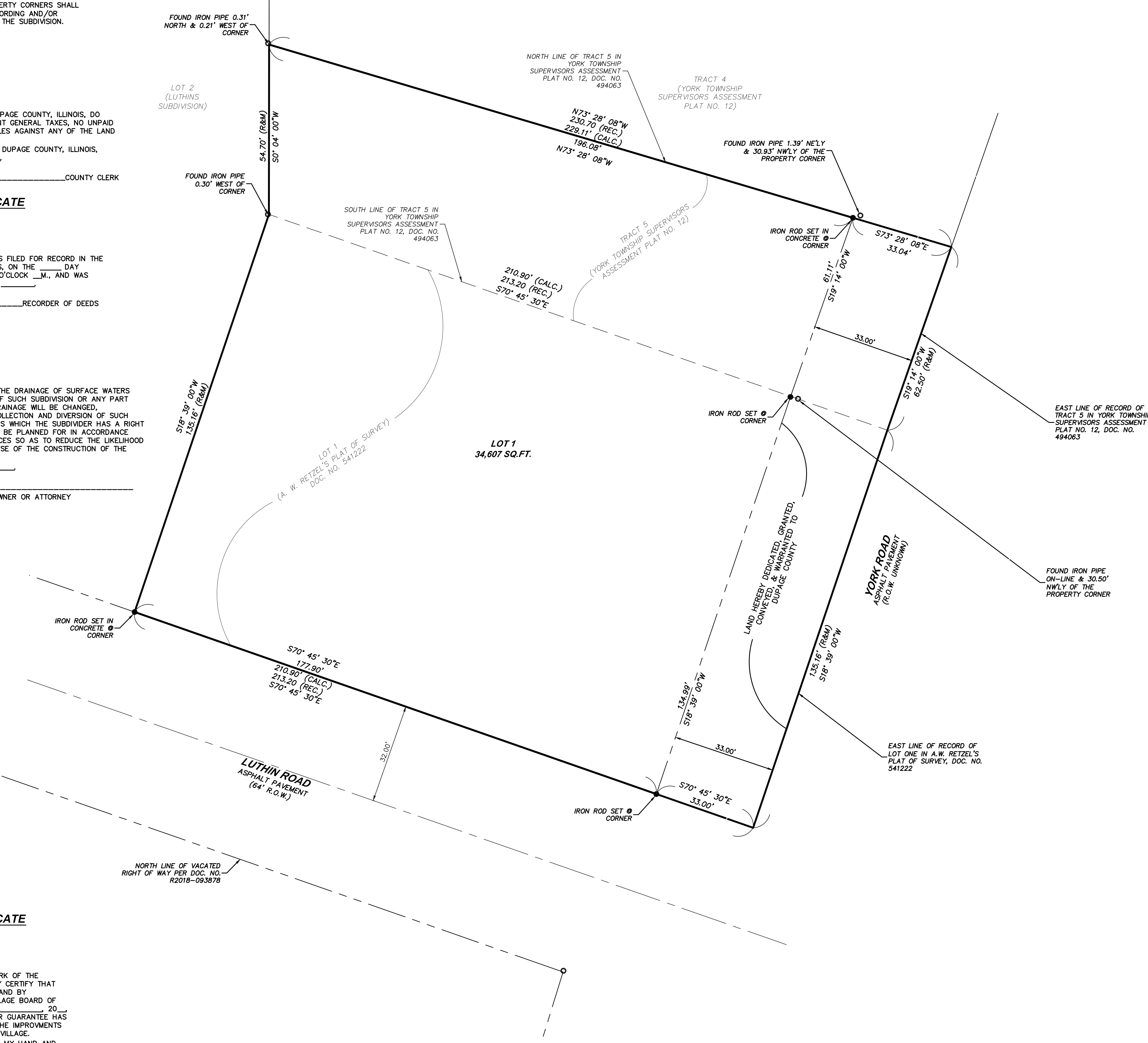
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_ENGINEER      \_\_\_\_\_OWNER OR ATTORNEY

FINAL PLAT OF YR10 RESUBDIVISION

OF

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS.  
ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.



PROPERTY ADDRESS

3608 YORK ROAD  
OAK BROOK, IL 60523

THIS PLAT HAS BEEN SUBMITTED BY:

MARTIN M. ENGINEERING, INC.  
20123 OAKWOOD DRIVE  
MOKENA, IL 60448

AREA OF CONSOLIDATION

LOT 1: 34,607 SQUARE FEET MORE OR LESS

EXISTING PIN NUMBERS

LOT 1: 06-36-400-010  
LOT 5: 06-36-400-011

PLANNING AND ZONING COMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_VILLAGE ENGINEER

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY \_\_\_\_ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_COUNTY ENGINEER

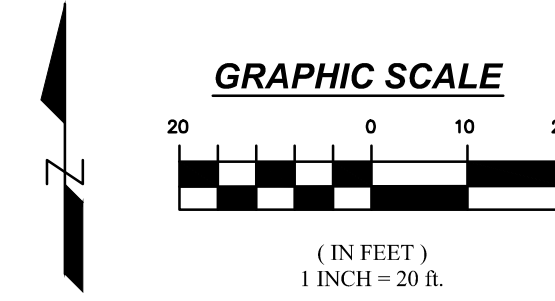
SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 INSTALLMENT THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_EXECUTIVE DIRECTOR



MARTIN M. Engineering, Inc.  
SITE DESIGN CIVIL ENGINEERS & SURVEYORS  
20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 995-1323  
FAX: (708) 995-1384  
LICENSE NO. 184.005285-0010

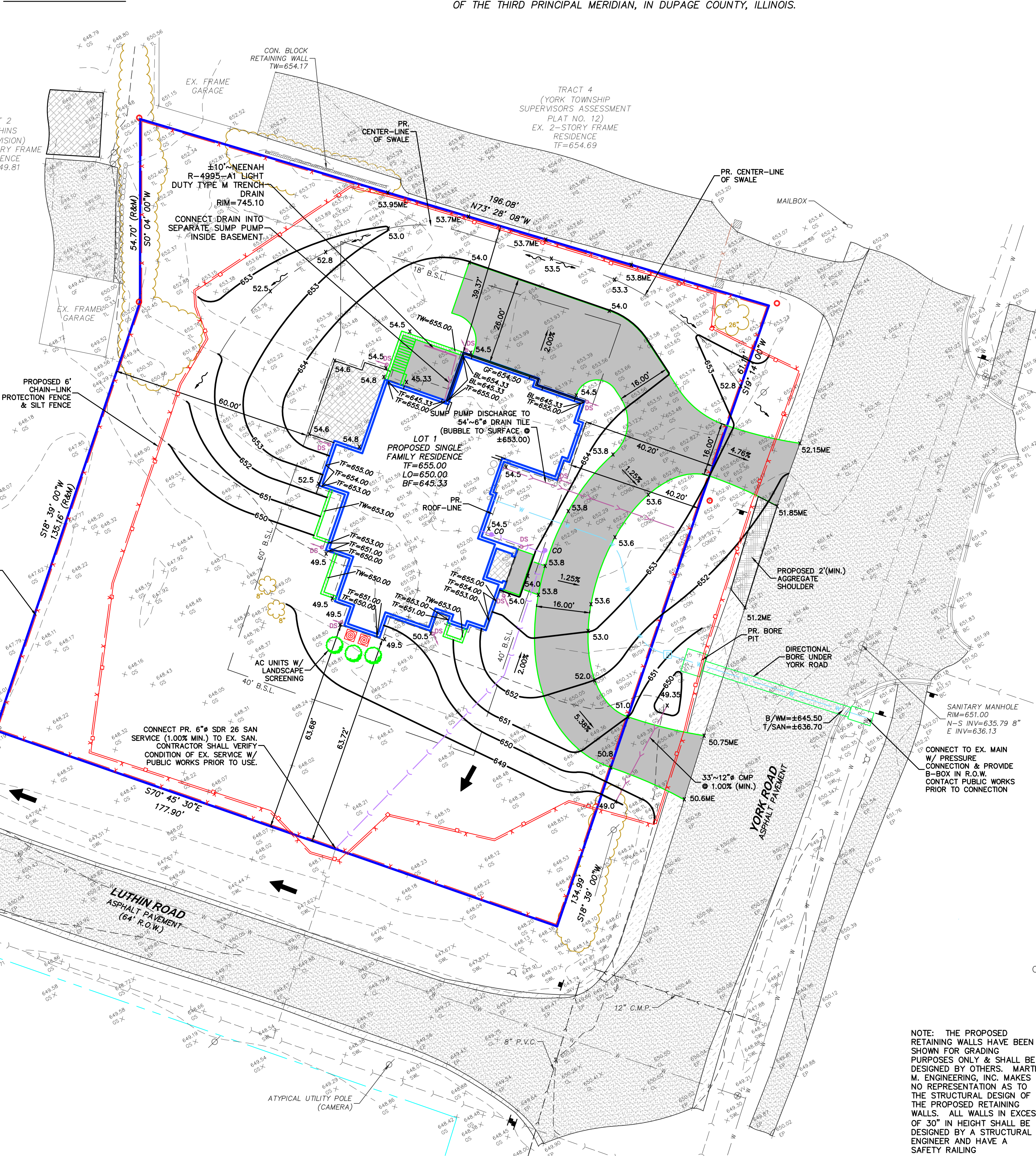
ORDERED BY: ANUM ALI ASM  
SCALE: 1"=20' JOB NO. 26-060 PLAT OF RESUBDIVISION  
BASIS OF BEARINGS: THE WEST LINE OF THE RECORD PLAT OF SUBDIVISION FOR LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.  
REVISION DATE: 07/15/26; REVISED CERTIFICATES PER VILLAGE COMMENTS  
REVISION DATE: 07/23/26; CHANGED THE WORDS "PREPARED BY" TO "SUBMITTED BY"



# GRADING & UTILITY PLAN

LOT 1 IN YR10 SUBDIVISION, BEING A RESUBDIVISION OF TRACT 5 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 12, AND LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, BEING IN A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## PROPOSED PLAN



## LEGEND FOR OBJECTS

| EXISTING | PROPOSED |
|----------|----------|
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |

## SOIL PROTECTION CHART

| STABILIZATION     | 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

C. SPRING OATS 100 LBS/AC

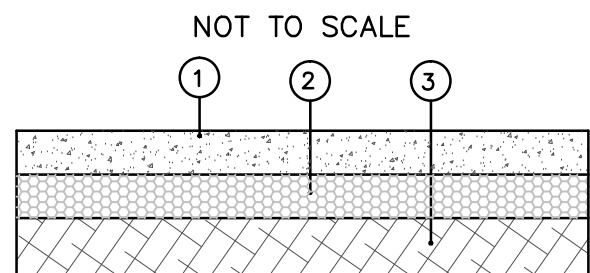
B. KENTUCKY BLUEGRASS  
135 LBS/AC MIXED WITH  
PERENNIAL RYEGRASS  
45 LBS/AC + 2 TONS  
STRAW MULCH/AC

E. SOD

F. STRAW MULCH 2 TONS/AC

\* IRRIGATION NEEDED DURING JUNE AND JULY  
\*\* IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

## TYPICAL CONCRETE PAVEMENT SECTION



### PROPOSED CONCRETE PAVEMENT

- 5" PORTLAND CEMENT CONCRETE
- 4" AGGREGATE BASE COURSE, CA-6, COMPACTED W/ NO SLAG
- WELL DRAINED SUB-GRADE (SUB-GRADE TO MODIFIED 95 PROCTOR MIN. COMPACTION)

## IMPERVIOUS AREA CALCULATIONS

|                                    |             |
|------------------------------------|-------------|
| LOT AREA                           | = 41,104 SF |
| PR. BUILDING AREA (INCL. OVERHANG) | = 4,579 SF  |
| PR. CONCRETE DRIVE                 | = 3,637 SF  |
| PR. CONCRETE PATIOS & WALK         | = 330 SF    |
| PROPOSED COVERED PORCH/PATIO       | = 441 SF    |
| PR. WALLS                          | = 66 SF     |
| TOTAL PR. IMPERVIOUS AREA          | = 9,053 SF  |
| TOTAL EX. IMPERVIOUS AREA          | = 9,332 SF  |
| INCREASE IN IMPERVIOUS AREA        | = -279 SF   |

## BENCHMARKS:

SITE BENCHMARK:  
"X" MARKED ON CURB ±67.2' NORTH, ±51.3' EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APPROXIMATELY 3.1' NORTH-EAST OF FIRE HYDRANT, ELEV=650.90 (NAVD 88)

MAG. NAIL IN PAVEMENT NEAR THE EXTENSION OF THE WEST LINE OF LOT 1 IN A.W. RETZEL'S PLAT OF SURVEY, ELEV=650.37 (NAVD88)

## SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } s.s.  
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 8th DAY OF June, 2026.

ENGINEER *B. Malone*



## PAVEMENT LEGEND

|  |                   |  |                              |  |                              |
|--|-------------------|--|------------------------------|--|------------------------------|
|  | PROPOSED CONCRETE |  | PROPOSED PAVERS              |  | PROPOSED COVERED PORCH/PATIO |
|  | PROPOSED GRAVEL   |  | PROPOSED ASPHALT             |  | EXISTING CONCRETE            |
|  | PROPOSED DECK     |  | EXISTING BITUMINOUS PAVEMENT |  | EXISTING PAVEMENT REMOVAL    |

## ABBREVIATIONS:

|             |                                    |          |                                                    |
|-------------|------------------------------------|----------|----------------------------------------------------|
| P.U. & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT | XXX.XXTC | TOP OF CURB ELEVATION                              |
| N.F.        | NO FENCE                           | XXX.XME  | MATCH EXISTING ELEVATION                           |
| N.A.        | NO ACCESS                          | (XX.X)   | EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS |
| L.C.        | LANDSCAPE COVENANT                 | XXX.XX   | EX. AS-BUILT GRADE & DESCRIPTION                   |
| B.S.L.      | BUILDING SETBACK LINE              | XXX.X    | SPOT GRADE W/ FLOW DIRECTION                       |
| TF          | TOP OF FOUNDATION                  |          | NOTE: ADD 600 TO ALL PROPOSED SPOT GRADES          |
| GF          | GARAGE FLOOR                       |          |                                                    |
| LO          | LOOK OUT                           |          |                                                    |
| WO          | WALK OUT                           |          |                                                    |
| WW          | WINDOW WELL                        |          |                                                    |
| DS          | DOWN SPOUT                         |          |                                                    |
| BL          | BRICK LEDGE                        |          |                                                    |
| SP          | SUMP PUMP                          |          |                                                    |
| TL          | TREE LINE                          |          |                                                    |

## WATER TAP SERVICE

1. NEW TAPS INCLUDE THE REMOVAL OF THE OLD TAP FROM THE WATER MAIN AND RETAPPED THROUGH THE EXISTING TAP HOLE. SEE WATER TAP SPEC FOR DETAILS.

2. NEW B-BLOCKS SHALL NOT BE LOCATED IN SIDEWALKS OR WITHIN 5 FEET OF A DRIVEWAY.

3. ALL NEW TAPS SHALL BE A MINIMUM OF 2 FEET FROM ANY EXISTING TAPS OR BELLS.

4. ALL BRASS FITTINGS TO BE NO LEAKS.

5. RIGHT-OF-WAY LINES SHALL BE MARKED IN THE FIELD PRIOR TO LAYING OF OAK BROOK WATER MAIN QUALITY PIPE OR ENCASED 10' EACH SIDE OF CROSSING.

6. THE VILLAGE OF OAK BROOK WATER DEPARTMENT CAN BE CONTACTED AT 630-368-5270.

## WATER TAP SERVICE

1. CORP STOPS SHALL BE USED (NO DIRECT TAPS) MUELLER B 2000 - FLARE

2. A.Y. McDONALD 18" OR 24" FLARE FORD F81 800 SERIES

3. SERVICE TAPS OR RE-TAPS (NO DIRECT TAPS) FORD F81 TAPPING BLEVE (SIZE OF MAIN X 1/2")

4. SMITH & BLAIR 8372 FOR PLASTIC MAIN

NOTE: LARGER CLAMPS MAY BE REQUIRED DEPENDING ON CONDITION OF THE MAIN.

5. BLOCKS MUELLER H-10000

6. A.Y. McDONALD 18" OR 24" FLARE FORD F81 800 SERIES

7. BEND FLARE X COMPRESSION 4770S-22

8. FORD WINGWHEEL PATTERN (1-1/2" FLUG INCLD)

9. FORD C-44 (COMP) C-22 (FLARE)

10. FORD C-44 (COMP) C-22 (FLARE)

11. FORD C-44 (COMP) C-22 (FLARE)

12. FORD C-44 (COMP) C-22 (FLARE)

13. FORD C-44 (COMP) C-22 (FLARE)

14. FORD C-44 (COMP) C-22 (FLARE)

15. FORD C-44 (COMP) C-22 (FLARE)

16. FORD C-44 (COMP) C-22 (FLARE)

17. FORD C-44 (COMP) C-22 (FLARE)

18. FORD C-44 (COMP) C-22 (FLARE)

19. FORD C-44 (COMP) C-22 (FLARE)

20. FORD C-44 (COMP) C-22 (FLARE)

21. FORD C-44 (COMP) C-22 (FLARE)

22. FORD C-44 (COMP) C-22 (FLARE)

23. FORD C-44 (COMP) C-22 (FLARE)

24. FORD C-44 (COMP) C-22 (FLARE)

25. FORD C-44 (COMP) C-22 (FLARE)

26. FORD C-44 (COMP) C-22 (FLARE)

27. FORD C-44 (COMP) C-22 (FLARE)

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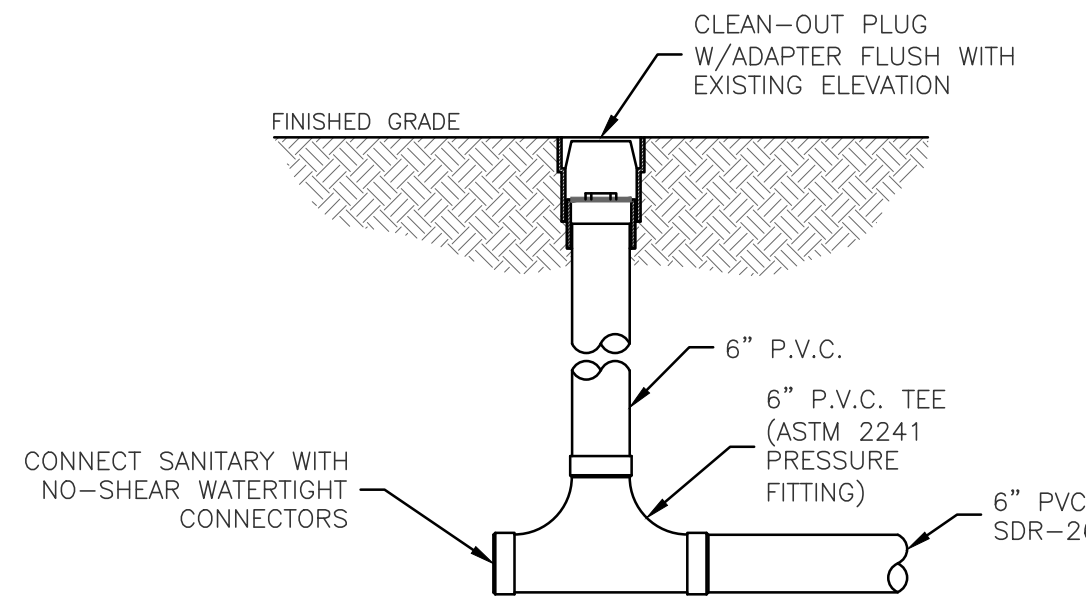
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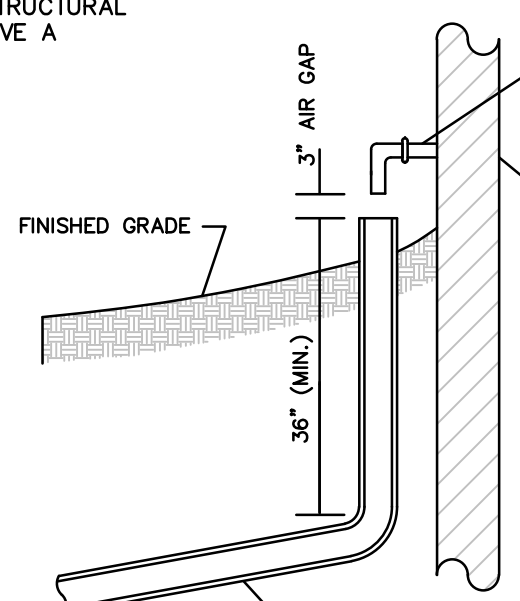
## BUILDING DIMENSIONS

## CLEANOUT DETAIL

NOT TO SCALE



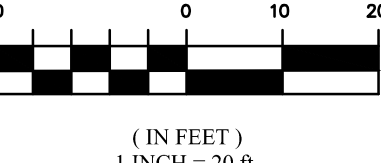
NOTE: THE PROPOSED RETAINING WALLS HAVE BEEN SHOWN FOR GRADING PURPOSES ONLY & SHALL BE DESIGNED BY OTHERS. MARTIN M. ENGINEERING, INC. MAKES NO REPRESENTATION AS TO THE STRUCTURAL DESIGN OF THE PROPOSED RETAINING WALLS. ALL WALLS IN EXCESS OF 30" IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND HAVE A SAFETY RAILING



## SUMP PUMP CONNECTION DETAIL

NOT TO SCALE

## GRAPHIC SCALE



## OAK BROOK GRADING PLAN

3608 YORK ROAD  
OAK BROOK, ILLINOIS

### DETAILED GRADING PLAN

DRAWN BY: BMM  
SCALE: 1"=20'  
JOB NUMBER: 26-060

CHECKED BY: BMM  
DATE: 06/08/26  
SHEET: 2 OF 2

MARTIN M. Engineering, Inc.  
SITE DESIGN CIVIL ENGINEERS & SURVEYORS

20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 995-1323  
FAX: (708) 995-1384  
LICENSE NO. 184.005285-0010









## ITEM 8.A.2.

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

## AGENDA ITEM

Board of Trustees Regular Meeting  
of  
September 8, 2026

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**SUBJECT:** Resolution R-2377, A Resolution Approving the Final Plat of Consolidation for the Properties Commonly Known as 3608 & 3610 York Road

**FROM:** Rebecca Von Drasek, Development Services Director

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** I move that the Village Board concurs with the recommendation from the Planning & Zoning Commission and approve Resolution R-2377 approving the Final Plat of YR10 Resubdivision, a Plat of Consolidation, subject to the following conditions:

1. Final engineering review and approval.
2. Adoption of attached Resolution R-2377.
3. Recording of the document by Village Staff.

### **Background/History:**

York Real Estate LLC, owners of the properties, have submitted a petition requesting approval of a final plat of consolidation to combine two (2) existing parcels to create one lot consisting of approximately .79 acres (or 34,607 SF). The parcels are zoned R-2 Single Family Detached Residence District which has a minimum lot size of one acre.

The subject properties currently have two existing homes. The request is to consolidate the lots, following demolition of the homes, and construct a new single-family home. The minimum required lot area in the R-2 District is one acre (43,560 SF). and a Variation application from lot size is also under consideration with this application.

At their meeting on August 5, 2026, the Planning & Zoning Commission reviewed and deliberated on the petition. No members of the public spoke to the commission for or against the requested consolidation Plat. The Planning & Zoning Commission discussed the Plat and asked about the reason(s) for the request. The questions were answered to the satisfaction of the Planning & Zoning Commission.

Resolution R-2377 and the case file have been included with the Planning & Zoning Commission recommendation letter, both providing additional information and details pertaining to the application.

By a vote of 6 to 3, the Planning & Zoning Commission recommended approval of the final plat for the Final Plat of YR10 Resubdivision as presented.

**Recommendation:**

Staff recommends that the Village Board approve Resolution R-2377, a resolution approving the Final Plat of YR10 Resubdivision, a Plat of Consolidation, for 3608 and 3610 York Road, Oak Brook, Illinois.

**Attachments:**

1. 2026-SR-FP-EX-R-2377
2. Exhibits for BOT 09082026

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THE VILLAGE OF OAK BROOK  
COOK AND DUPAGE COUNTIES, ILLINOIS

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RESOLUTION  
NUMBER 2026-SR-FP-EX-R-2377

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A RESOLUTION  
APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE  
PROPERTIES COMMONLY KNOWN AS 3608 & 3610 YORK  
ROAD, OAK BROOK, IL 60523

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

JOHN ANOS  
NAVEEN JAIN  
MICHAEL MANZO  
MELISSA MARTIN  
A. SURESH REDDY  
EDWARD TIESENGA

Village Board

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Published in pamphlet form by authority of the  
President and the Board of Trustees of the Village of Oak Brook  
on this 8<sup>th</sup> day of September 2026

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RESOLUTION NO. 2026-SR-FP-EX-R-2377

A RESOLUTION  
APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE PROPERTIES COMMONLY  
KNOWN AS 3608 & 3610 YORK ROAD, OAK BROOK, IL 60523

PIN(s): 06-36-400-010 & 06-36-400-011

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

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

WHEREAS, Maria Vanessa Favia, Vanessa Favia LTD ("Applicant"), having the consent of York Real Estate, LLC, the owner of certain property commonly known as 3608 & 3610 York Road, Oak Brook, Illinois (the "Subject Property"), has submitted an application for approval of a Plat of Consolidation to consolidate the Subject Property into a single lot ("Application"),

WHEREAS, at its meeting on August 5, 2026, the Planning & Zoning Commission completed its review and deliberations on the Application;

WHEREAS, the Planning & Zoning Commission by a vote of 6 to 3 recommended approval of the request for a final plat of consolidation for the Subject Property to the Village Board; and

WHEREAS, the Village President and Board of Trustees have reviewed the recommendations of the Plan Commission and deem the final plat of Consolidation for the Subject Property, as set forth below, to be in the best interests of the Village.

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

Section One – Recitals.

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

Section Two – Approval of Final Plat of Consolidation.

- A. Approval of Final Plat. Subject to and contingent upon the conditions set forth in Section 3 of this Resolution, the final plat of Consolidation attached to this Resolution as Exhibit A ("Final Plat"), is hereby approved.
- B. Authorization and Execution. The Village President, Clerk, and other appropriate Village officials are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat of Consolidation and the customary certifications indicating such approval.



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

### Section Three – Conditions

The approvals granted in Section 2 of this Resolution are hereby expressly subject to and contingent upon each of the following conditions:

- A. Final engineering approval prior to recording of the Final Plat;
- B. The Owner and all subsequent Owners of the Subject Property shall at all times comply with all applicable requirements of law, including without limitation, federal, state, and local laws, ordinances, resolutions, and regulations, relating to the Subject Property;
- C. Approval and adoption of this Resolution by the Village Board and recording of the Final Plat by Village staff.
- D. 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.

### Section Four – Severability

If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

### Section Five – Effective Date

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

### Section Six – Recording

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

*[Remainder of page intentionally left blank; roll call vote to follow]*

PASSED THIS 8<sup>th</sup> day of September 2026.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

APPROVED THIS 8<sup>th</sup> day of September 2026.

\_\_\_\_\_  
LAURENCE E. HERMAN,  
Village President

ATTEST:

\_\_\_\_\_  
NETASHA SCARPINITI,  
Village Clerk

•

## EXHIBIT A

## FINAL PLAT

LEGEND FOR SURVEY LINES

● FOUND IRON ROD  
○ FOUND IRON PIPE  
+ FOUND CROSS IN CONCRETE  
--- BOUNDARY LINE  
--- EXISTING PROPERTY LINE  
--- CENTER LINE  
--- RIGHT-OF-WAY LINE  
--- BUILDING SETBACK LINE  
--- EXISTING EASEMENT LINE  
--- PROPOSED EASEMENT LINE

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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 SANITARY 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.

ADDRESS: 3608 YORK ROAD,  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED 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 \_\_\_\_, 20\_\_

\_\_\_\_NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT I, \_\_\_\_\_, AS OWNER OF THE PROPERTY DESCRIBED AS THE YR10 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:

| LOT NUMBER(S) | ELEMENTARY | HIGH SCHOOL | COMM. COLLEGE         |
|---------------|------------|-------------|-----------------------|
| 1             | DIST. 181  | DIST. 86    | COLLEGE OF DUPAGE 502 |

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
3608 YORK ROAD

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_TREASURER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, BRIAN MALONE, A REGISTERED ILLINOIS LAND SURVEYOR NUMBER 035.003974, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

DATED AT \_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

REGISTERED ILLINOIS LAND SURVEYOR \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003974

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



LICENSE EXPIRES 11/30/26  
PROFESSIONAL DESIGN FIRM NO. 184.005285-0010

ABBREVIATIONS

P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT  
REC. RECORD MEASUREMENT  
MEAS. MEASURED MEASUREMENT

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER FLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_, AND WAS RECORDED IN BOOK \_\_\_\_ OF PLATS ON PAGE \_\_\_\_

\_\_\_\_RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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 PROBUD 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.

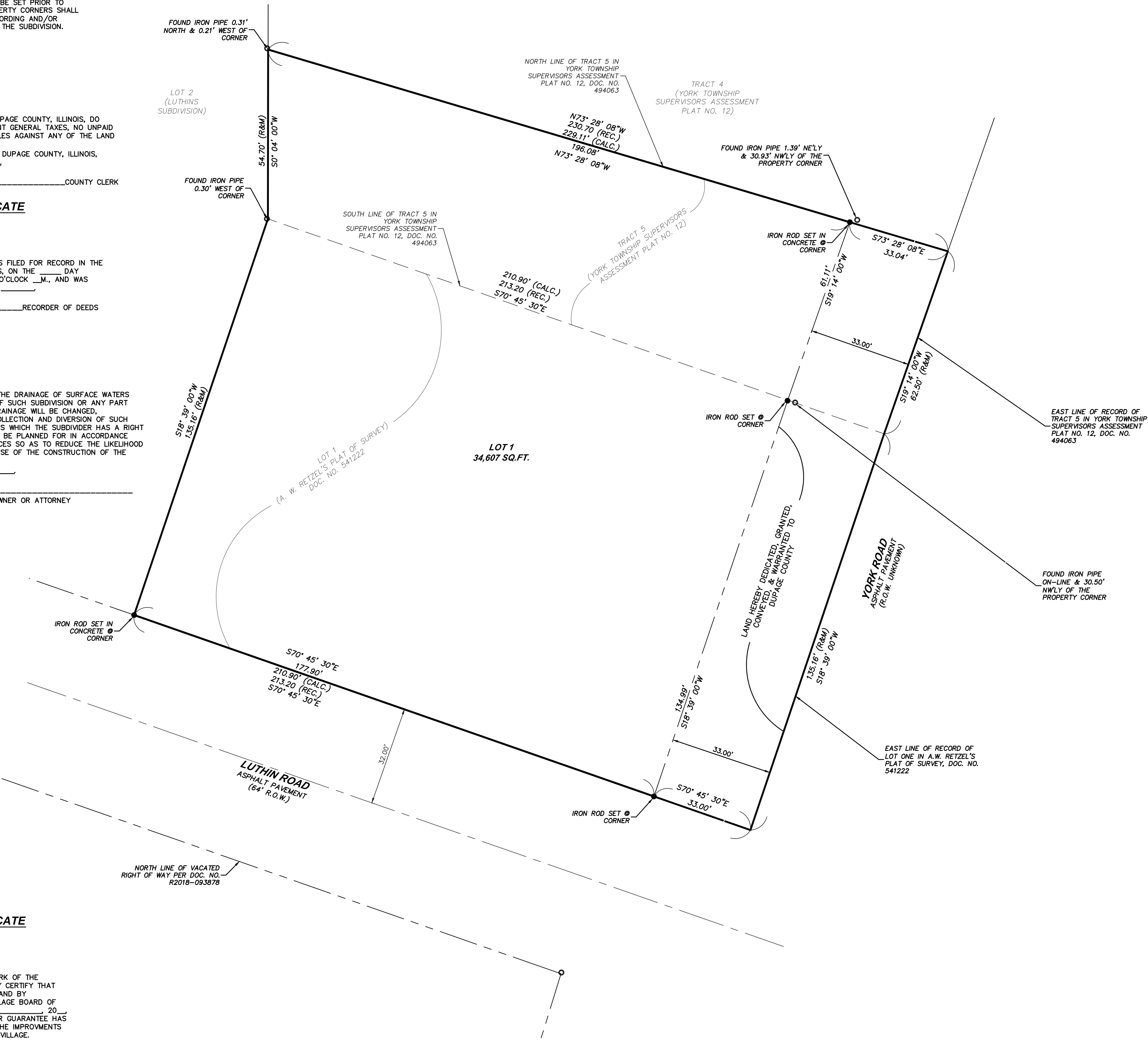
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_ENGINEER      \_\_\_\_OWNER OR ATTORNEY

FINAL PLAT OF YR10 RESUBDIVISION

OF

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS.  
ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.



PROPERTY ADDRESS

3608 YORK ROAD  
OAK BROOK, IL 60523

THIS PLAT HAS BEEN SUBMITTED BY:

MARTIN M. ENGINEERING, INC.  
20123 OAKWOOD DRIVE  
MOKENA, IL 60448

AREA OF CONSOLIDATION

LOT 1: 34,607 SQUARE FEET MORE OR LESS

EXISTING PIN NUMBERS

LOT 1: 06-36-400-010  
LOT 5: 06-36-400-011

PLANNING AND ZONING COMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_VILLAGE ENGINEER

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY \_\_\_\_ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_COUNTY ENGINEER

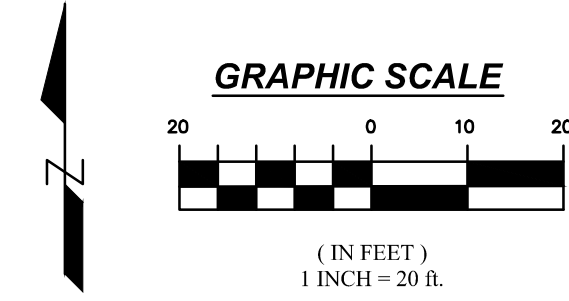
SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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 INSTALLMENT THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_EXECUTIVE DIRECTOR



MARTIN M. Engineering, Inc.  
SITE DESIGN CIVIL ENGINEERS & SURVEYORS  
20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 995-1323  
FAX: (708) 995-1384  
LICENSE NO. 184.005285-0010

ORDERED BY: ANUM ALI ASMI  
SCALE: 1"=20' JOB NO. 26-060 PLAT OF RESUBDIVISION  
BASIS OF BEARINGS: THE WEST LINE OF THE RECORD PLAT OF SUBDIVISION FOR LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.  
REVISION DATE: 07/15/26; REVISED CERTIFICATES PER VILLAGE COMMENTS  
REVISION DATE: 07/23/26; CHANGED THE WORDS "PREPARED BY" TO "SUBMITTED BY"





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

August 17, 2026

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

Subject: Final Plat of Consolidation and Lot Area Variation

Dear Village President and Board of Trustees:

**Background**

At its meeting on August 5, 2026, the Planning & Zoning Commission completed its review and deliberations on a petition from Vanessa Favia, Vanessa Favia LTD, attorney for property owners of 3608 & 3810 York Road seeking approval of a final plat of consolidation and a lot area variation to build a single-family home.

Members discussed a possible notification deficiency that was later determined by Village Attorney that the notification seemed to be adequate. Vanessa Favia LTD also submitted in writing that they were willing to accept legal risk involved in the possible deficiency.

**Public Comment**

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

**Planning & Zoning Commission Recommendation**

By separate votes of 6-3, for each petition, the Planning & Zoning Commission recommended approval of the final plat of consolidation and lot area variation.

Very truly yours,

Wayne Ziemer  
Chairman  
Planning & Zoning Commission





MINUTES OF THE AUGUST 5, 2026  
REGULAR MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE  
VILLAGE OF OAK BROOK  
APPROVED AS WRITTEN/AMENDED ON

1. CALL TO ORDER:

CALL TO ORDER

The Meeting of the Planning & Zoning Commission was called to order by Chairman Wayne Ziemer at 6:30 p.m.

2. ROLL CALL:

ROLL CALL

Rama Raman called the roll with the following persons:

PRESENT: Chairman Wayne Ziemer, Vice Chairman Kenneth Wilczak (arrived 6:34), Members Jeff Bulin, Natalie Cappetta, Richard DiBernardo, Rahma Hasan, Baker Nimry, James Pontrelli and Marc Simon

IN ATTENDANCE: Village Attorney Michael Castaldo III, Director Rebecca Von Drasek and Village Planner Rama Raman

3. APPROVAL OF MINUTES

MINUTES

REGULAR PLANNING & ZONING COMMISSION MEETING OF JULY 1, 2026

JULY 1, 2026

Motion by Member Simon, seconded by Member Hasan to approve the minutes of the July 1, 2026 Regular Planning & Zoning Commission meeting as amended. VOICE VOTE: Motion Carried.

5. NEW BUSINESS

NEW BUSINESS

A. FINAL PLAT OF CONSOLIDATION – 3608 & 3610 YORK ROAD

FP CONSOLIDATION  
3608 & 3610 YORK RD

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

Planner Raman gave an overview of the petition.

Vanessa Favia, Vanessa Favia, LTD, attorney for the applicant displayed an aerial image of the properties and explained that the combined lots would be approximately .8 acres instead of the required 1 acre in the R-2 District. She said the owner would build a custom single-family home on the consolidated lots and comply with all other village zoning regulations.

Ms. Favia reviewed the variation standards that were also submitted in the case file.

Member Cappetta explained a notification deficiency that she found in the application materials. She was concerned that a resident letter had gone to the past tax parcel owner of 504 Wennes Court.

Director Von Drasek mentioned that the tax bills may not be updated quickly when deeds are transferred. She noted other forms of notification including the Daily Herald newspaper and public hearing signs on properties.

Director Von Drasek, Attorney Castaldo III and members discussed the notification issue and expressed different opinions of any deficiency.

Member Bulin asked when the current structures would be demolished. He mentioned teens often occupied the buildings and police had been called several times.

Director Von Drasek explained re-noticing and postponing the public hearing would delay any demolition.

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

1. Final engineering review and approval.
2. Recording of the document by Village Staff.
3. Confirmation if there was notification deficiency.

ROLL CALL:

Ayes: 6 – Chairman Ziemer, Members Bulin, DiBernardo, Hasan, Nimry and Simon. Motion carried.

Nayes: 3 Vice Chairman Wilczak, Members Cappetta and Pontrelli

5.

B. LOT AREA VARIATION – 3608 & 3610 YORK ROAD

LOT AREA VAR  
3608 & 3610 YORK  
RD

Motioned by Member Hasan, seconded by Member Simon to recommend approval of the lot area variation, subject to the following conditions:

1. 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.”
2. Recording of the document by Village Staff.
3. Confirmation if there was notification deficiency.

ROLL CALL:

Ayes: 6 – Chairman Ziemer, Members Bulin, DiBernardo, Hasan, Nimry and Simon. Motion carried.

Nayes: 3 - Vice Chairman Wilczak, Members Cappetta and Pontrelli

UNFINISHED BUSINESS

4.

A. FINAL PLAT OF SUBDIVISION OAK BROOK RESERVE – 2715, 2815, 2915 JORIE BLVD – REVIEWED AFTER NEW BUSINESS

FP SUB OAK BROOK  
RESERVE 2715, 2815,  
2915 JORIE BLVD

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

Director Von Drasek explained that the Board of Trustees sent the item back to the Planning & Zoning Commission for further review with additional information after being unanimously recommended by the P&Z on June 3<sup>rd</sup>.

Peter Friedman, Elrod Friedman LLP, 350 N Clark St, Chicago presented a PowerPoint emphasizing two issues the Village Board had. One was the irregular lot shape and the previous zoning approvals on the properties. He confirmed there were no plans to sell any of the proposed properties or to construct any additional buildings on the properties.

Mr. Friedman believed that the application satisfied all applicable subdivision and zoning standards, thereby constituting approval of the subdivision. He said that all previous approved ordinances run with the land and therefore will continue to apply to the land and all proposed lots. If any future development were to be proposed, the applicant must apply to the Planning & Zoning Commission for a public hearing.

Mr. Friedman explained the intent of the three-parcel subdivision:

- Allocate maintenance costs to the three primary businesses occupying one of the existing lots.
- Establish a Property Owner's Association to govern the shared property features and cost-sharing relationships.
- Estate planning purposes.

Mr. Friedman objected to the Village's recommended condition requiring the remaining 619,146 square feet of building area, referenced in prior ordinances as the maximum building area—to be reallocated among the three lots. He felt it did not apply

**VILLAGE OF OAK BROOK**  
**Planning & Zoning Commission**

**STAFF REPORT**

**DATE:** July 30, 2026

**CASE NO:** 2026-9-SR-FP & 2026-12-ZO-VAR

**DESCRIPTION:** Final Plat – Plat of Consolidation to combine two (2) lots into one lot. Variation for a final lot of less than required lot size.

**PETITIONER:** Maria Vanessa Favia  
425 West Main Street  
St. Charles, IL 60174

**ADDRESS:** 3608 & 3610 York Road

**EXISTING ZONING:** R-2 Single-Family Detached Residence District

**ZONING/USE OF SURROUNDING PROPERTY:**

**North:** R-2, Single-Family Detached Residence District, single-family homes.

**South:** Same. Luthin Road is to the immediate south of the property.

**East:** R-3, Single-Family Detached Residence District, single-family homes. York Road is to the immediate east of the property.

**West:** Same

**DISCUSSION:** Maria Vanessa Favia, Vanessa Favia LTD with the consent of the property owner, has submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. The applicant is additionally requesting a variation for the lot size requirement for R-2 zoning district. When combined, a single lot of approximately .79 acres (or 34,607 SF) will be created.

Property at 3608 York Road has a single-family residence and property at 3610 York Road has a single-family residence with a detached garage. The minimum required lot area in the R-2 district is 1 acre (or 43,560 SF). The proposal complies with other Subdivision and Zoning Ordinance regulations.

**STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION  
FINAL PLAT – CONSOLIDATION  
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR**

**STAFF COMMENTS:**

- The property was annexed into the Village of Oak Brook in October, 1962.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 34,607 SF.
- The proposal does not meet the minimum lot size requirement for the R-2 Single-Family Detached Residence District; however, it complies with the district's lot frontage and setback standards. The applicant is requesting a zoning variation to allow a reduced lot size. The existing homes on the subject lots are in disrepair, and combining the lots will not increase residential density within the District. Furthermore, larger lots are generally more desirable for providing additional open space and improving overall neighborhood character.
- The side and rear property lines abut R-2, Single-Family Detached Residence District.
- The proposed consolidated lot will have one address, 3610 York Road.
- Staff notes that relief will be given to the following items as they are not required as a part of the lot consolidation:
  - Street and pavement width. Relief from Section 14-6-3(A)(2) of the Village Code to allow the pre-existing streets.
  - Curb and gutter. Relief from Section 14-6-3(A)(3) of the Village Code requirement of curbs and gutters.
  - Street lighting. Relief from Section 14-6-3(F) of the Village Code to provide street lighting.
- A bike path easement should be included on the Final Plat. An easement was granted as part of the approval of the subdivision directly south of Luthin, in addition it is called for within the Village's Shared-Use Path Plan.

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

**RESPONSIBILITIES OF HEARING BODIES:**

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

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:

**STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION  
FINAL PLAT – CONSOLIDATION  
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR**

**“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 3608 & 3610 York Road Consolidation Plat, 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 final plat of consolidation complies with the Village’s comprehensive plan, zoning ordinance, and the subdivision regulations, I would ask that the Commission provide an affirmative recommendation to approve the Plat of Consolidation subject to the following below. If the P&Z Commission is of the opinion that the applicant has satisfied the requirements for the



**STAFF REPORT – 3608 & 3610 CONSOLIDATION AND VARIATION  
FINAL PLAT – CONSOLIDATION  
CASE NO. 2026-9-SR-FP & 2026-12-ZO-VAR**

requested variations to the R-2 Zoning District Regulations, a recommendation would be in order to approve the request subject to the following conditions:

- 1) Final engineering review and approval.
- 2) Recording of the document by Village Staff.
- 3) 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.”

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

Respectfully Submitted,



---

Rama Raman  
Village Planner



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

July 20, 2026

Dear Resident:

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

**MEETING DATE AND INFORMATION:**

Planning & Zoning Commission\* ..... 6:30 p.m., Wednesday, August 5, 2026

Board of Trustees Meeting..... 7:00 p.m., Tuesday, September 8, 2026\*\*\*

\*Public Hearing Body – Variation

\*\*\* Pending P&Z

The application has been filed by:

Vanessa Favia  
Vanessa Favia LTD  
425 W Main St  
St. Charles, IL 60174

The property in question is located at:

3608 and 3610 York Rd  
Oak Brook, IL 60523

Relationship of applicant to property:

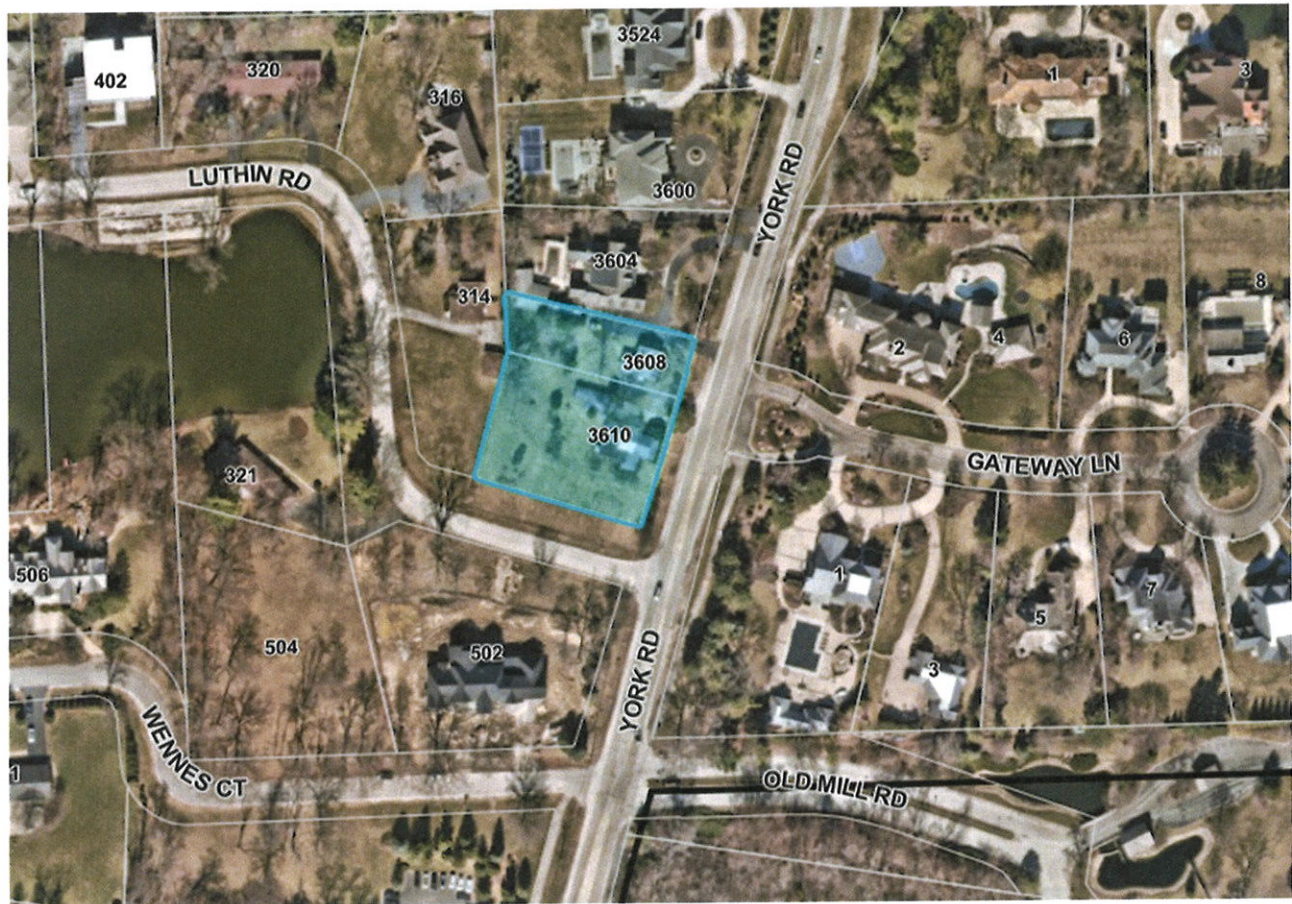
Representative

The petitioner is requesting a final plat of consolidation for two parcels. In addition to the consolidation, they are seeking a variation to allow the consolidated lot to be approximately .8 acres instead of the 1-acre requirement in the R-2 District.

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

Sincerely,

  
Rebecca Von Drasek  
Development Services Director  
RV/cc



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

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

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



## Record No: SD-26-4

Subdivision Application

Status: Active

Submitted On: 6/17/2026

## Primary Location

3608 YORK RD  
OAK BROOK, IL 60523

## Owner

York Real Estate LLC  
W. Warren Blvd 1519  
Chicago, IL 60607

## Applicant

 Maria Vanessa Favia



425 West Main Street  
St. Charles, IL 60174

## Project Information

### Subdivision Type\*

Final Plat of Consolidation and/or Plat of Vacation

### Subdivision Title\*

3608 & 3610 York Road Consolidation

### Date Filed\*

06/19/2026

### 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?\*

No

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

Relationship of Applicant to Property Owner\*

Agent

Owner of Record\*

York Real Estate, LLC

Phone\*

773-610-6222

Address\*

1519 W. Warren Blvd Unit 503 PMB 101

City, State, Zip\*

Chicago, IL 60607

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.\*

✓ M. Vanessa Favia

Jun 15, 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.\*

✓ M. Vanessa Favia

Jun 15, 2026

---

## Sizing by Land Use Category

Number of Lots by Type\*

Residential

Number of Lots\*

1

**Number of Acres by Type\***

Residential

**Number of Acres\***

0.7945

**Number of Square Feet by Type\***

Residential

**Number of Square Feet\***

34607





**VANESSA FAVIA LTD**  
ATTORNEYS AT LAW

**Vanessa Favia**  
**Brittany Rogalla**

Office: 331-223-4LAW (4529)  
Fax: 331-901-5288  
info@VF.legal  
www.VF.legal

June 16, 2026

RE: 3608 and 3610 York Road – YR10 Resubdivision

Applicant: York Real Estate LLC

To Whom This May Concern:

This application seeks approval of a Final Plat of Consolidation for the properties commonly known as 3608 and 3610 York Road, Oak Brook, Illinois.

The purpose of the application is to combine the existing parcels into one lot in accordance with the attached Final Plat entitled "YR10 Resubdivision" prepared by Brian Malone, PE, PLS.

No variation or relief from the Village's subdivision regulations is requested.

The resulting parcel will continue to be used for residential purposes. Engineering and survey work have been completed, and the proposed consolidation will create a single residential lot containing approximately 34,607 square feet (0.7945 acres).

Applicant respectfully requests approval of the Final Plat of Consolidation.

Respectfully submitted,

M. Vanessa Favia  
VF Law, Ltd.  
Attorney for Applicant

## OWNER AUTHORIZATION

York Real Estate LLC, an Illinois limited liability company, owner of the real property commonly known as 3608 and 3610 York Road, Oak Brook, Illinois, hereby authorizes M. Vanessa Favia and VF Law, Ltd. to prepare, execute, and submit applications and supporting materials to the Village of Oak Brook relating to the proposed consolidation of the subject property.

6/15/2026

Dated: June \_\_, 2026.

 AL ESTATE LLC  
By: \_\_ Ali Asmi, Manager

ID: tnGadeSvs8cBWUMSisT9JN

## eSignature Details

---

|                   |                                 |
|-------------------|---------------------------------|
| <b>Signer ID:</b> | <b>tnGpadeSvs8cBWUNS5isT9JN</b> |
| Signed by:        | Ali Asmi                        |
| Sent to email:    | [REDACTED]                      |
| IP Address:       | 172.59.187.86                   |
| Signed at:        | Jun 15 2026, 5:50 pm CDT        |

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF2025 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



06-36-400-010  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

1

| ON OR BEFORE: | PAY:             |
|---------------|------------------|
| JUN 01, 2026  | 3,173.53         |
| PAYING LATE?  | PAY THIS AMOUNT: |
| JUN 2 THRU 30 | 3,173.53         |
| JUL 1 THRU 31 | 3,220.43         |
| AUG 1 THRU 31 | 3,267.33         |
| SEP 1 THRU 30 | 3,314.23         |
| OCT 1 THRU 31 | 3,361.13         |
| NOV 1 THRU 18 | 3,408.03         |

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

1063640001066109000031266381

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF2025 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



06-36-400-010  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

2

| ON OR BEFORE:   | PAY:             |
|-----------------|------------------|
| SEP 01, 2026    | 3,126.63         |
| PAYING LATE?    | PAY THIS AMOUNT: |
| SEP 2 THRU 30   | 3,173.53         |
| OCT 1 THRU 31   | 3,220.43         |
| * NOV 1 THRU 18 | 3,277.33         |

\*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

2063640001066109000031266382

| Rate 2024 | Tax 2024 | Taxing District      | Rate 2025 | Tax 2025 |
|-----------|----------|----------------------|-----------|----------|
|           |          | ** COUNTY **         |           |          |
| 0.0832    | 101.72   | COUNTY OF DU PAGE    | 0.0775    | 102.18   |
| 0.0165    | 20.18    | PENSION FUND         | 0.0152    | 20.04    |
| 0.0250    | 30.56    | HEALTH DEPARTMENT    | 0.0276    | 36.40    |
| 0.0114    | 13.94    | PENSION FUND         | 0.0062    | 8.18     |
| 0.1213    | 148.28   | FOREST PRESERVE DIST | 0.1165    | 153.62   |
| 0.0097    | 11.86    | PENSION FUND         | 0.0064    | 8.44     |
| 0.0122    | 14.92    | DU PAGE AIRPORT AUTH | 0.0113    | 14.90    |
|           |          | ** LOCAL **          |           |          |
| NO LEVY   | 0.00     | DU PAGE WATER COMM   | NO LEVY   | 0.00     |
| 0.0425    | 51.96    | YORK TOWNSHIP        | 0.0412    | 54.32    |
| 0.0020    | 2.44     | PENSION FUND         | 0.0018    | 2.38     |
| NO LEVY   | 0.00     | YORK TWP MENTAL HLTH | 0.0165    | 21.76    |
| 0.0443    | 54.16    | YORK TWP ROAD        | 0.0430    | 56.70    |
| 0.0008    | 0.98     | PENSION FUND         | 0.0005    | 0.66     |
| NO LEVY   | 0.00     | VLG OF OAK BROOK     | NO LEVY   | 0.00     |
| 0.2842    | 347.42   | OAK BROOK PARK DIST  | 0.2724    | 359.20   |
| 0.0219    | 26.78    | PENSION FUND         | 0.0218    | 28.74    |
| NO LEVY   | 0.00     | FLAGG CRK WATER REC  | NO LEVY   | 0.00     |
|           |          | ** EDUCATION **      |           |          |
| 2.4215    | 2,960.34 | GRADE SCHL DIST 181  | 2.2855    | 3,013.68 |
| 0.0434    | 53.06    | PENSION FUND         | 0.0686    | 90.46    |
| 1.5964    | 1,951.64 | HIGH SCHOOL DIST 86  | 1.5317    | 2,019.72 |
| 0.0366    | 44.74    | PENSION FUND         | 0.0299    | 39.42    |
| 0.1794    | 219.32   | COLLEGE DU PAGE 502  | 0.1687    | 222.46   |
|           |          | ** TIF **            |           |          |

Mailed to:  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

Property Location:  
3608 YORK RD  
OAK BROOK IL 60521

Township Assessor:

YORK  
630-627-3354

Tax Code:

6109

Property Index Number:

06-36-400-010

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

\* S OF A FACTOR 1.0786

1st INST DUE ON June 01, 2026

2nd INST DUE ON September 01, 2026

|                               |           |
|-------------------------------|-----------|
| TIF Frozen Value              |           |
| Fair Cash Value               | 395,600   |
| Land Value                    | 68,327    |
| + Building Value              | 63,534    |
| = Assessed Value              | 131,861 * |
| x State Multiplier            | 1.0000    |
| - Equalized Value             | 131,861   |
| - Residential Exemption       |           |
| - Senior Exemption            |           |
| - Senior Freeze               |           |
| - Disabled Veteran            |           |
| - Disability Exemption        |           |
| - Returning Veteran Exemption |           |
| - Home Improvement Exemption  |           |
| - House Abatement             |           |
| = Net Taxable Value           | 131,861   |
| x Tax Rate                    | 4.7423    |
| = Total Tax Due               | 6,253.26  |
| - Less Advance Payment        |           |
| - Commercial Abatement        |           |
| + PACE Reimbursement          |           |
| = Net Due as of 06/15/26      | 6,300.16  |



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

4.9523 6,054.30 TOTALS 4.7423 6,253.26

2024 122,252 Assessed Value 2025 131,861

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



06-36-400-011  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

1

| ON OR BEFORE: | PAY:             |
|---------------|------------------|
| JUN 01, 2026  | 5,542.57         |
| PAYING LATE?  | PAY THIS AMOUNT: |
| JUN 2 THRU 30 | 5,542.57         |
| JUL 1 THRU 31 | 5,624.48         |
| AUG 1 THRU 31 | 5,706.39         |
| SEP 1 THRU 30 | 5,788.30         |
| OCT 1 THRU 31 | 5,870.21         |
| NOV 1 THRU 18 | 5,952.12         |

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

1063640001146109000054606621

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



06-36-400-011  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

2

| ON OR BEFORE:   | PAY:             |
|-----------------|------------------|
| SEP 01, 2026    | 5,460.66         |
| PAYING LATE?    | PAY THIS AMOUNT: |
| SEP 2 THRU 30   | 5,542.57         |
| OCT 1 THRU 31   | 5,624.48         |
| * NOV 1 THRU 18 | 5,716.39         |

\*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

2063640001146109000054606622

| Rate 2024 | Tax 2024 | Taxing District      | Rate 2025 | Tax 2025 |
|-----------|----------|----------------------|-----------|----------|
|           |          | ** COUNTY **         |           |          |
| 0.0832    | 177.16   | COUNTY OF DU PAGE    | 0.0775    | 178.48   |
| 0.0165    | 35.14    | PENSION FUND         | 0.0152    | 35.00    |
| 0.0250    | 53.24    | HEALTH DEPARTMENT    | 0.0276    | 63.56    |
| 0.0114    | 24.28    | PENSION FUND         | 0.0062    | 14.28    |
| 0.1213    | 258.28   | FOREST PRESERVE DIST | 0.1165    | 268.30   |
| 0.0097    | 20.66    | PENSION FUND         | 0.0064    | 14.74    |
| 0.0122    | 25.98    | DU PAGE AIRPORT AUTH | 0.0113    | 26.02    |
|           |          | ** LOCAL **          |           |          |
| NO LEVY   | 0.00     | DU PAGE WATER COMM   | NO LEVY   | 0.00     |
| 0.0425    | 90.50    | YORK TOWNSHIP        | 0.0412    | 94.88    |
| 0.0020    | 4.26     | PENSION FUND         | 0.0018    | 4.14     |
| NO LEVY   | 0.00     | YORK TWP MENTAL HLTH | 0.0165    | 38.00    |
| 0.0443    | 94.32    | YORK TWP ROAD        | 0.0430    | 99.02    |
| 0.0008    | 1.70     | PENSION FUND         | 0.0005    | 1.16     |
| NO LEVY   | 0.00     | VLG OF OAK BROOK     | NO LEVY   | 0.00     |
| 0.2842    | 605.14   | OAK BROOK PARK DIST  | 0.2724    | 627.34   |
| 0.0219    | 46.64    | PENSION FUND         | 0.0218    | 50.20    |
| NO LEVY   | 0.00     | FLAGG CRK WATER REC  | NO LEVY   | 0.00     |
|           |          | ** EDUCATION **      |           |          |
| 2.4215    | 5,156.10 | GRADE SCHL DIST 181  | 2.2855    | 5,263.42 |
| 0.0434    | 92.42    | PENSION FUND         | 0.0686    | 157.98   |
| 1.5964    | 3,399.20 | HIGH SCHOOL DIST 86  | 1.5317    | 3,527.44 |
| 0.0366    | 77.94    | PENSION FUND         | 0.0299    | 68.86    |
| 0.1794    | 382.00   | COLLEGE DU PAGE 502  | 0.1687    | 388.50   |
|           |          | ** TIF **            |           |          |

Mailed to:  
YORK REAL ESTATE LLC  
1519 W WARREN BLVD  
UNIT 503 PMB 101  
CHICAGO IL 60607

Property Location:  
3610 YORK RD  
OAK BROOK IL 60523

Township Assessor:  
YORK  
630-627-3354

Tax Code:  
6109

Property Index Number:  
06-36-400-011

|                               |           |
|-------------------------------|-----------|
| TIF Frozen Value              |           |
| Fair Cash Value               | 715,000   |
| Land Value                    | 151,959   |
| + Building Value              | 86,337    |
| = Assessed Value              | 238,296 * |
| x State Multiplier            | 1.0000    |
| - Equalized Value             | 238,296   |
| - Residential Exemption       | 8,000     |
| - Senior Exemption            |           |
| - Senior Freeze               |           |
| - Disabled Veteran            |           |
| - Disability Exemption        |           |
| - Returning Veteran Exemption |           |
| - Home Improvement Exemption  |           |
| - House Abatement             |           |
| = Net Taxable Value           | 230,296   |
| x Tax Rate                    | 4.7423    |
| = Total Tax Due               | 10,921.32 |
| - Less Advance Payment        |           |
| - Commercial Abatement        |           |
| + PACE Reimbursement          |           |
| = Net Due as of 06/15/26      | 11,003.23 |

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

\* S OF A FACTOR 1.0786

1st INST DUE ON June 01, 2026  
2nd INST DUE ON September 01, 2026



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

4.9523 10,544.96 TOTALS 4.7423 10,921.32

2024 220,930 Assessed Value 2025 238,296

## SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-36-400-010
2. Common Address: 3608 York Rd, Oakbrook, 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:  
06-36-400-010; 3608 York Rd, Oakbrook, IL 60523

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

Atty Favia also reviewed the Fidelity title commitment from the closing in 2025 Vicky

Atty Favia handled the closing in 2025.

Only First name of Contact is required.

Date called: June 16, 2026

I verify that the information provided above is accurate.

M. Vanessa Favia

Printed Name

  
Signature

Date

June 16, 2026

Relationship to Applicant:

Attorney Agent for the property owner



**3608 YORK ROAD, OAK BROOK IL 60523**

CURRENT LEGAL DESCRIPTION  
PIN 06-36-400-010

PARCEL 1:

LOT 1 IN A. W. RETZELS PLAT OF SURVEY OF THAT PART OF THE SOUTH EAST 1/4 SECTION 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTH WEST CORNER OF SAID SOUTH EAST QUARTER AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER, 506.7 FEET; THENCE NORTH 89 DEGREES 33 MINUTES EAST, 336.8 FEET TO AN IRON PIPE, THENCE SOUTH 0 DEGREES 04 MINUTES WEST ALONG AN OLD FENCE, 351.61 FEET TO THE SOUTH WEST CORNER OF LOT 5 OF YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 12 FOR A PLACE OF BEGINNING; THENCE SOUTH 70 DEGREES 45 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT, 213.20 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE SOUTH 18 DEGREES 38 MINUTES WEST ALONG THE CENTER LINE OF YORK ROAD, AS MONUMENTED, 135.16 FEET; THENCE NORTH 70 DEGREES 45 MINUTES WEST, PARALLEL WITH SAID SOUTHERLY LINE OF LOT 5, 213.2 FEET; THENCE NORTH 18 DEGREES 39 MINUTES EAST, PARALLEL WITH THE CENTER LINE OF YORK ROAD, 135.16 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

### **PROPOSED LEGAL DESCRIPTION**

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946, AS DOCUMENT 494053, IN DUPAGE: COUNTY, ILLINOIS. ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE: SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE: 11, EAST OF THE: THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948, AS DOCUMENT 541222, 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): 06-36-400-011
2. Common Address: 3610 York Rd, Oakbrook, 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:

06-36-400-011; 3610 York Rd, Oakbrook, IL 60523

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

Atty Favia also reviewed the Fidelity title commitment from the closing in 2025 Vicky

Atty Favia handled the closing in 2025.

Only First name of Contact is required.

Date called: June 16th, 2026

I verify that the information provided above is accurate.

M. Vanessa Favia

Printed Name

Signature

Date

June 16, 2026

Relationship to Applicant:

Attorney Agent for the property owner

**3610 YORK ROAD, OAK BROOK IL 60523**

CURRENT LEGAL DESCRIPTION  
PIN 06-36-400-011

PARCEL 2:

TRACT 5 IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 12, OF PART OF THE  
SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS  
DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS

# **PROPOSED LEGAL DESCRIPTION**

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946, AS DOCUMENT 494053, IN DUPAGE: COUNTY, ILLINOIS. ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE: SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE: 11, EAST OF THE: THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948, AS DOCUMENT 541222, IN DUPAGE: COUNTY, ILLINOIS.

| PIN       | BILLNAME                  | BILLSTNUM | BILLSTNAME             | BILLAPT | BILLCITY        | BILLSTATE | BILLZIP | PROPSTNAME     | PROPAPT | PROPCITY  |
|-----------|---------------------------|-----------|------------------------|---------|-----------------|-----------|---------|----------------|---------|-----------|
| 636400010 | CHGO TITLE LAND TR CO     |           | 16 IROQUOIS            |         | CLARENDON HILLS | IL        | 60514   | 3608 YORK RD   |         | OAK BROOK |
| 636400009 | WOLLENSAK, DANIEL & ALYCE |           | 3604 YORK RD           |         | OAK BROOK       | IL        | 60523   | 3604 S YORK RD |         | OAK BROOK |
| 636400011 | RETZEL, DOROTHY F         |           | 16 IROQUOIS DR         |         | CLARENDON HILLS | IL        | 60514   | 3610 YORK RD   |         | OAK BROOK |
| 636400004 | BRILLIANT MANAGEMENT LLC  |           | 133 RUMSEY PL          |         | WESTMONT        | IL        | 60559   | 314 LUTHIN RD  |         | OAK BROOK |
| 636401005 | TR #9002346770            |           | 3824 YORK RD 2ND FLOOR |         | OAK BROOK       | IL        | 60523   | 502 WENNES CT  |         | OAK BROOK |
| 636404036 | GATEWAY HOMEOWNERS ASSN   |           | 224 POWELL AVE         |         | CLARENDON HILLS | IL        | 60514   | GATEWAY LN     |         | OAK BROOK |
| 636404041 | REVELLOTIS, GEORGE M      |           | 2 GATEWAY LN           |         | OAK BROOK       | IL        | 60523   | 2 GATEWAY LN   |         | OAK BROOK |
| 636404035 | BARBARA, FRED B           |           | 1 GATEWAY LN           |         | OAK BROOK       | IL        | 60523   | 1 GATEWAY LN   |         | OAK BROOK |
| 636400003 | HADDEN, PAUL              |           | 316 LUTHIN RD          |         | OAK BROOK       | IL        | 60523   | 316 LUTHIN RD  |         | OAK BROOK |
| 636400008 | RAGHUVIR, RASHMI & R      |           | 3600 YORK RD           |         | OAK BROOK       | IL        | 60523   | 3600 YORK RD   |         | OAK BROOK |
| 636401001 | GIRGIS, RITA K            |           | 506 WENNES CT          |         | OAK BROOK       | IL        | 60523   | 321 LUTHIN RD  |         | OAK BROOK |
| 636401004 | CTLTC NS11-12497          |           | 3824 YORK RD           |         | OAK BROOK       | IL        | 60523   | YORK RD        |         | OAK BROOK |
| 636404059 | ABDELHADY, K & S AWAD     |           | 1 OAK CT               |         | OAK BROOK       | IL        | 60523   | 1 OAK CT       |         | OAK BROOK |
| 636400007 | ANEES, NAUMAN & RABYA     |           | 3524 YORK RD           |         | OAK BROOK       | IL        | 60523   | 3524 YORK RD   |         | OAK BROOK |
| 636400002 | BULIN, JEFFREY J          |           | 320 LUTHIN RD          |         | OAK BROOK       | IL        | 60523   | 320 LUTHIN RD  |         | OAK BROOK |
| 636404034 | BARBARA, FRED B           |           | 1 GATEWAY LN           |         | OAK BROOK       | IL        | 60523   | 3 GATEWAY LN   |         | OAK BROOK |
| 636400018 | LOVELACE, JAMES & ANNETTE |           | 2 MILL GATE LN         |         | OAK BROOK       | IL        | 60523   | 2 MILL GATE LN |         | OAK BROOK |
| 636404065 | GRAUE MILL HOMEOWNERS     |           | 115 S VINE ST          |         | HINSDALE        | IL        | 60521   | ROAD D         |         | HINSDALE  |
| 636402001 | 3702 S YORK RD LLC        |           | 4 YORK LAKE CT         |         | OAK BROOK       | IL        | 60523   | 3702 YORK RD   |         | OAK BROOK |
| 636304015 | GIRGIS, RITA K            |           | 506 WENNES CT          |         | OAK BROOK       | IL        | 60523   | 506 WENNES CT  |         | OAK BROOK |
| 636404020 | FOREST PRESERVE DIST      |           | P O BOX 5000           |         | WHEATON         | IL        | 60189   | YORK RD        |         | HINSDALE  |
| 636400016 | WELLS, ANDREW & REBECCA   |           | 3516 YORK RD           |         | OAK BROOK       | IL        | 60523   | 3516 YORK RD   |         | OAK BROOK |
| 636404033 | TRAGAS, L & A VALENCIANO  |           | 5 GATEWAY LN           |         | OAK BROOK       | IL        | 60523   | 5 GATEWAY LN   |         | OAK BROOK |



## NAMES OF SURROUNDING PROPERTY OWNERS

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

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

| NAME OF PROPERTY OWNER    | MAILING ADDRESS OF PROPERTY OWNER                     | PROPERTY ADDRESS                               | PARCEL NUMBER |
|---------------------------|-------------------------------------------------------|------------------------------------------------|---------------|
| Girgis, Rita K            | 506 Wemes Ct. <sup>Oak Brook</sup> IL, 60523          | 321 Luthin Rd. <sup>Oak Brook, IL 60523</sup>  | 0636401001    |
| Barbara, Fred B           | 1 Gateway Ln. <sup>Oak Brook</sup> IL, 60523          | 1 Gateway Ln. <sup>Oak Brook, IL 60523</sup>   | 0636404035    |
| TR #9002346770            | 3824 York Rd 2nd Floor <sup>Oak Brook, IL 60523</sup> | 502 Wemes Ct <sup>Oak Brook, IL 60523</sup>    | 063640005     |
| Bulin, Jeffrey J          | 320 Luthin Rd. <sup>Oak Brook, IL 60523</sup>         | 320 Luthin Rd. <sup>Oak Brook, IL 60523</sup>  | 0636400002    |
| CHGO Title Land TR CO     | 16 Iroquois <sup>Clarendon Hills, IL 60514</sup>      | 3608 York Rd. <sup>Oak Brook, 60523</sup>      | 0636400010    |
| Wollensak, Daniel & Alice | 3604 York Rd. <sup>Oak Brook, IL 60523</sup>          | 3604 S York Rd, <sup>Oak Brook, IL 60523</sup> | 063600009     |
| Retzel, Dorothy F         | 16 Iroquois Dr. <sup>Clarendon Hills, IL 60514</sup>  | 3610 York Rd, <sup>Oak Brook, IL 60523</sup>   | 0636400011    |
| Brilliant Management LLC  | 133 Rumsey Pl <sup>Westmont, IL 60559</sup>           | 314 Luthin Rd. <sup>Oak Brook, IL 60523</sup>  | 0636400004    |
| Gateway Homeowners Assn   | 224 Powell Ave <sup>Clarendon Hills, IL 60514</sup>   | Gateway Ln <sup>Oak Brook, IL 60523</sup>      | 0636404038    |
| Revellotis, George M      | 2 Gateway Ln <sup>Oak Brook, IL 60523</sup>           | 2 Gateway Ln <sup>Oak Brook, IL 60523</sup>    | 0636404041    |
| Hadden, Paul              | 316 Luthin Rd. <sup>Oak Brook, IL 60523</sup>         | 316 Luthin Rd <sup>Oak Brook, IL 60523</sup>   | 0636400003    |
| Raghuvir, Rashmi & R      | 3600 York Rd <sup>Oak Brook, IL 60523</sup>           | 3600 York Rd <sup>Oak Brook, IL 60523</sup>    | 0636400008    |
| CTLTC NS12-12497          | 3824 York Rd <sup>Oak Brook, IL 60523</sup>           | 3824 York Rd <sup>Oak Brook, IL 60523</sup>    | 0636401004    |
| Abdelhady, K&S Award      | 1 Oak Ct. <sup>Oak Brook, IL 60523</sup>              | 1 Oak Ct. <sup>Oak Brook, IL 60523</sup>       | 0636404059    |
| Anees, Nauman & Rabba     | 3524 York Rd. <sup>Oak Brook, IL 60523</sup>          | 3524 York Rd. <sup>Oak Brook, IL 60523</sup>   | 0636400007    |
| Barbara, Fred B           | 1 Gateway Ln, <sup>Oak Brook, IL 60523</sup>          | 3 Gateway Ln <sup>Oak Brook, IL 60523</sup>    | 0636404034    |
| Lovelace, James & Amette  | 2 Mill Gate Ln <sup>Oak Brook, IL 60523</sup>         | 2 Mill Gate Ln <sup>Oak Brook, IL 60523</sup>  | 0636400018    |
| Grove Mill Homeowners     | 115 S Vine St. <sup>Hinsdale, IL 60521</sup>          | Road D <sup>Hinsdale</sup>                     | 0636404065    |

(Attach additional sheets if necessary)

## NAMES OF SURROUNDING PROPERTY OWNERS

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

Note: The people on this list will be notified by mail with the information about your request and the meeting schedule.

[illegible]

(Attach additional sheets if necessary)

## 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.

York Real Estate LLC

Printed Name of Owner



Signature of Owner

June 17, 2026

Date

M. Vanessa Favia

Printed Name of Applicant



Signature of Applicant

June 17, 2026

Date

### BILL TO INFORMATION:

York Real Estate LLC

Print Name/Company

Ali Asmi

Contact Person

773-610-6222

Contact Phone

1519 W. Warren Blvd Unit 503 PMB 101, Chicago, IL 60607

Address To be Billed

630-930-8295

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.

## eSignature Details

---

|                   |                                 |
|-------------------|---------------------------------|
| <b>Signer ID:</b> | <b>nVynZsvutf2tpGrpFMEcW1PX</b> |
| Signed by:        | Ali Asmi                        |
| Sent to email:    | [REDACTED]                      |
| IP Address:       | 172.59.189.74                   |
| Signed at:        | Jun 17 2026, 12:56 pm CDT       |

CHGO TITLE LAND TR CO  
16 IROQUOIS  
CLARENDON HILLS, IL 60514

BRILLIANT MANAGEMENT LLC  
133 RUMSEY PL  
WESTMONT, IL 60559

REVELLOTIS, GEORGE M  
2 GATEWAY LN  
OAK BROOK, IL 60523

RAGHUVIR, RASHMI & R  
3600 YORK RD  
OAK BROOK, IL 60523

ABDELHADY, K & S AWAD  
1 OAK CT  
OAK BROOK, IL 60523

BARBARA, FRED B  
1 GATEWAY LN  
OAK BROOK, IL 60523

3702 S YORK RD LLC  
4 YORK LAKE CT  
OAK BROOK, IL 60523

WELLS, ANDREW & REBECCA  
3516 YORK RD  
OAK BROOK, IL 60523

WOLLENSAK, DANIEL & ALYCE  
3604 YORK RD  
OAK BROOK, IL 60523

TR #9002346770  
3824 YORK RD 2ND FLOOR  
OAK BROOK, IL 60523

BARBARA, FRED B  
1 GATEWAY LN  
OAK BROOK, IL 60523

GIRGIS, RITA K  
506 WENNES CT  
OAK BROOK, IL 60523

ANEES, NAUMAN & RABYA  
3524 YORK RD  
OAK BROOK, IL 60523

LOVELACE, JAMES & ANNETTE  
2 MILL GATE LN  
OAK BROOK, IL 60523

GIRGIS, RITA K  
506 WENNES CT  
OAK BROOK, IL 60523

TRAGAS, L & A VALENCIANO  
5 GATEWAY LN  
OAK BROOK, IL 60523

RETZEL, DOROTHY F  
16 IROQUOIS DR  
CLARENDON HILLS, IL 60514

GATEWAY HOMEOWNERS ASSN  
224 POWELL AVE  
CLARENDON HILLS, IL 60514

HADDEN, PAUL  
316 LUTHIN RD  
OAK BROOK, IL 60523

CTLTC NS11-12497  
3824 YORK RD  
OAK BROOK, IL 60523

BULIN, JEFFREY J  
320 LUTHIN RD  
OAK BROOK, IL 60523

GRAUE MILL HOMEOWNERS  
115 S VINE ST  
HINSDALE, IL 60521

FOREST PRESERVE DIST  
P O BOX 5000  
WHEATON, IL 60189

**VILLAGE OF OAK BROOK – SUBDIVISION ENGINEERING REVIEW**

| PROJECT        | PERMIT NO. | REVIEW NO. | STATUS |
|----------------|------------|------------|--------|
| 3608 York Road | SD 26 4    | 2          | -      |

EZA Engineering received the following permit submittal documents on July 17, 2026:

| DOCUMENT                         | PREPARED BY           | SHEETS | DATE    |
|----------------------------------|-----------------------|--------|---------|
| Final Plat of YR10 Resubdivision | Martin M. Engineering | 1      | 7-15-26 |

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. Add **PRELIMINARY PLAT** to the Plat of Survey/Ex. Topography & Removal Plan in bold letters as this document (one sheet only, doesn't include the Grading & Utility Plan) will serve as the required Preliminary Plat for the subdivision. A requirement of this subdivision is to demolish all structures (residences, detached garage). The land will be required to be graded to match existing site drainage patterns, in the event that a new residence is not constructed.
2. Add a **Submitted By:** (name and mailing address) to the final plat.
3. The above comments are required to be addressed prior to printing the mylar and collecting signatures on necessary certificates.



LEGEND FOR SURVEY LINES

● FOUND IRON ROD  
○ FOUND IRON PIPE  
+ FOUND CROSS IN CONCRETE  
--- BOUNDARY LINE  
--- EXISTING PROPERTY LINE  
--- CENTER LINE  
--- RIGHT-OF-WAY LINE  
--- BUILDING SETBACK LINE  
--- EXISTING EASEMENT LINE  
--- PROPOSED EASEMENT LINE

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 SANITARY 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.

ADDRESS: 3608 YORK ROAD,  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED 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 \_\_\_\_, 20\_\_

\_\_\_\_NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, \_\_\_\_\_, AS OWNER OF THE PROPERTY DESCRIBED AS THE YR10 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  
LOT NUMBER(S) ELEMENTARY HIGH SCHOOL COMM COLLEGE  
1 DIST. 181 DIST. 86 COLLEGE OF DUPAGE 502

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
3608 YORK ROAD

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_TREASURER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

I, BRIAN MALONE, A REGISTERED ILLINOIS LAND SURVEYOR NUMBER 035.003974, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

DATED AT \_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

REGISTERED ILLINOIS LAND SURVEYOR \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003974

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

LICENSE EXPIRES 11/30/26  
PROFESSIONAL DESIGN FIRM NO. 184.005285-0010



LICENSE EXPIRES 11/30/26  
PROFESSIONAL DESIGN FIRM NO. 184.005285-0010

ABBREVIATIONS

P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT  
REC. RECORD MEASUREMENT  
MEAS. MEASURED MEASUREMENT

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER FLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_, AND WAS RECORDED IN BOOK \_\_\_\_ OF PLATS ON PAGE \_\_\_\_

\_\_\_\_RECORDER OF DEEDS

DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 PROBUD 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.

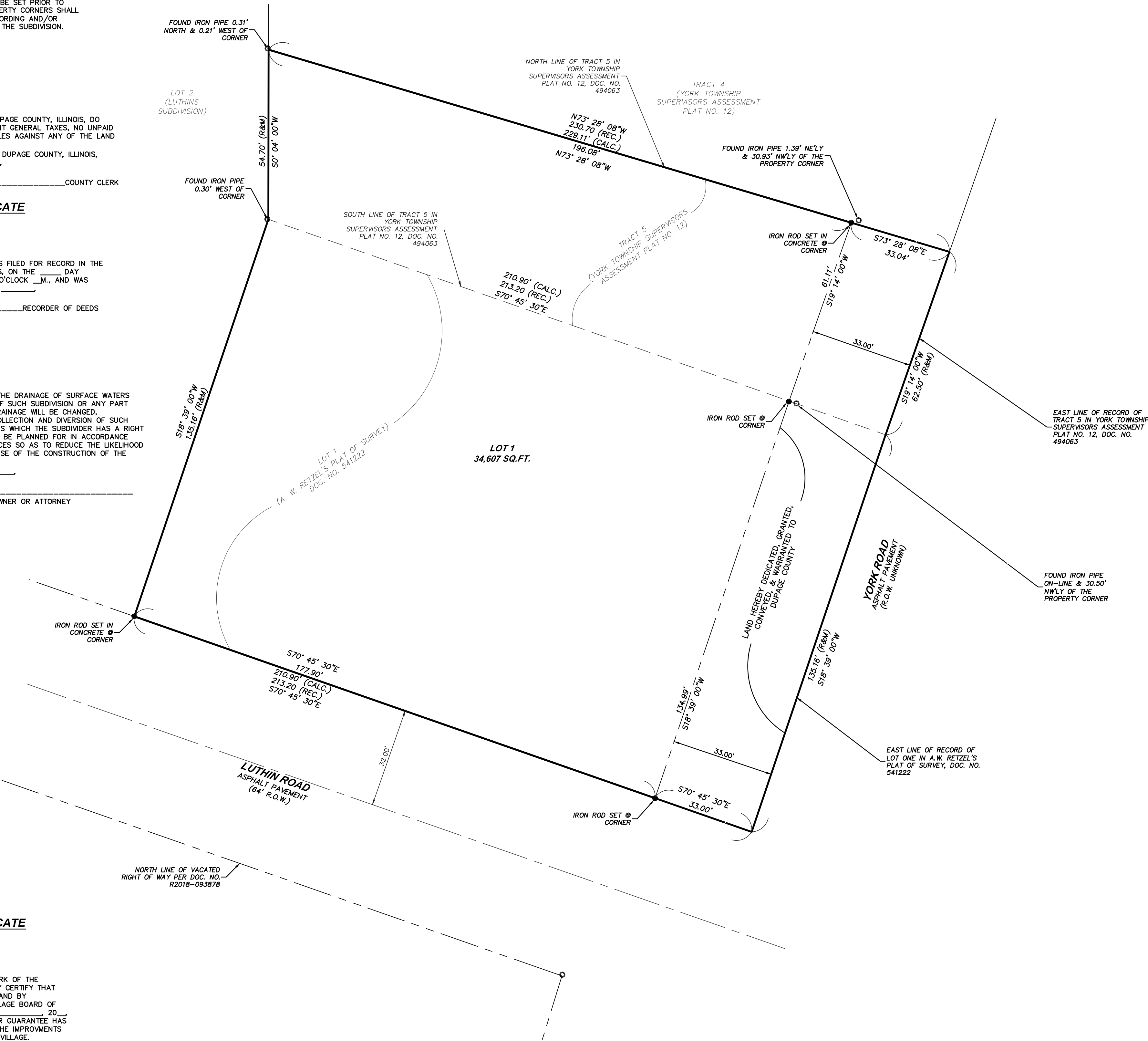
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_ENGINEER      \_\_\_\_OWNER OR ATTORNEY

FINAL PLAT OF YR10 RESUBDIVISION

OF

TRACT 5 IN YORK TOWNSHIP SUPERVISORS'S ASSESSMENT PLAT NO. 12, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1946 AS DOCUMENT 494053, IN DUPAGE COUNTY, ILLINOIS.  
ALSO, LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.



PROPERTY ADDRESS

3608 YORK ROAD  
OAK BROOK, IL 60523

THIS PLAT HAS BEEN SUBMITTED BY:

MARTIN M. ENGINEERING, INC.  
20123 OAKWOOD DRIVE  
MOKENA, IL 60448

AREA OF CONSOLIDATION

LOT 1: 34,607 SQUARE FEET MORE OR LESS

PLEASE RETURN THE RECORDED PLAT TO THE ABOVE MAILING ADDRESS UPON RECORDING.

EXISTING PIN NUMBERS

LOT 1: 06-36-400-010  
LOT 5: 06-36-400-011

PLANNING AND ZONING COMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 \_\_\_\_, 20\_\_

\_\_\_\_VILLAGE ENGINEER

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY \_\_\_\_\_ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_COUNTY ENGINEER

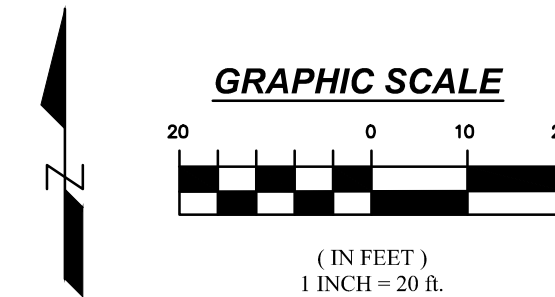
SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS

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 INSTALLMENT THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_EXECUTIVE DIRECTOR



MARTIN M. Engineering, Inc.  
SITE DESIGN CIVIL ENGINEERS & SURVEYORS  
20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 995-1323  
FAX: (708) 995-1384  
LICENSE NO. 184.005285-0010

ORDERED BY: ANUM ALI ASMII

SCALE: 1"=20' JOB NO. 26-060 PLAT OF RESUBDIVISION

BASIS OF BEARINGS: THE WEST LINE OF THE RECORD PLAT OF SUBDIVISION FOR LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1948 AS DOCUMENT 541222, IN DUPAGE COUNTY, ILLINOIS.

REVISION DATE: 07/15/26; REVISED CERTIFICATES PER VILLAGE COMMENTS

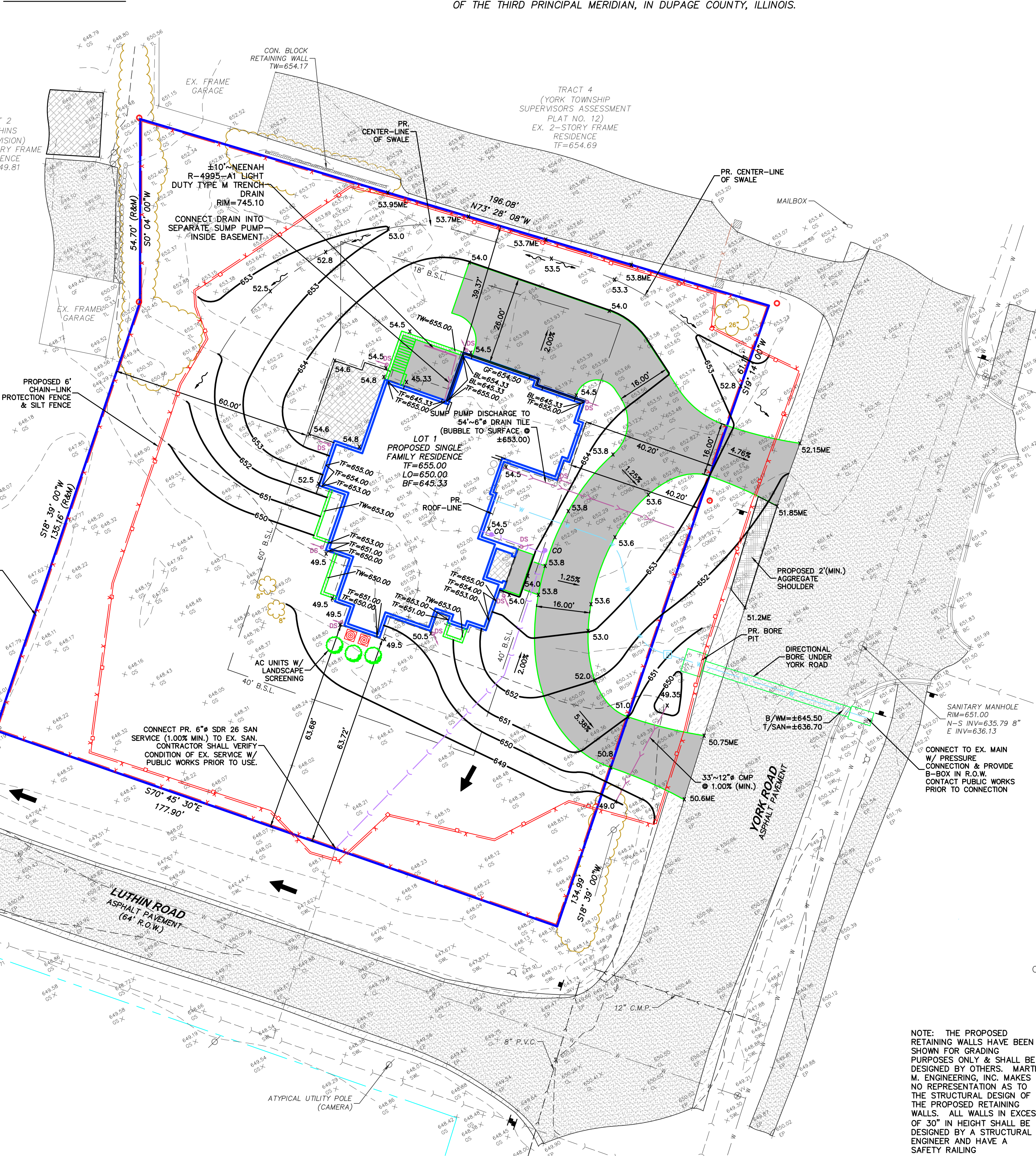
REVISION DATE: 07/23/26; CHANGED THE WORDS "PREPARED BY" TO "SUBMITTED BY"



# GRADING & UTILITY PLAN

LOT 1 IN YR10 SUBDIVISION, BEING A RESUBDIVISION OF TRACT 5 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 12, AND LOT 1 IN A. W. RETZEL'S PLAT OF SURVEY, BEING IN A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## PROPOSED PLAN



## LEGEND FOR OBJECTS

| EXISTING | PROPOSED |
|----------|----------|
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |

## SOIL PROTECTION CHART

| STABILIZATION     | 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 RYEGRASS  
45 LBS/AC + 2 TONS STRAW MULCH/AC

C. SPRING OATS 100 LBS/AC

D. WHEAT OR CEREAL RYE 150 LBS/AC

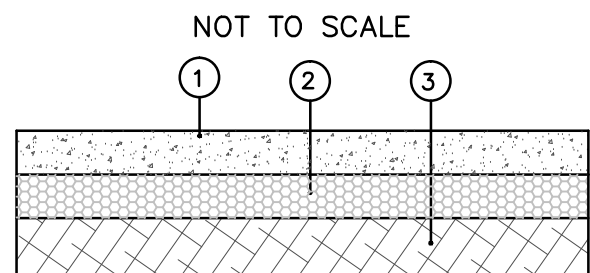
E. SOD

F. STRAW MULCH 2 TONS/AC

\* IRRIGATION NEEDED DURING JUNE AND JULY

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

## TYPICAL CONCRETE PAVEMENT SECTION



### PROPOSED CONCRETE PAVEMENT

- 5" PORTLAND CEMENT CONCRETE
- 4" AGGREGATE BASE COURSE, CA-6, COMPACTED W/ NO SLAG
- WELL DRAINED SUB-GRADE (SUB-GRADE TO MODIFIED 95 PROCTOR MIN. COMPACTION)

## IMPERVIOUS AREA CALCULATIONS

|                                    |             |
|------------------------------------|-------------|
| LOT AREA                           | = 41,104 SF |
| PR. BUILDING AREA (INCL. OVERHANG) | = 4,579 SF  |
| PR. CONCRETE DRIVE                 | = 3,637 SF  |
| PR. CONCRETE PATIOS & WALK         | = 330 SF    |
| PROPOSED COVERED PORCH/PATIO       | = 441 SF    |
| PR. WALLS                          | = 66 SF     |
| TOTAL PR. IMPERVIOUS AREA          | = 9,053 SF  |
| TOTAL EX. IMPERVIOUS AREA          | = 9,332 SF  |
| INCREASE IN IMPERVIOUS AREA        | = -279 SF   |

## BENCHMARKS:

SITE BENCHMARK:  
"X" MARKED ON CURB ±67.2' NORTH, ±51.3' EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APPROXIMATELY 3.1' NORTH-EAST OF FIRE HYDRANT, ELEV=650.90 (NAVD 88)

MAG. NAIL IN PAVEMENT NEAR THE EXTENSION OF THE WEST LINE OF LOT 1 IN A.W. RETZEL'S PLAT OF SURVEY.  
ELEV=650.37 (NAVD88)

## SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } s.s.  
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 8th DAY OF June, 2026.

ENGINEER *B. Malone*

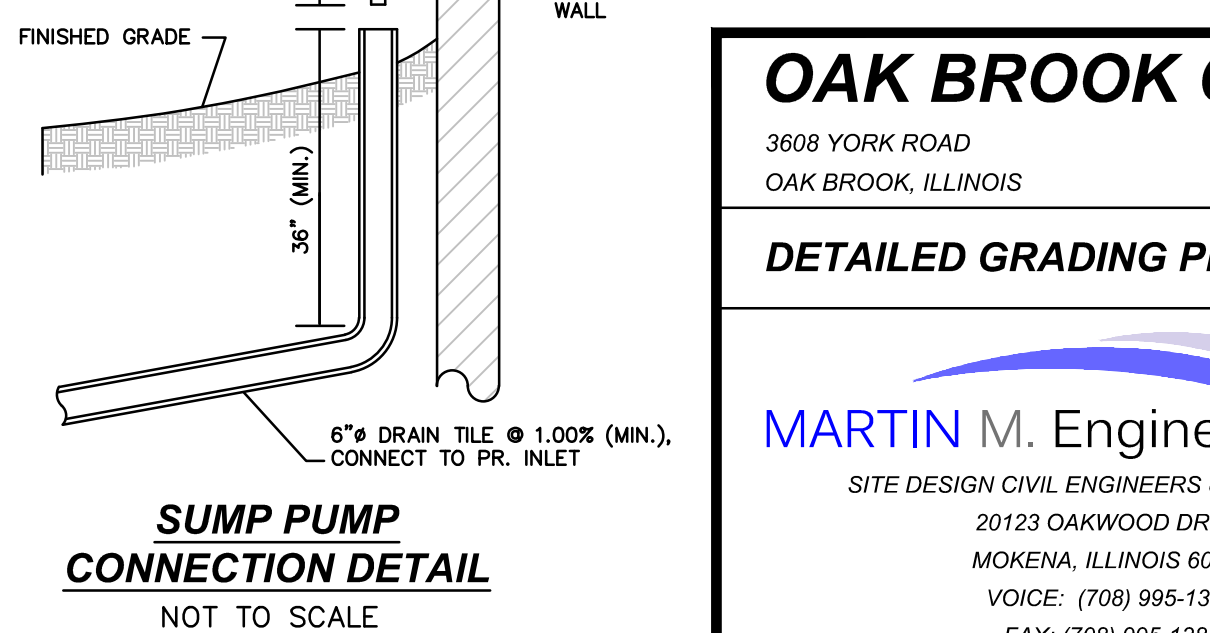


## PAVEMENT LEGEND

|  |                   |  |                              |  |                              |
|--|-------------------|--|------------------------------|--|------------------------------|
|  | PROPOSED CONCRETE |  | PROPOSED PAVERS              |  | PROPOSED COVERED PORCH/PATIO |
|  | PROPOSED GRAVEL   |  | PROPOSED ASPHALT             |  | EXISTING CONCRETE            |
|  | PROPOSED DECK     |  | EXISTING BITUMINOUS PAVEMENT |  | EXISTING PAVEMENT REMOVAL    |

## ABBREVIATIONS:

|             |                                    |          |                                                    |
|-------------|------------------------------------|----------|----------------------------------------------------|
| P.U. & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT | XXX.XXTC | TOP OF CURB ELEVATION                              |
| N.F.        | NO FENCE                           | XXX.XME  | MATCH EXISTING ELEVATION                           |
| N.A.        | NO ACCESS                          | (XX.X)   | EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS |
| L.C.        | LANDSCAPE COVENANT                 | XXX.XX   | EX. AS-BUILT GRADE & DESCRIPTION                   |
| B.S.L.      | BUILDING SETBACK LINE              | XXX.X    | SPOT GRADE W/ FLOW DIRECTION                       |
| GF          | GARAGE FLOOR                       | XXX.X    | NOTE: ADD 600 TO ALL PROPOSED SPOT GRADES          |
| LO          | LOOK OUT                           |          |                                                    |
| WO          | WALK OUT                           |          |                                                    |
| WW          | WINDOW WELL                        |          |                                                    |
| DS          | DOWN SPOUT                         |          |                                                    |
| BL          | BRICK LEDGE                        |          |                                                    |
| SP          | SUMP PUMP                          |          |                                                    |
| TL          | TREE LINE                          |          |                                                    |



## OAK BROOK GRADING PLAN

3608 YORK ROAD  
OAK BROOK, ILLINOIS

### DETAILED GRADING PLAN

| DRAWN BY: BMM      |          | CHECKED BY: BMM    |  |
|--------------------|----------|--------------------|--|
| SCALE: 1"=20'      |          | DATE: 06/08/26     |  |
| JOB NUMBER: 26-060 |          | SHEET: 2 OF 2      |  |
| #                  | DATE     | DESCRIPTION        |  |
| 1.                 | 07/23/26 | PER VILLAGE REVIEW |  |

MARTIN M. Engineering, Inc.  
SITE DESIGN CIVIL ENGINEERS & SURVEYORS  
20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 995-1323  
FAX: (708) 995-1384  
LICENSE NO. 184.005285-0010

## NOTES:

### WATER AND SEWER SERVICES

WATER SERVICE TO BE 1-1/2" MIN. TYPE K COPPER MIN. DEPTH 5'-0"

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%

SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

MIN. SEPARATION OF WATER AND SANITARY SERVICES SHALL BE 10' HORIZONTALLY & 18" VERTICALLY. IF RIGHT-OF-WAY LINES SHALL BE MARKED IN THE FIELD PRIOR TO LAYING OF OAK BROOK WATER DEPARTMENT INSPECTION. THE VILLAGE OF OAK BROOK WATER DEPARTMENT CAN BE CONTACTED AT 630-989-9270.

THE EXISTING SANITARY SERVICE SHALL BE TELEVISED AND SUBMITTED TO THE VILLAGE'S PUBLIC WORKS DEPARTMENT FOR REVIEW TO DETERMINE IF THE SERVICE CAN BE RE-USED FOR THE PROPOSED RESIDENCE.

CONTRACTOR SHALL PROTECT ALL EXISTING TREES ON-SITE UNLESS THE TREE HAS BEEN SHOWN AS BEING REMOVED ON THE PLAN.

CONSTRUCTION SIGNS AND VILLAGE REQUIRED POSTED NOTICES WILL BE PLACED IN CONFORMANCE WITH THE OAK BROOK ZONING CODE.

ALL GUTTER DISCHARGE SHALL BE CONTAINED AND DISCHARGED TO 10 FEET BEYOND THE BUILDING. ALL DOWNSPOUTS THAT SPLASH TO GRADE SHALL HAVE SPLASH BLOCKS.

SWALES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

THE MAXIMUM SLOPE ON-SITE SHALL BE 3H TO 1V.

CONTRACTOR SHOULD COORDINATE WITH THE VILLAGE OF OAK BROOK REGARDING WATER USAGE.

### CONSTRUCTION NOISE

CONSTRUCTION NOISE RESTRICTIONS ARE FOUND IN SECTION 6-1-2 OF THE VILLAGE CODE. GENERALLY, RESIDENTIAL AREAS ARE RESTRICTED TO BETWEEN 7:00 A.M. - 8:00 P.M. MONDAY-FRIDAY AND 8:00 A.M. - 5:00 P.M. SATURDAY & SUNDAY.

### MISCELLANEOUS ITEMS

ALL WORK AREAS SHALL BE RESTORED IN ACCORDANCE WITH THESE PUBLIC WORKS STANDARDS.

EXCAVATIONS OUTSIDE OF PAVEMENTS REMAINING OPEN OVERNIGHT SHALL BE PROTECTED EACH NIGHT; THIS MAY BE ACHIEVED BY BACKFILLING TO GRADE OR LIGHTED BARRICADES AND FENCING ON ALL SIDES.

WHEN THE VILLAGE NOTIFIES A PERMITEE OF A FAILURE IN THE WORK AREA, 4-8 HOURS IN ADVANCE, THE PERMITEE SHALL RESPOND & PERMANENTLY REPAIR SAID WORK WITHIN 2 CALENDAR DAYS UNLESS THE FAILURE POSES A SAFETY HAZARD, AS DETERMINED BY THE VILLAGE ENGINEER, IN WHICH CASE THE PERMITEE SHALL RESPOND WITHIN SIX (6) HOURS.

DISTURBED AREAS SHALL BE LIMITED TO NO MORE THAN 100 LINEAR FEET OF OPEN TRENCH BEFORE BACKFILLING & TEMPORARY REPAIRS ARE INITIATED.

CARE MUST BE TAKEN IN JOB SITE PARKING TO AVOID DAMAGE TO SIDEWALKS, PATHWAYS, DRIVEWAYS, OR LANDSCAPING. PARKING VEHICLES AND EQUIPMENT SHALL NOT RESTRICT PRIVATE PROPERTY ACCESS NOR HINDER SIGHT DISTANCES FOR TRAFFIC OR PEDESTRIANS.

EROSION AND SEDIMENT CONTROL IN AND AROUND WORK SITES SHALL BE IN ACCORDANCE WITH PERTINENT VILLAGE REQUIREMENTS & DOCUMENTS. INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS (WITHIN PAVED OR UNPAVED AREAS). UNDER NO CIRCUMSTANCES SHALL MATERIAL BE WASHED INTO STORM DRAINS. EXCESS MATERIAL/SEDIMENT SHALL BE ALLOWED TO DRY AND THEN REMOVED BY VACUUM SWEEPER OR SHOVELING & HAULING AWAY.

IF THE TEMPORARY STOCKPILE IS TO REMAIN 3 DAYS OR LONGER, A SILT FENCE SHALL BE PLACED AROUND IT.

OWNER:  
ALI ASMI  
(773)610-6222

## CONSTRUCTION SCHEDULE:

- INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION FENCES & TREE PROTECTION FENCING - SUMMER, 2026
- SITE DEMOLITION, CLEARING AND GRUBBING - SUMMER, 2026
- MASS GRADING - SUMMER 2026
- CONSTRUCT PROPOSED RESIDENCE & INSTALL DRIVEWAY - SUMMER/FALL 2026
- INSTALL PROPOSED UTILITIES - FALL 2026
- HARDSCAPE & FINAL GRADING - SPRING 2027
- PREPARE & SUBMIT RECORD DRAWINGS - SUMMER 2027
- LANDSCAPE & PLANT LAWN & REMOVE TEMPORARY EROSION CONTROL MEASURES & FENCING - FALL 2027

## ADDITIONAL NOTES:

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF OAK BROOK.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF OAK BROOK DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 A MINIMUM OF 24 HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:

- SOIL EROSION & SEDIMENT CONTROL INSPECTION
- SPOT SURVEY REVIEW
- STORM SEWER CONNECTION INSPECTION
- PAVEMENT PATCH INSPECTION AS DETERMINED
- PREPOUR INSPECTION FOR CURB & GUTTER
- PREPOUR INSPECTION FOR DRIVEWAY
- FINAL GRADING INSPECTION
- FINAL ENGINEERING INSPECTION

THE CONTRACTOR SHALL CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ALL CUTS IN THE STAFFORD LANE ROADWAY PAVEMENT.

THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 630-368-5270 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.



# PRELIMINARY PLAT/PLAT OF SURVEY/ EX. TOPOGRAPHY & REMOVAL PLAN

## LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

## NOTES:

WATER AND SEWER SERVICES  
WATER SERVICE TO BE 1-1/2" MIN. TYPE K COPPER MIN. DEPTH 5.50'  
SEWER SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%  
SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.  
MIN. SEPARATION OF WATER AND SANITARY SERVICES SHALL BE 10' HORIZONTALLY. IF SEPARATION REQUIREMENTS CAN NOT BE MET, SANITARY SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE OR ENCASED 10' EACH SIDE OF CROSSING.  
THE EXISTING SANITARY SERVICE SHALL BE TELEVISED AND SUBMITTED TO THE VILLAGE'S PUBLIC WORKS DEPARTMENT FOR REVIEW TO DETERMINE IF THE SERVICE CAN BE RE-USED FOR THE PROPOSED RESIDENCE.  
CONTRACTOR SHALL PROTECT ALL EXISTING TREES ON-SITE UNLESS THE TREE HAS BEEN SHOWN AS BEING REMOVED ON THE PLAN.  
CONSTRUCTION SIGNS AND VILLAGE REQUIRED POSTED NOTICES WILL BE PLACED IN CONFORMANCE WITH THE OAK BROOK ZONING CODE.  
ALL GUTTER DISCHARGE SHALL BE CONTAINED AND DISCHARGED TO 10 FEET FROM THE BUILDING. ALL DOWNSPOUTS THAT SPLASH TO GRADE SHALL HAVE SPLASH BLOCKS.  
SWALES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.  
THE MAXIMUM SLOPE ON-SITE SHALL BE 3H TO 1V.  
CONTRACTOR SHOULD COORDINATE WITH THE VILLAGE OF OAK BROOK REGARDING WATER USAGE.  
CONSTRUCTION NOISE  
CONSTRUCTION NOISE RESTRICTIONS ARE FOUND IN SECTION 6-1-2 OF THE VILLAGE CODE. GENERALLY, RESIDENTIAL AREAS ARE RESTRICTED TO BETWEEN 7:00 A.M. - 6:00 P.M. MONDAY-FRIDAY AND 8:00 A.M. - 5:00 P.M. SATURDAY & SUNDAY.  
MISCELLANEOUS ITEMS  
ALL WORK AREAS SHALL BE RESTORED IN ACCORDANCE WITH THESE PUBLIC WORKS STANDARDS.  
EXCAVATIONS OUTSIDE OF PAVEMENTS REMAINING OPEN OVERNIGHT SHALL BE PROTECTED EACH NIGHT. THIS MAY BE ACHIEVED BY BACKFILLING TO GRADE OR LIGHTED BARRICADES AND FENCING ON ALL SIDES.  
WHEN THE VILLAGE NOTIFIES A PERMITEE OF A FAILURE IN THE WORK AREA, e.g., CAVE IN OR SETTLEMENT, THE PERMITEE SHALL RESPOND & PERMANENTLY REPAIR SAID WORK WITHIN 2 CALENDAR DAYS UNLESS THE FAILURE POSES A SAFETY HAZARD, AS DETERMINED BY THE VILLAGE ENGINEER, IN WHICH CASE THE PERMITEE SHALL RESPOND WITHIN SIX (6) HOURS.  
DISTURBED AREAS SHALL BE LIMITED TO NO MORE THAN 100 LINEAR FEET OF OPEN TRENCH BEFORE BACKFILLING & TEMPORARY REPAIRS ARE INITIATED.  
CARE MUST BE TAKEN IN JOB SITE PARKING TO AVOID DAMAGE TO SIDEWALKS, PATHWAYS, DRIVEWAYS, OR LANDSCAPING. PARKED VEHICLES AND EQUIPMENT SHALL NOT RESTRICT PRIVATE PROPERTY ACCESS NOR HINDER SIGHT DISTANCES FOR TRAFFIC OR PEDESTRIANS.  
EROSION AND SEDIMENT CONTROL IN AND AROUND WORK SITES SHALL BE IN ACCORDANCE WITH PERTINENT VILLAGE REQUIREMENTS & DOCUMENTS. INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS (WITHIN PAVED OR UNPAVED AREAS). UNDER NO CIRCUMSTANCES SHALL MATERIAL BE WASHED INTO STORM DRAINS. EXCESS MATERIAL/SEDIMENT SHALL BE ALLOWED TO DRY AND THEN REMOVED BY VACUUM SWEEPER OR SHOVELING & HAULING AWAY.  
IF THE TEMPORARY STOCKPILE IS TO REMAIN 3 DAYS OR LONGER, A SILT FENCE SHALL BE PLACED AROUND IT.  
CONTRACTOR:  
ALI ASM  
(773)610-6222

EROSION CONTROL NOTES:  
TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE FUNCTIONAL & INSPECTED BY THE VILLAGE PRIOR TO LAND DISTURBANCE ACTIVITIES.  
STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS, OR LPDA'S.  
SEDIMENT & EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS INCLUDING A DOUBLE ROW SILT FENCE.  
PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.  
STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.  
THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN SEVEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.  
PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY OR DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.  
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.  
ALL TEMPORARY CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF OAK BROOK STORMWATER ORDINANCE SHALL BE KEPT OPERATIONAL & MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT & EROSION CONTROL MEASURES ARE OPERATIONAL. PERMANENT EROSION CONTROL SHALL BE ESTABLISHED WITH 6" TOPSOIL AND SOD.  
ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT & OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.  
LAND DISTURBANCE ACTIVITIES IN STREAMS & DITCHES SHALL BE AVOIDED WHERE POSSIBLE.  
SOIL STOCKPILES SHALL NOT BE LEFT OVERNIGHT IN DITCHES OR WITHIN FLOODPLAINS.

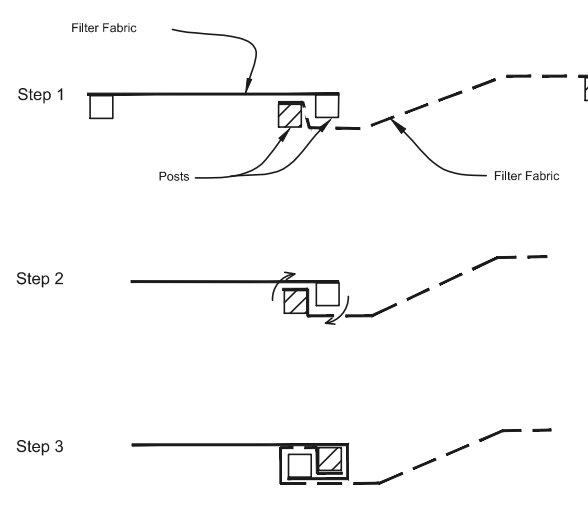
## CONSTRUCTION SCHEDULE:

1. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION FILTERS & TREE PROTECTION FENCING - SUMMER 2026
2. SITE DEMOLITION, CLEARING AND GRUBBING - SUMMER 2026
3. MASS GRADING - SUMMER 2026
4. CONSTRUCT PROPOSED RESIDENCE & INSTALL DRIVEWAY - SUMMER/FALL 2026
5. INSTALL PROPOSED UTILITIES - FALL 2026
6. HARDSCAPE & FINAL GRADING - SPRING 2027
7. PREPARE & SUBMIT RECORD DRAWINGS - SUMMER 2027
8. LANDSCAPE & PLANT LAWN & REMOVE TEMPORARY EROSION CONTROL MEASURES & FENCING - FALL 2027

## LEGEND FOR OBJECTS

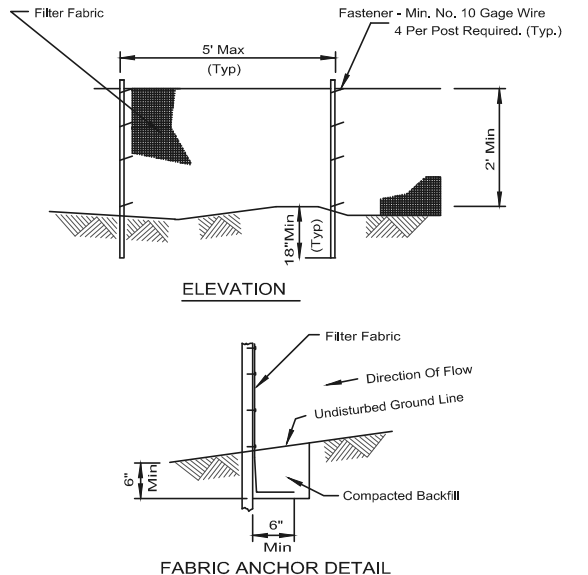
- | EXISTING                            | PROPOSED                            |
|-------------------------------------|-------------------------------------|
| SANITARY SEWER                      | SANITARY SEWER                      |
| STORM SEWER                         | STORM SEWER                         |
| CATCH BASIN                         | CATCH BASIN                         |
| OPEN U/D MANHOLE                    | OPEN U/D MANHOLE                    |
| CLOSED U/D MANHOLE                  | CLOSED U/D MANHOLE                  |
| INLET                               | INLET                               |
| WATER MAIN                          | WATER MAIN                          |
| VALVE                               | VALVE                               |
| HYDRANT                             | HYDRANT                             |
| FLARED END                          | FLARED END                          |
| STREET LIGHT                        | STREET LIGHT                        |
| UTILITY POLE                        | UTILITY POLE                        |
| B-BOX                               | B-BOX                               |
| RETAINING WALL                      | RETAINING WALL                      |
| SILT FENCE                          | SILT FENCE                          |
| CONTOUR                             | CONTOUR                             |
| FENCE                               | FENCE                               |
| 100-YEAR OVERFLOW PATH              | 100-YEAR OVERFLOW PATH              |
| STORM STRUCTURE W/ INLET PROTECTION | STORM STRUCTURE W/ INLET PROTECTION |
| EX. TREE TO BE REMOVED              | EX. TREE TO BE REMOVED              |

## SILT FENCE PLAN



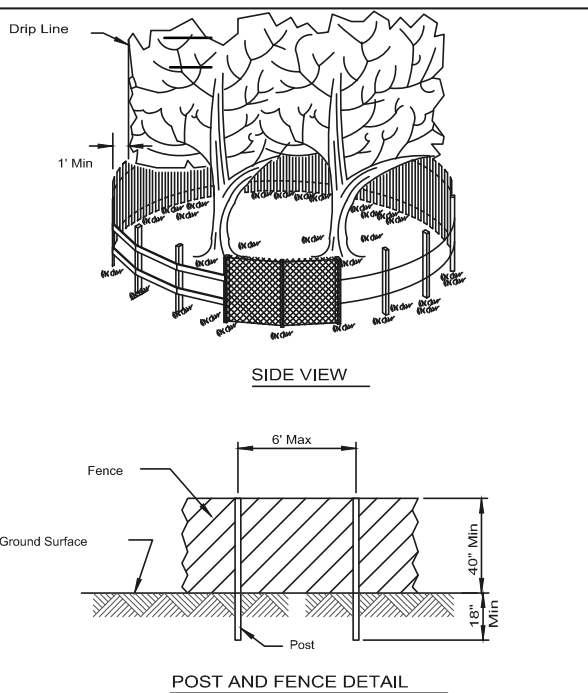
NOTES:  
1. Place the end post of the second fence inside the end post of the first fence.  
2. Place the end post of the second fence inside the end post of the first fence.  
3. Place the end post of the second fence inside the end post of the first fence.

## SILT FENCE PLAN



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 standard specification 500 Geneseeville Table 1 or 2, Class 1, with equivalent opening size of 48 mesh or finer for removal of 90% of silt.  
3. Fabric posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

## TREE PROTECTION - FENCING



NOTES:  
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be protected and no closer than 8 feet to the trunk of any tree.  
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross-sectional area of 3.0 sq. in.  
3. The fence may be either 40' high or 48' high, 40' plastic with fencing or any other material as approved by the engineer/inspector.

## BENCHMARKS:

SITE BENCHMARK:  
"X" MARKED ON CURB ±67.2' NORTH, ±51.3' EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APPROXIMATELY 3.1' NORTHEAST OF FIRE HYDRANT, ELEV.=650.90 (NAVD 88)  
MAG NAIL IN PAVEMENT NEAR THE EXTENSION OF THE WEST LINE OF LOT 1 IN A.W. RETZEL'S PLAT OF SURVEY, ELEV.=650.37 (NAVD88)

## IMPERVIOUS AREA CALCCS.

LOT AREA = 41,104 SF  
EX. BUILDINGS AREA (INCL. OVERHANG) = 3,595 SF  
EX. CONCRETE = 1,175 SF  
EX. RETAINING WALLS = 28 SF  
EX. ASPHALT PAVEMENT AREA (DOES NOT INCLUDE YORK ROAD R.O.W.) = 1,095 SF  
YORK ROAD R.O.W. CON./ASPH./GRAVEL = 3,439 SF  
TOTAL EX. IMPERVIOUS AREA = 9,332 SF

## ADDITIONAL NOTES:

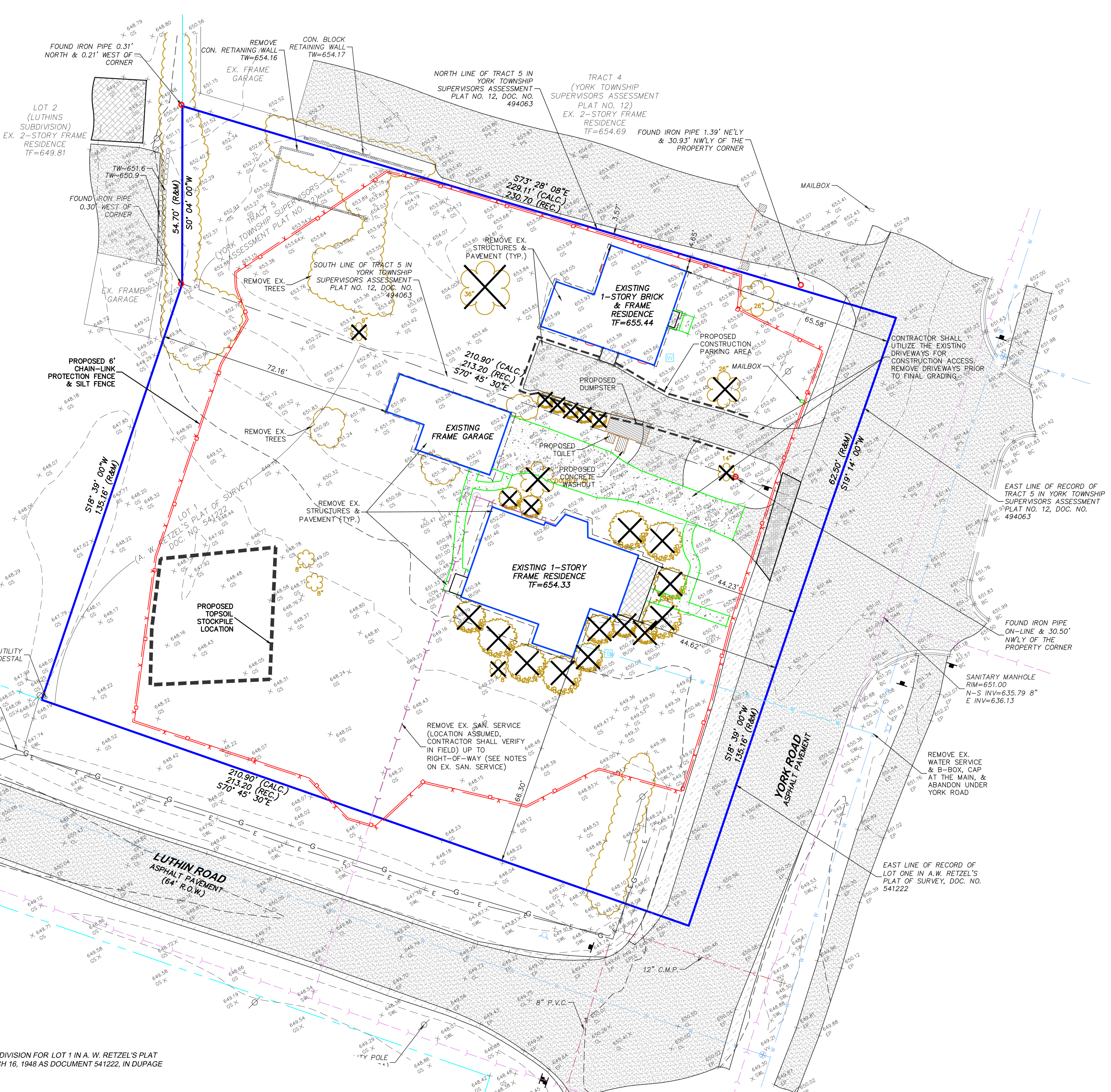
ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF OAK BROOK.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF OAK BROOK DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 A MINIMUM OF 24 HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:  
• SOIL EROSION & SEDIMENT CONTROL INSPECTION  
• SPOT SURVEY REVIEW  
• STORM SEWER CONNECTION INSPECTION  
• PAVEMENT PATCH INSPECTION AS DETERMINED  
• PREPWORK INSPECTION FOR CURBS & GUTTER  
• PREPWORK INSPECTION FOR DRIVEWAY  
• FINAL GRADING INSPECTION  
• FINAL ENGINEERING INSPECTION

THE CONTRACTOR SHALL CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 630-368-5101 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ANY CUTS IN THE STAFFORD LANE ROADWAY PAVEMENT.

THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT AT 630-368-5270 TO PROVIDE A MINIMUM OF 24-HOURS NOTICE FOR ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.

## EXISTING TOPOGRAPHY



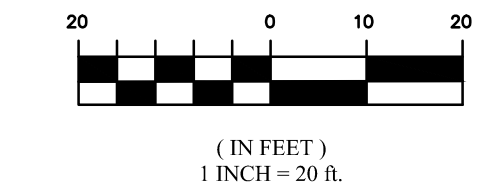
## ABBREVIATIONS:

- |             |                                    |         |                                                    |
|-------------|------------------------------------|---------|----------------------------------------------------|
| P.U. & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT | XXX.XTC | TOP OF CURB ELEVATION                              |
| N.F.        | NO FENCE                           | XXX.XME | MATCH EXISTING ELEVATION                           |
| N.A.        | NO ACCESS                          | (XX.X)  | EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS |
| L.C.        | LANDSCAPE COVENANT                 | XXX.XX  | EX. AS-BUILT GRADE & DESCRIPTION                   |
| B.S.L.      | BUILDING SETBACK LINE              | XXX.XX  | SPOT GRADE W/ FLOW DIRECTION                       |
| TF          | TOP OF FOUNDATION                  | XXX.X   | NOTE: ADD 600 TO ALL PROPOSED SPOT GRADES          |
| CF          | CARAGE FLOOR                       |         |                                                    |
| LO          | LOOK OUT                           |         |                                                    |
| WO          | WALK OUT                           |         |                                                    |
| WW          | WINDOW WELL                        |         |                                                    |
| DS          | DOWN SPOUT                         |         |                                                    |
| BL          | BRICK LEDGE                        |         |                                                    |
| SP          | SUMP PUMP                          |         |                                                    |
| TL          | TREE LINE                          |         |                                                    |

## PAVEMENT LEGEND

- |                   |                              |                              |
|-------------------|------------------------------|------------------------------|
| PROPOSED CONCRETE | PROPOSED PAVERS              | EXISTING COVERED PORCH/PATIO |
| PROPOSED GRAVEL   | PROPOSED ASPHALT             | EXISTING CONCRETE            |
| PROPOSED DECK     | EXISTING BITUMINOUS PAVEMENT | EXISTING PAVEMENT REMOVAL    |

## GRAPHIC SCALE



## INDEX OF SHEETS:

SHEET 1: EX. REMOVAL PLAN  
SHEET 2: GRADING & UTILITY PLAN

## OAK BROOK GRADING PLAN

3608 YORK ROAD  
OAK BROOK, ILLINOIS

## EX. REMOVAL PLAN

DRAWN BY: JDM  
SCALE: 1"=20'  
JOB NUMBER: 26-060  
DATE: 07/23/26  
SHEET: 1 OF 2  
MARTIN M. Engineering, Inc.  
SITE DESIGN CIVIL ENGINEERS & SURVEYORS  
20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 995-1323  
FAX: (708) 995-1384  
LICENSE NO. 184.005285-0010

CHECKED BY: BMM  
DATE: 06/08/26  
SHEET: 1 OF 2  
PER VILLAGE REVIEW





**ITEM 8.A.3.**

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

**AGENDA ITEM**

Board of Trustees Regular Meeting  
of  
September 8, 2026

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**SUBJECT:** Award of Contract - Network Switch Refresh and Firewall Project

**FROM:** Thomas Gilbert, Information Technology Director  
Kyle Simkins, Information Systems Administrator

**BUDGET SOURCE/BUDGET IMPACT:** \$125,867.07 is available in Information Services, Computer Hardware & Software (151-91600) for this project.

**RECOMMENDED MOTION:** I move that the Village Board approve Resolution R-2381, A Resolution to Waive Further Bidding Since The Interlocal Purchasing System (TIPS) Already Conducted the Formal Bidding Process, and Authorize Staff to Issue Purchase Orders to IE2TEK, Inc., Oak Brook, Illinois, in the amount of \$125,867.07 for the Network Switch Refresh and Firewall Project.

**Background/History:**

The Village's network infrastructure provides connectivity to systems and technology resources used across Village facilities and departments, including public safety and other operations that function on a 24-hour basis. Of the 31 components comprising the existing network environment, 15 have reached the end of their useful life cycle and an additional 10 will reach end of life within the next year, making a comprehensive refresh necessary to maintain a reliable, secure, and supportable network platform. End of life equipment no longer receives security patches and updates, adding significant risk to network security.

The proposed Network Switch Refresh and Firewall project will transition the Village's existing switching and firewall infrastructure to a standardized Fortinet platform. The equipment proposal includes Fortinet switching hardware, associated FortiCare support, and two FortiGate 120G firewall appliances with three years of support.

IE2TEK will provide professional implementation and engineering services for the project. The scope includes staging and configuration of the new Fortinet equipment, installation and configuration of two FortiGate 120G firewalls in a high-availability configuration, replacement and configuration of Village network switches, and redesign of the network core. The redesign work includes development of a low-level design document, dynamic routing updates, cleanup of static routes, migration from the existing

stacked-core design to a collapsed-core design, and updated network documentation. IE2TEK has proposed 200 professional service hours at \$187.50 per hour. The total project cost is \$125,867.07, consisting of \$88,367.07 for Fortinet network equipment, licensing, and support, and \$37,500.00 for professional implementation and engineering services.

IE2TEK has worked with Village staff on several technology and network initiatives during the past year, including assessment of the Village's network environment and implementation of improvements identified during that review. Their familiarity with the existing infrastructure will assist with planning and executing the migration while minimizing disruption to Village operations. IE2TEK has identified this purchase under The Interlocal Purchasing System (TIPS) Contract #230105. TIPS is a cooperative purchasing program that competitively solicits and awards contracts for use by participating public agencies. Because the applicable cooperative contract has already undergone a competitive procurement process, staff recommends utilizing the TIPS contract and waiving further competitive bidding by the Village.

**Recommendation:**

Staff recommends that the Village Board approve Resolution R-2381, A Resolution to Waive Further Bidding Since The Interlocal Purchasing System (TIPS) Already Conducted the Formal Bidding Process, and Authorize Staff to Issue Purchase Orders to IE2TEK, Inc., Oak Brook, Illinois, in the amount of \$125,867.07 for the Network Switch Refresh and Firewall Project.

**Attachments:**

1. Res IT Fortinet 2026-R-2381
2. IE2TEK\_VOOB\_Fortinet Proposal-20260825v1
3. IE2TEK\_VOOB\_Network-Refresh-Proposal-20260825v2

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THE VILLAGE OF OAK BROOK  
COOK AND DUPAGE COUNTIES, ILLINOIS

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RESOLUTION

NUMBER 2026-IT-NTWRK-CNTRCT-R-2381

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A RESOLUTION  
TO WAIVE FURTHER BIDDING AND AUTHORIZE STAFF TO  
ISSUE PURCHASE ORDERS TO IE2TEK, INC., FOR THE  
NETWORK SWITCH REFRESH AND FIREWALL PROJECT

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

JOHN ANOS  
NAVEEN JAIN  
MICHAEL MANZO  
MELISSA MARTIN  
A. SURESH REDDY  
EDWARD TIESENGA

Village Board

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Published in pamphlet form by authority of the  
President and the Board of Trustees of the Village of Oak Brook  
on the 8<sup>th</sup> day of September 2026

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RESOLUTION NO. 2026-IT-NTWRK-CNTRCT-R-2381

A RESOLUTION  
TO WAIVE FURTHER BIDDING AND AUTHORIZE STAFF TO ISSUE PURCHASE ORDERS  
TO IE2TEK, INC., FOR THE NETWORK SWITCH REFRESH AND FIREWALL PROJECT

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

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

WHEREAS, pursuant to Section 1-7-10 of the Village Code, the Village shall have the authority to join with other units of government in cooperative purchasing plans when the best interests of the Village will be served by engaging in such cooperative purchasing plans;

WHEREAS, several components of the Village's existing networking infrastructure have reached or have exceeded its expected service life and is now in need of replacement;

WHEREAS, The Interlocal Purchasing System (TIPS) has solicited bids for certain networking equipment and has awarded the relevant contract to IE2TEK, Inc., of Oak Brook, Illinois ("Company");

WHEREAS, pursuant to the awarded contract, Company has agreed to provide the Village \$88,367.07 in Fortinet network equipment, licensing and support ("Equipment") and \$37,500.00 in professional implementation and engineering services ("Services") with a total contract amount of \$125,867.07;

WHEREAS, to the extent the Village were to engage in a competitive bid process to secure pricing for such equipment, the Village would be unable to secure pricing at or lower than the prices secured by the Company;

WHEREAS, the Village President and the Board of Trustees have determined that it is in the best interest of the Village to participate in the cooperative purchasing of the Equipment and Services and hereby approves the purchase of the same from Company at the prices provided herein and pursuant to the Purchase Order, attached hereto and incorporated herein as Exhibit A.

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

Section One – Recitals

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



## Section Two – Approval of Purchase Order

The President and Board of Trustees hereby approve the Purchase Order to Company in substantially the same form attached as Exhibit A.

## Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute the Purchase Order, substantially in the form of such attached hereto as Exhibit A.

## Section Four - Other Actions Authorized

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

## Section Five - Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Purchase Order. Additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the Purchase Order and of this Resolution.

## Section Six – Waiver of Bidding Process

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

## Section Seven - Acts of Village Officials

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

## Section Eight – Effective Date

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

## Section Nine - Publication

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

## Section ten – Conflict Clause

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

Section Eleven – Saving Clause

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

Section Twelve – Recording

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

PASSED THIS 8<sup>th</sup> day of September 2026.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

APPROVED THIS 8<sup>th</sup> day of September 2026.

\_\_\_\_\_  
LAURENCE E. HERMAN,  
Village President

ATTEST:

\_\_\_\_\_  
NETASHA SCARPINITI,  
Village Clerk

EXHIBIT A

[Purchase Order]



## Fortinet Proposal 120G

Proposal #20260825 v1  
**TIPS contract# 230105**

PREPARED FOR  
**VILLAGE OF OAK BROOK**



***Proposal Prepared by:***

Ghassan Barham

IE2TEK INC

Flr Tower 1415 W 22nd St,  
Oak Brook, IL 60523  
+1 (312) 872-0022

***Prepared for:***

Tom Gilbert

VILLAGE OF OAK BROOK

1200 OAK BROOK RD,  
OAK BROOK, IL, 60523  
+1 (630) 368-5174

***Details:***

Proposal #:20260825v1

Date: 08/25/2026

Validity: 30 days



## QUOTE

| Item # | SKU    | Manufacturer                       | Mfr. Part #                      | Qty | Description and Product Info                                         | Discount** | MSRP        | Ext MSRP            | Price      | Ext Price          |
|--------|--------|------------------------------------|----------------------------------|-----|----------------------------------------------------------------------|------------|-------------|---------------------|------------|--------------------|
| 01     | 10UK67 | FORTINET MID & HIGH-END APPLIANCES | FS-624F-FPOE                     | 3   | NON-GAED. ADDITIONAL APPROVAL IS REQUIRED LAYER 2/3 FORTIGATE SW     | 50.99%     | \$10,552.50 | \$31,657.50         | \$5,170.74 | \$15,512.46        |
| 02     | HJ4267 | FORTINET BUNDLE RENEWAL & SERVICES | FC-10-648FF-247-02-12            | 3   | FORTISWITCH-648F-FPOE 1YR FORTICARE PREMIUM SUPPORT                  | 50.99%     | \$1,134.11  | \$3,402.33          | \$555.71   | \$1,667.13         |
| 03     | 6YX629 | FORTINET MID & HIGH-END APPLIANCES | FS-424E-POE                      | 1   | LAYER 2/3 FORTIGATE SWITCH CTRLR COMPATIBLE POE+ SWITCH W/24XGE RJ45 | 51.00%     | \$2,428.65  | \$2,428.65          | \$1,190.04 | \$1,190.04         |
| 04     | 6YX624 | FORTINET BUNDLE RENEWAL & SERVICES | FC-10-S424P-247-02-36            | 1   | 3YR 24X7 FORTICARE CONTRACT FOR FORTISWITCH-424E-POE                 | 51.00%     | \$693.63    | \$693.63            | \$339.87   | \$339.87           |
| 05     | 8GB287 | FORTINET SME PRODUCTS              | FS-148F-FPOE                     | 27  | FORTISWITCH-148F-FPOE IS A PERF/PRICE COMPETITIVE L2+ MGMT SW        | 51.00%     | \$2,888.55  | \$77,990.85         | \$1,415.39 | \$38,215.53        |
| 06     | 8GB289 | FORTINET BUNDLE RENEWAL & SERVICES | FC-10-148FF-247-02-36            | 27  | 3YR 24X7 FORTICARE CONTRACT FOR FORTISWITCH-148F-FPOE                | 50.99%     | \$825.30    | \$22,283.10         | \$404.40   | \$10,918.80        |
| 07     | HJ9244 | FORTINET BUNDLE RENEWAL & SERVICES | FC-10-648FF-247-02-36            | 3   | FORTISWITCH-648F-FPOE 3YR FORTICARE PREMIUM SUP                      | 51.00%     | \$3,402.32  | \$10,206.96         | \$1,667.14 | \$5,001.42         |
| 08     | JL0011 | FORTINET SME PRODUCTS              | FG-120G-BDL-809-36               | 2   | FORTIGATE-120G HARDWARE PLUS 3 YEAR HARDWARE PLUS FORTICARE          | 51.00%     | \$15,634.50 | \$31,269.00         | \$7,660.91 | \$15,321.82        |
| 09     | 920U94 | FORTINET                           | OHF1                             | 1   | ORDER HANDLING FEE                                                   | -          | \$200.00    | \$200.00            | \$200.00   | \$200.00           |
|        |        |                                    | <b>Products / Services Total</b> | 68  |                                                                      |            |             | <b>\$180,132.02</b> |            | <b>\$88,367.07</b> |

By approving this order, you are affirming that you are a duly authorized representative of the indicated company and agree to be bound by this agreement's terms and conditions. Only proposals that include Service Contracts will be countersigned and returned to the Client Contact.

## VILLAGE OF OAK BROOK

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# Network Refresh Project

Proposal #20260825 V2

TIPS contract# 230105

PREPARED FOR

**Village of Oak Brook**



**Proposal Prepared by:**

**Saif Bisharat**  
**IE2TEK INC**  
Flr Tower 1415 W 22<sup>nd</sup> St,  
Oak Brook, IL 60523  
+1 (224) 401-5218

**Prepared for:**

**Tom Gilbert**  
**Village of Oak Brook**  
1200 OAK BROOK RD,  
OAK BROOK, IL, 60523  
+1 (630) 368-5174

**Details:**

Proposal #:20260825v2  
Date: 08/25/2026  
Validity: 30 days

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## EXECUTIVE SUMMARY

Village of Oak Brook has requested an advanced services partner that will provide a robust, reliable and flexible support channel that will allow Village of Oak Brook to refresh its EOL device, reconfigure the network to leverage new technologies and document their enterprise network infrastructure.

IE2TEK fully understands Village of Oak Brook requirements and thus this proposal was authored as a response which contains services provided including the fees for these professional services.



PROPOSED SERVICES

Proposal Summary

This is an agreement “The Agreement” dated on the 1<sup>st</sup> day of September 2026 between IE2TEK INC “Service Provider” and Village of Oak Brook “Client”, The parties hereto acknowledge and agree that the Professional Services detailed in this proposal are governed by the following:

SCOPE OF SERVICES

IE2TEK is proposing a premium services support agreement that performs the following scope of services,

- **Replace Cisco Palo Alto Firewall with Fortinet 120G Firewall**
  - Rack and Stack 2x Fortigate 120G Firewalls
  - Staging and Configuration of Fortinet
  - Configure High Availability (HA) between the two firewall appliances to provide redundancy and automatic failover in the event of a device or link failure.
- **Network Redesign**
  - Create Low Level Design Document
  - Dynamic Routing update
  - Static Routes cleanup
  - Core design migration from Stacked to Collapsed core design
  - Network Documentation
- **Replace Cisco Switches with FortiGate Switches**
  - Rack and Stack up to twenty-nine (29) Fortinet Switches
  - Stage and hard-code configuration
  - Configure core switches in accordance with the approved network design.
  - Configure access switches in accordance with the approved network design.
- **Provide detailed network design**

- The table below summarizes the fees for the labor of this engagement, any unused hours can be rolled over and used towards any future projects, this is an estimate of the hours needed.

| Product        | Description              | Qty | Unit Price | Total. Price |
|----------------|--------------------------|-----|------------|--------------|
| US-PRM-Support | Premium Services Support | 200 | \$187.50   | \$37,500.00  |
|                |                          |     | Total      | \$37,500.00  |

## TERMS AND CONDITIONS

### Premium Support Services

|                                    |                                                   |
|------------------------------------|---------------------------------------------------|
|                                    |                                                   |
| <b>Client Legal Name:</b>          | Village of Oak Brook                              |
| <b>Agreement Description:</b>      | Premium Support Services Agreement                |
| <b>Agreement #:</b>                | 20260825v2                                        |
|                                    |                                                   |
| <b>Client Service Location(s):</b> | All client sites are covered under this agreement |
|                                    |                                                   |

### SCHEDULING AND DATES OF SERVICE

Scheduling on site requests should be made to IE2TEK's Customer Service team: [support@ie2tek.com](mailto:support@ie2tek.com) or 815-7IE2TEK (815-743-2835).

Requests will be serviced as quickly as possible, IE2TEK will assign all requests coming after business hours, the next business day, however business impacting emergency requests will be given a higher priority. Scheduling on-site visits will be best-effort, with no service level guarantees, and dates of service will be based upon mutual availability between Client and the assigned resource(s).

Requests for an "on-call" resource must include the requested on-call timeframe. When a dedicated resource is on-call, Client will be charged the on-call fee per hour for the duration of the on-call timeframe identified, up to eight (8) hours, or until the resource is engaged to provide support. If a resource is engaged and provides support during the on-call window, Client will be charged at the regular service rate for the work performed.

For any requests out of scope, IE2TEK will present a written time estimate in the form of a separate project SOW.

### TROUBLESHOOTING

Because troubleshooting can require a significant amount of time, when engaged to assist in troubleshooting, IE2TEK will make best efforts to provide status updates to Client every four (4) hours and request approval to continue troubleshooting. Status updates will review what has been done, any progress that has been made, and next steps.

If an unexpected technical issue occurs and standard sources for technical troubleshooting assistance are exhausted, it may become necessary for Client to open an incident with technical support services provided by a specific hardware or software manufacturer. These situations can occur on any project. Client will be notified if a situation occurs where opening such an incident should be considered. At that time, Client will need to decide if it is appropriate to continue troubleshooting and Client will be responsible for the cost associated with resolving the incident. Incidents are kept open, and typically referenced to by specific "case numbers" until the problem is resolved. IE2TEK will stay engaged with third party technical support as billable time, if Client requires such assistance.

### SERVICE COORDINATION

IE2TEK's Service Operations Team provides service coordination for ad hoc requests. This includes scheduling and coordinating the necessary resources to execute services, as requested. The Team will create Change Orders, when required and present a separate project SOW, if necessary.

## **TRAVEL, HOURS AND INVOICING**

A minimum of Any rendered services will be handled as Time & Material agreement. IE2TEK will track all hours worked and invoice as time is applied, with the following conditions:

- The Service Provider agrees to allocate a maximum of two hundred (200) service hours to the Client during the term of this agreement. These service hours will be dedicated to the provision of managed services as outlined in the Scope of Services section of this agreement.
- A minimum of 30 minutes (0.5) hour will be charged for calls and weekly updates and an hour (1 hour) for all working sessions.
- Should the Client require services beyond the guaranteed two hundred (200) hours, any additional hours will be tracked and billed separately as time and material at the hourly rate of 200 US Dollars per hour. The Service Provider agrees to notify the Client in advance should it become apparent that additional hours will be necessary to meet the Client's needs.
- The Service Provider shall seek written approval from the Client before exceeding the guaranteed Two Hundred (200) service hours.
- For onsite services performed at locations that are 50+ miles from an IE2TEK office, Client will be charged the travel time rate per resource per hour for the time traveled to and from Client site.
- Prices quoted are exclusive of travel expenses. Travel expenses will be incurred if onsite services are required by non-local resources. All travel expenses will be approved by Client in writing prior to booking and will be invoiced at actual cost.

## **PRICING AND RENEWAL**

- If services are performed at a Prevailing Wage eligible location, a surcharge will be added to the hourly charges identified in the Rate Table below in order to remain compliant with prevailing wages established by the Department of Labor & Industries.
- Scheduled services cancelled with less than one (1) business day notice, may incur a \$250 cancellation fee.
- Prices quoted are exclusive of taxes.
- Prices quoted in this agreement are protected for two 1 year from date of acceptance (or proposal date, if acceptance date is not provided), and will remain in effect unless either Party gives written cancellation to the other Party.
- Either Party may cancel this agreement at any time with written notice.

## **CLIENT RESPONSIBILITIES**

The success of services is dependent upon a partnership with Client. Failure to fulfill these responsibilities may impact IE2TEK's ability to successfully assist with service requests. The following activities are the responsibility of Client:

- Provide PO # or any special invoicing instructions needed for service requests.
- Designate a primary technical contact who will handle related communications, preparation, and internal coordination activities for service requests.
- Identify and coordinate additional Client resources, as needed.
- Provide appropriate credentials for remote access to all required equipment.
- Be available for onsite services and escort IE2TEK resource(s) through facilities, if required, at no additional cost to IE2TEK.
- If additional security clearance and/or any testing is required of IE2TEK staff by Client, Client will provide a detailed list of requirements needed prior to scheduling engagement. Any fees associated with such test will be the responsibility of Client.

## **ASSUMPTIONS AND LIMITATIONS**

IE2TEK makes certain assumptions when creating an agreement. Please carefully review the following list of assumptions and limitations that apply to the services provided under this agreement:

- Efforts will be made to perform services remotely.
- Normal business hours are defined as Monday-Friday, 8:00am-6:00pm local time.
- IE2TEK may require prepayment for services, if credit is unsatisfactory upon Client signature.

IE2TEK reserves the right to engage a trusted Business Partner to assist with service requests and shall remain responsible for all services provided to Client under this agreement.

**PAYMENT AND LIABILITY**

**TERMS OF PAYMENT:** Payment is due upon receipt of invoice, with one and one-half percent (1.5%) interest charged monthly on balances due past 30 days. If client disagrees with any invoice amount, it will notify IE2TEK in writing. If written notice is not received within 15 days of the invoice date, the invoice will be deemed accurate and payable as set forth herein.

**LIMITATION OF LIABILITY:** IE2TEK'S LIABILITY FOR DAMAGES, REGARDLESS OF THE FORM OF ACTION, IS LIMITED TO THE FEES RECEIVED HEREUNDER. UNDER NO CIRCUMSTANCES SHALL IE2TEK BE LIABLE FOR INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION DAMAGES FOR LOST PROFITS, BUSINESS INTERRUPTION, LOST BUSINESS INFORMATION, LOST GOODWILL OR WORK STOPPAGE), REGARDLESS OF THE THEORY OF RECOVERY AND REGARDLESS OF WHETHER CLIENT HAS BEEN ADVISED OF THAT POSSIBILITY AND NOTWITHSTANDING ANY FAILURE OF ESSENTIAL PURPOSE OF ANY LIMITED REMEDY OR WARRANTY.

By approving this order, you are affirming that you are a duly authorized representative of the indicated company and agree to be bound by this agreement's terms and conditions. Only proposals that include Service Contracts will be countersigned and returned to the Client Contact.

**IE2TEK Inc.**

**Village of Oak Brook**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_







#### ITEM 8.A.4.

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

## AGENDA ITEM

Board of Trustees Regular Meeting  
of  
September 8, 2026

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**SUBJECT:** Award of Contract - Scale Computing Server Virtualization Project

**FROM:** Thomas Gilbert, Information Technology Director  
Kyle Simkins, Information Systems Administrator

**BUDGET SOURCE/BUDGET IMPACT:** \$190,000 is budgeted in Information Services, Computer Hardware & Software (151-91600) for this project

**RECOMMENDED MOTION:** I move that the Village Board approve Resolution R-2382, A Resolution to Waive the Competitive Bidding and Authorize Staff to Issue a Purchase Order to Nobeltec, LLC, Lombard, Illinois, in the amount of \$127,978.34, for the Purchase and Implementation of the Scale Computing Server Virtualization Project.

### **Background/History:**

The Information Technology Division has evaluated options to enhance and modernize the Village's server virtualization infrastructure. The proposed project will provide a new three-node hyperconverged infrastructure cluster utilizing Scale Computing's HC1650 platform. The platform combines server computing resources, storage, virtualization software, system management, and redundancy within a unified environment.

The existing servers and service virtualization software are out of service contract and staff explored an extension of the existing server virtualization infrastructure. A three year renewal of the server service contract came in at \$45,000 and the existing server virtualization software was an additional \$100,000 for that same period, reflecting a total of \$145,000 to extend their life for three additional years.

The proposed Scale Computing environment consists of three HC1650 nodes providing a combined 36 physical processor cores and 72 logical processors, 768 GB of system memory, approximately 83.52 TB of raw storage and 37.76 TB of usable storage capacity. The cluster also provides twelve 10/25 GbE network interfaces, redundant hot-swappable power supplies, and a total rack footprint of approximately three rack units.

The proposed purchase includes three Scale Computing HC1650 nodes, SC//HyperCore virtualization

software, five years of software licensing and support, a five-year hardware warranty, installation services, migration tools, and platform training. Nobletec, LLC has provided a proposal for the complete solution in the amount of \$127,978.34. Staff solicited proposals for this project from Nobeltech, LLC, Scale Computing, Heartland Business Solutions, and Tusker. Scale Computing provided manufacturer reference pricing for the proposed configuration in the amount of \$141,361.63. The manufacturer pricing includes the same general three-node HC1650 configuration, five years of SC//HyperCore software licensing and support, five-year hardware support, installation services, migration assistance, and training. Business Solutions and Tusker both acknowledged our request but did not submit proposals. Therefore, for less cost than a three year extension of the existing aged equipment, the Village can replace all three servers with new equipment with a five year hardware and software contract.

The Scale Computing platform will provide the Village with a modern server virtualization environment supported under a unified hardware and software platform. The three-node design provides resiliency and capacity for continued Village operations, while the five-year licensing, warranty, and support structure establishes a predictable support lifecycle for the new infrastructure.

**Recommendation:**

Staff recommends that the Village Board approve Resolution R-2382, A Resolution to Waive the Competitive Bidding and Authorize Staff to Issue a Purchase Order to Nobeltech, LLC, Lombard, Illinois, in the amount of \$127,978.34, for the Purchase and Implementation of the Scale Computing Server Virtualization Project.

**Attachments:**

1. IT Scale Product 2026-R-2382
2. Scale Production Site 3x HC1650 v9.2.2026

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THE VILLAGE OF OAK BROOK  
COOK AND DUPAGE COUNTIES, ILLINOIS

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RESOLUTION

NUMBER 2026-IT-NTWRK-SRVR-R-2382

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A RESOLUTION  
TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE STAFF  
TO ISSUE A PURCHASE ORDER TO NOBLETEC, LLC, FOR  
THE PURCHASE AND IMPLEMENTATION OF THE SCALE  
COMPUTING SERVER VIRTUALIZATION PROJECT

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

JOHN ANOS  
NAVEEN JAIN  
MICHAEL MANZO  
MELISSA MARTIN  
A. SURESH REDDY  
EDWARD TIESENGA

Village Board

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Published in pamphlet form by authority of the  
President and the Board of Trustees of the Village of Oak Brook  
on the 8<sup>th</sup> day of September 2026

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RESOLUTION NO. 2026-IT-NTWRK-SRVR-R-2382

A RESOLUTION  
TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE STAFF TO ISSUE A PURCHASE  
ORDER TO NOBLETEC, LLC, FOR THE PURCHASE AND IMPLEMENTATION OF THE  
SCALE COMPUTING SERVER VIRTUALIZATION PROJECT

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

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

WHEREAS, the Information Technology Department has evaluated options to enhance and modernize the Village's server virtualization infrastructure and proposes the implementation of the Scale Computing Server Virtualization Project ("Project"), as further described herein;

WHEREAS, Village Staff has solicited competitive pricing for the Project from various vendors, of which, NobleTec, LLC, ("Company") has provided a proposal for the complete solution for the Project;

WHEREAS, Company has agreed to provide the Village three Scale Computing HC1650 nodes, SC//HyperCore virtualization software, five years of software licensing and support, a five-year hardware warranty, installation services, migration tools, and related platform training with a total contract amount of \$127,978.34;

WHEREAS, the Village President and the Board of Trustees have determined that it is in the best interest of the Village to implement the Project as recommended and approve the purchase of the equipment and services described herein from Company pursuant to the Purchase Order, attached hereto and incorporated herein as Exhibit A.

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

Section One – Recitals

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

Section Two – Approval of Purchase Order

The President and Board of Trustees hereby approve the Purchase Order to Company in substantially the same form attached as Exhibit A.

### Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute the Purchase Order, substantially in the form of such attached hereto as Exhibit A.

### Section Four - Other Actions Authorized

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

### Section Five - Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Purchase Order. Additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the Purchase Order and of this Resolution.

### Section Six – Waiver of Bidding Process

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

### Section Seven - Acts of Village Officials

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

### Section Eight – Effective Date

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

### Section Nine - Publication

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

### Section ten – Conflict Clause

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

### Section Eleven – Saving Clause

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



Section Twelve – Recording

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

PASSED THIS 8<sup>th</sup> day of September 2026.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

APPROVED THIS 8<sup>th</sup> day of September 2026.

\_\_\_\_\_  
LAURENCE E. HERMAN,  
Village President

ATTEST:

\_\_\_\_\_  
NETASHA SCARPINITI,  
Village Clerk

EXHIBIT A

[Purchase Order]



Here is your requested quote  
Scale Production Site 3x HC1650  
v9.2.2026

Quote# C036089v1

Prepared For:

**Village of Oak Brook**

Attn: Tom Gilbert

Prepared By:  
Tahece Clayborn  
NobleTec, LLC

## Configuration Name: HC1650 Hardware

| DESCRIPTION                                 |                                                           | PRICE       | QTY       | EXT. PRICE   |
|---------------------------------------------|-----------------------------------------------------------|-------------|-----------|--------------|
| CHA-1-31-<br>HC1650-12C-<br>256GB-27.84TB   | SC//HYPERCORE HC1650 HARDWARE                             | \$26,671.68 | 3         | \$80,015.04  |
| CPU-1-3C                                    | INTEL XEON 6505P 12C/24T 2.2 GHZ 6400MT/S                 | \$0.01      | 1         | \$0.01       |
| RAM-1-2D                                    | 32GB DDR5 RDIMM                                           | \$0.01      | 24        | \$0.24       |
| NVM-1-26                                    | 3.84TB 2.5 VA U.3 NVME SSD                                | \$0.01      | 1         | \$0.01       |
| HDD-1-04                                    | 8TB 3.5IN SAS HDD 8TB 3.5IN SAS HDD                       | \$0.01      | 9         | \$0.09       |
| NIC-1-0E                                    | 4-PORT 10/25GB INTEL E810-XXVDA4 SFP28                    | \$0.01      | 3         | \$0.03       |
| HCOS-S-5-12C-<br>PS                         | SC//HYPERCORE - 12C-PS 5 YEAR LICENSE AND SOFTWARE        | \$12,218.95 | 3         | \$36,656.85  |
| Start Date 11/29/2026 - End Date 11/28/2031 |                                                           |             |           |              |
| HW-5                                        | 5 YRSHW WARRANTY                                          | \$8,942.86  | 1         | \$8,942.86   |
| Start Date 11/29/2026 - End Date 11/28/2031 |                                                           |             |           |              |
| QSPI                                        | SCALECARE SERVICE-ADVANCED INSTALLSUP-ADVANCED<br>INSTALL | \$2,363.18  | 1         | \$2,363.18   |
|                                             |                                                           |             | Subtotal: | \$127,978.31 |

## Configuration Name: Group2 Software

| DESCRIPTION   |                                                        | PRICE  | QTY       | EXT. PRICE |
|---------------|--------------------------------------------------------|--------|-----------|------------|
| MPVRR         | MARKETNG DISC SOFTWARE SERVICES ADVANCED TRAINING QHAT | \$0.01 | 1         | \$0.01     |
| ADTM-PROMO-20 | WINDOWS/LINUX SERVERS ONLYPROMO SCALE COMPUTING MOVE   | \$0.01 | 1         | \$0.01     |
| QHAT          | SC//HYPERCORE ADVANCED TRAINING                        | \$0.01 | 1         | \$0.01     |
|               |                                                        |        | Subtotal: | \$0.03     |



## Scale Production Site 3x HC1650 v9.2.2026

### Prepared by:

**NobleTec, LLC**

Tahece Clayborn  
708-762-2464  
tahece.clayborn@nobleteccllc.com

### Prepared for:

**Village of Oak Brook**

1200 Oak Brook Rd  
Oak Brook, IL 60523  
Tom Gilbert  
(630) 368-5174  
TGilbert@oak-brook.org

### Quote Information:

**C036089**

Version: 1  
Delivery Date: 09/02/2026  
Expiration Date: 09/14/2026

## Quote Summary

| DESCRIPTION                         | AMOUNT              |
|-------------------------------------|---------------------|
| Configuration Name: HC1650 Hardware | \$127,978.31        |
| Configuration Name: Group2 Software | \$0.03              |
| Total:                              | <b>\$127,978.34</b> |

NobleTec - 418 Eisenhower Ln N, Lombard IL 60148

NobleTec reserves the right to adjust pricing and product offerings for reasons including, but not limited to, changing market conditions, discontinuation, unavailability, manufacturer price changes, supplier price changes and pricing errors. Taxes, shipping and other fees may apply. Credit card orders over \$1,000.00 may incur a 3% credit card processing surcharge. This quote is subject to NobleTec Terms and Conditions located at: <https://www.nobleteccllc.com/terms-and-conditions/>

\*\*\* Price, availability, and product specs are subject to change without a notice at any point during or after the quotation, ordering, and fulfillment process.\*\*\*

THIS PRICE LIST IS A QUOTATION ONLY AND IS NOT AN ORDER OR AN OFFER TO SELL OR A COMMITMENT TO SHIP THE PRODUCT.

Quoted products are based on the best information available as of the date of this quotation and are not guaranteed to meet the bid specifications. These changes are typically driven by our vendor-manufacturers and are prompted by a variety of factors outside of NobleTec control. These factors may include (but are not limited to):

- \* Market conditions impacting the pricing at time of allocation
- \* Global transportation issues affecting the freight pricing and the shipment/delivery dates
- \* Unforeseen shortages of raw goods prompting the price increases
- \* Tariffs imposed by the importing and exporting countries

**NobleTec, LLC**

**Village of Oak Brook**

Signature: \_\_\_\_\_

Name: Tahece Clayborn

Title: Technology Advisor

Date: 09/02/2026

Signature: \_\_\_\_\_

Name: Tom Gilbert

Date: \_\_\_\_\_





**ITEM 8.A.5.**

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  
September 8, 2026

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**SUBJECT:** D53 IGA Second Amendment

**FROM:** Brian Strockis, Chief of Police

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** I move to approve Resolution R-2383, A Resolution Approving and Authorizing the Execution of the Second Amendment to an Intergovernmental Agreement By and Between the Village of Oak Brook and the Board of Education of Butler School District 53

**Background/History:**

In 2022, the Village Board directed the Chief of Police to develop recommendations to enhance officer presence at the local schools and strengthen safety for students and staff. Following extensive discussions with the Butler 53 Superintendent and Board of Education members, a plan was formulated to evolve the Police Auxiliary program by deploying Auxiliary Officers as a visible presence and deterrent on school grounds. This collaboration resulted in an Intergovernmental Agreement (IGA), approved by the Village Board in 2022, establishing the use of one Auxiliary Officer assigned to both schools on a shared schedule.

In 2023, the Village Board approved the first amendment to the Agreement, which provided for an additional Auxiliary Police Officer and a second squad car, ensuring coverage at each school every school day. Under this amendment, the District agreed to pay the Village an annual sum of \$97,131.52 for the 2023–2024 school year, with a 3.5% increase each subsequent year. The District was also required to reimburse the Village an additional \$10,000 annually for the use of the second squad car.

The 2023 amendment remained in effect for three (3) years and is now due for renewal. At its August 10, 2026, Board of Education meeting, the District approved a renewal of the Agreement through a Second Amendment (attached). The amendment maintains the current service levels, continues the 3.5% annual increase in the District's payment to the Village, and acknowledges that the District has fulfilled the squad car cost obligations outlined in the first amendment. For the 2026–2027 school year, the District will provide the Village with an annual lump sum payment of \$107,691.45.

This school safety initiative has been largely successful, and is mutually beneficial for the Village and District. Auxiliary Officers in the schools will continue to:

- Be clearly visible as Police and act as a physical deterrent.
- Be armed with a firearm and have direct access to a Police radio.
- Have a marked Oak Brook squad car parked outside the schools.

The Police Department is pleased to continue this partnership, as it aligns with the Village's strategic goal of intergovernmental cooperation and supports our ongoing commitment to community-focused initiatives.

**Recommendation:**

I recommend the Village Board approve Resolution R-2383, A Resolution Approving and Authorizing the Execution of the Second Amendment to an Intergovernmental Agreement By and Between the Village of Oak Brook and the Board of Education of Butler School District 53.

**Attachments:**

1. D53 IGA\_Second Amendment

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THE VILLAGE OF OAK BROOK  
COOK AND DUPAGE COUNTIES, ILLINOIS

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RESOLUTION

NUMBER 2026-PD-IGA-SCH-SECURITY-R-2383

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A RESOLUTION  
APPROVING AND AUTHORIZING THE EXECUTION OF THE  
SECOND AMENDMENT TO AN INTERGOVERNMENTAL  
AGREEMENT BY AND BETWEEN THE VILLAGE OF OAK  
BROOK AND THE BOARD OF EDUCATION OF BUTLER  
SCHOOL DISTRICT 53

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

JOHN ANOS  
NAVEEN JAIN  
MICHAEL MANZO  
MELISSA MARTIN  
A. SURESH REDDY  
EDWARD TIESENGA

Village Board

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Published in pamphlet form by authority of the  
President and the Board of Trustees of the Village of Oak Brook  
on this 8th day of September 2026

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RESOLUTION NO. 2026-PD-IGA-SCH-SECURITY-R-2383

A RESOLUTION  
APPROVING AND AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO  
AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF OAK  
BROOK AND THE BOARD OF EDUCATION OF BUTLER SCHOOL DISTRICT 53

WHEREAS, the Village of Oak Brook (hereinafter the "Village") is a municipal corporation with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance;

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, provides that any power or powers, privileges or authority, exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government;

WHEREAS, the Village and the Board of Education of Butler School District 53 (hereinafter the "District") are units of local government as defined in the Intergovernmental Cooperation Act and within the meaning of the Article VII, Section 10 of the Illinois Constitution;

WHEREAS, pursuant to a certain intergovernmental agreement, the Village of Oak Brook Police Department currently provides auxiliary police officers and squad care presence to remain on District property but split time between the two District campuses during school hours;

WHEREAS, the initial term of the Intergovernmental Agreement between the Village and District 53 has concluded, and both parties desire to renew the Agreement for an additional three-year term, with automatic one-year renewals;

WHEREAS, Village Staff recommends the approval of the Second Amendment (the "Amendment") to the existing intergovernmental agreement, an accurate copy of which is attached hereto and incorporated herein as Exhibit A;

WHEREAS, the Village President and Board of Trustees (collectively the "Corporate Authorities") have determined that it is in the best interests of the residents of the Village of Oak Brook to enter into the Amendment for the purposes referenced herein.

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

Section One – Recitals

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

Section Two – Approval of Amendment

The President and Board of Trustees hereby approve the Amendment by and between the Village and the District in substantially the same form attached as Exhibit A.

#### Section Three – Authorization and Direction

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

#### Section Four - Other Actions Authorized

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

#### Section Five - Authorization of Expenditures

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

#### Section Six - Acts of Village Officials

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

#### Section Seven – Effective Date

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

#### Section Eight - Publication

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

#### Section Nine – Conflict Clause

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

#### Section Ten – Saving Clause

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

#### Section Eleven – Recording

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

*The Remainder of this Page has been Intentionally Left Blank / Roll Call Vote follows:*



APPROVED THIS 8th day of September 2026.

\_\_\_\_\_  
LAURENCE E. HERMAN,  
Village President

PASSED THIS 8th day of September 2026.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
NETASHA SCARPINITI,  
Village Clerk

## Exhibit A

**SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT  
BY AND BETWEEN  
THE VILLAGE OF OAK BROOK AND  
THE BOARD OF EDUCATION OF BUTLER SCHOOL DISTRICT 53**

THIS SECOND AMENDMENT (the "Amendment") to the Intergovernmental Agreement dated September 12, 2022 (the "Agreement"), by and between the Village of Oak Brook, whose principal place of business is located at 1200 Oak Brook Road, Oak Brook, Illinois 60523 (the "Village") and the Board of Education of Butler School District 53, whose principal place of business is located at 2801 York Road, Oak Brook, Illinois 60523 (the "District"), is made and entered into as of the date last signed below (the "Effective Date"). The Village and the District each being a "Party" and collectively the "Parties" hereto:

**RECITALS**

WHEREAS, the Village is a municipal corporation with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance;

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, provides that any power or powers, privileges or authority, exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government;

WHEREAS, the Village and the District are units of local government as defined in the Intergovernmental Cooperation Act and within the meaning of Article VII, Section 10 of the Illinois Constitution;

WHEREAS, the Section Six of the Agreement provides that the Agreement may be amended only in writing with approval of both Parties;

NOW, THEREFORE, in consideration of the mutual covenants and representations contained herein, the Parties agree to amend the Agreement as follows:

**AMENDMENTS**

1. The Parties hereby amends and restates Subsection (a) of Section One of the Agreement in its entirety to read as follows:

- a) The Village shall provide two auxiliary police officers (hereinafter individually referred to as the "Police Officer") to the District to perform services as identified in Exhibit A and any other services as may be subsequently agreed upon in writing by the parties.

2. The Parties hereby amend and restate Subsection (a) of Section Four of the Agreement in its entirety to read as follows:

- a) The School District shall pay the sum of \$107,691.45 as an annual payment to the Village for the services required herein for school year 2026-2027. Each subsequent school year shall be with a 3.5% increase to the preceding year. Annual payments shall be made in two (2) equal installments, payable August 15 and January 15 of the respective school year.

3. The Parties hereby amends and restates Subsection (e) of Section Four of the Agreement in its entirety to read as follows:

- b) The District has satisfied the reimbursement requirement to the Village of 50% of the purchase price of a fully outfitted squad car. The parties hereto understand and agree that the squad car(s) is the property of the Village and the District has no claim, right or interest in the vehicle(s).

4. The Parties hereby amend and restate Section Eight of the Agreement in its entirety to read as follows:

This Agreement shall take effect on September 8, 2026 upon Village Board approval and shall remain in effect for an initial three (3) year term, and will automatically renew for successive one-year terms unless either party provides at least ninety (90) days' written notice of its intent not to renew or terminate the agreement, or until canceled by mutual agreement of the parties. Upon expiration of the initial term of this Agreement the agreement will be renewed by mutual agreement of the Parties.

*[Remainder of page intentionally left blank; signature page to follow]*

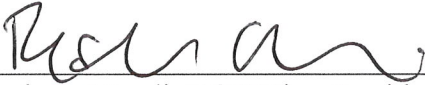
IN WITNESS WHEREOF, the PARTIES hereto have caused this AMENDMENT to be executed on the date last signed below:

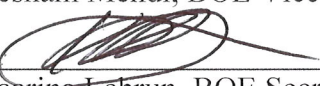
**THE VILLAGE OF OAK BROOK**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
[Name, Title]

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
[Name, Title]

**BUTLER SCHOOL DISTRICT 53**

By:  Date: 8/10/26  
Resham Mendi, BOE Vice-President

Attest:  Date: Aug. 10/26  
Kaarina Lebrun, BOE Secretary



**ITEM 8.A.6.**

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  
September 8, 2026

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**SUBJECT:** Ordinance G-1291, An Ordinance Amending the Village Code of Ordinances, Title 4, Chapter 1, Section 8A, to Increase the Number of A-3 Licenses by One to Four for RPM Raceway

**FROM:** Netasha Scarpiniti, Clerk

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** I move to approve Ordinance G-1291, An Ordinance Amending the Village Code Title 4 Chapter 1 to Increase the Number of Authorized Class A-3 Liquor Licenses by One for RPM Raceway, pending Development Services approval, fulfillment of all license application requirements, and submission of final payment.

**Background/History:**

RPM Raceway is a 90,000-square-foot entertainment destination occupying the former Wonderverse space. The venue will feature more than 45,000 square feet of multilevel karting across two tracks, offering pro, adult, and junior racing experiences. Oak Brook will be home to the first RPM Raceway location outside of New York and will feature the longest multilevel go-kart track in the Midwest.

In partnership with Sony, RPM Raceway will also feature approximately 10,000 square feet of flexible event space designed to accommodate gatherings of various sizes, with food and beverage service available. Additional entertainment offerings will include Gel Blasters, Duck Bowling, and a variety of arcade games.

RPM Raceway is requesting a Class A-3 Liquor License, which permits the retail sale of alcoholic liquor for on-premises consumption when the primary business conducted on the licensed premises is entertainment.

RPM Raceway has submitted its liquor license application. The Detective Division of the Village Police Department conducted a background check on the requisite individuals at RPM Raceway and is satisfied that they meet the liquor license requirements. Pending approval by Development Services, completion of all required permits and application requirements, and receipt of final payment, a Class A-3 Liquor



License will be issued.

**Recommendation:**

Staff recommends that the Village Board approve Ordinance G-1291, An Ordinance Amending the Village Code Title 4 Chapter 1 to Increase the Number of Authorized Class A-3 Liquor Licenses by One for RPM Raceway, pending Development Services approval, fulfillment of all license application requirements, and submission of final payment.

**Attachments:**

1. Ordinance-LC-AL-G-1291 - Increase A-3 for RPM

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THE VILLAGE OF OAK BROOK  
COOK AND DUPAGE COUNTIES, ILLINOIS

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ORDINANCE 2026-LC-AL-G-1291

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AN ORDINANCE AMENDING THE VILLAGE OF OAK BROOK CODE  
OF ORDINANCES, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE  
REGULATIONS), CHAPTER 1 (LIQUOR CONTROL), SECTION 8A  
(FEES AND NUMBER OF LICENSES AUTHORIZED) TO INCREASE  
THE NUMBER OF A-3 LIQUOR LICENSES BY ONE TO FOUR FOR  
RPM RACEWAY

RPM RACEWAY 2300 OAKBROOK CENTER, OAK BROOK IL

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

JOHN ANOS  
NAVEEN JAIN  
MICHAEL MANZO  
MELISSA MARTIN  
A. SURESH REDDY  
EDWARD TIESENGA  
Village Board

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Published in pamphlet form by authority of the President and the Board of  
Trustees of the Village of Oak Brook  
on this the 8<sup>th</sup> day of September, 2026

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ORDINANCE 2026-LC-AL-G-1291

AN ORDINANCE AMENDING THE VILLAGE OF OAK BROOK CODE OF ORDINANCES, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS), CHAPTER 1 (LIQUOR CONTROL), SECTION 8A (FEES AND NUMBER OF LICENSES AUTHORIZED) TO INCREASE THE NUMBER OF A-3 LIQUOR LICENSES BY ONE TO FOUR FOR RPM RACE WAY

RPM RACEWAY 2300 OAKBROOK CENTER, OAK BROOK, IL

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WHEREAS, the Village of Oak Brook (hereinafter referred to as the "Village") is an Illinois Municipal Corporation organized pursuant to the laws of the State of Illinois;

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

WHEREAS, Title 4 (Business And License Regulations), Chapter 1 (Liquor Control), Section 8a (Fees And Number Of Licenses Authorized) of the Village Code of the Village of Oak Brook authorizes certain numbers of liquor licenses and the number of such licenses issued for each class of license may be increased or decrease from time to time by ordinance approved by the Village President and Village Board of Trustees (collectively the "Corporate Authorities") due to changes in ownership of licensed premises, the creation of a new and deserving business enterprise, or the abandonment, revocation, surrender or other termination of an existing license; and

WHEREAS, the Corporate Authorities deem it advisable and in the best interest and in furtherance of the general welfare of the citizens of the Village that the Village Code of the Village of Oak Brook be amended to increase the number of A-3 Licenses by One to Four for RPM Raceway.

RPM Raceway 2300 Oakbrook Center, Oak Brook, IL

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS as follows:

Section 1: The Corporate Authorities hereby find that all the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true, and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section 2: That Section 8A of Chapter 1 (Liquor Control) of Title 4 (Business and License Regulations) (4-1-8A) of the Village Code of the Village of Oak Brook, Illinois, be

amended pursuant to the following table:

| Class Of License | Application Fee | Annual License Fee | Number Issued                |
|------------------|-----------------|--------------------|------------------------------|
| A-1              | \$2,000.00      | \$3,000.00         | 40                           |
| A-2              | \$2,000.00      | \$3,000.00         | 1                            |
| A-3              | \$2,000.00      | \$3,000.00         | <del>3</del> <b><u>4</u></b> |
| A-4              | \$2,000.00      | \$3,000.00         | 2                            |
| A-5              | \$2,000.00      | \$3,000.00         | 2                            |
| A-6              | \$2,000.00      | \$3,000.00         | 1                            |
| A-7              | \$2,000.00      | \$5,000.00         | 7                            |
| A-8              | \$2,000.00      | \$3,000.00         | 2                            |
| A-9              | \$2,000.00      | \$3,000.00         | 1                            |
| B-1              | \$2,000.00      | \$3,000.00         | 20                           |
| C-1              | \$2,000.00      | \$3,000.00         | 1                            |
| C-2              | \$2,000.00      | \$3,000.00         | 1                            |
| C-3              | \$2,000.00      | \$3,000.00         | 1                            |
| C-4              | \$2,000.00      | \$3,000.00         | 6                            |
| C-5              | No fee          | \$100.00 per event | N/A                          |
| C-99             | No fee          | No fee             | 1                            |
| D-1              | No fee          | No fee             | 1                            |
| D-2              | No fee          | \$1,000.00         | 5                            |
| D-3              | No fee          | No fee             | 1                            |
| D-4              | No fee          | \$1,000.00         | 2                            |
| D-5              | No fee          | No fee             | 41                           |

**Additions are bold and double-underlined: ~~deletions are struck through.~~**

Section 3: The title, chapter(s), and section(s) adopted by this Ordinance shall be numbered and placed in an appropriate title, chapter(s), and section(s) when and during the codification of the Oak Brook Municipal Code.

Section 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Section 5: This Ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section 6: That all ordinances or parts of ordinances in conflict with the terms of this Ordinance shall be repealed to the extent of said conflict.

Section 7: If any section, paragraph, clause, or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village's Municipal Code, which are hereby declared to be separable.

Section 8: This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

*[Remainder of Page Intentionally left blank; Roll Call to follow]*

PASSED THIS 8<sup>th</sup> day of September, 2026.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Recuse: \_\_\_\_\_

APPROVED THIS 8<sup>th</sup> day of September, 2026.

\_\_\_\_\_  
Laurence E. Herman  
Village President

ATTEST:

\_\_\_\_\_  
Netasha Scarpiniti  
Village Clerk





## ITEM 8.B.

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

### AGENDA ITEM

Board of Trustees Regular Meeting  
of  
September 8, 2026

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**SUBJECT:** Soccer Fields Renewal Discussion

**FROM:** Greg Summers, Village Manager

**BUDGET SOURCE/BUDGET IMPACT:** Sports Core Funds - Revenue TBD

**RECOMMENDED MOTION:** Discussion Only At This Time

#### **Background/History:**

In January 2022, the Village Board approved a contract with Premier Athletic Management (see attached) to manage the operations of the Sports Core athletic soccer fields in accordance with certain terms and conditions during the five-year period from 2022 through season end 2026. The terms of the Agreement included that:

- The first year base management fee payable to the Village was \$94,000. All subsequent years of the original Agreement were at \$100,000 annually;
- Premier Athletic Management reimbursed the Village annually for field maintenance in the amount of \$70,000, \$71,000, \$72,000, \$73,000, and \$74,000 respectively in each of the five years;
- Premier Athletic Management was required to include the Village on the liability release that the end users execute to utilize the fields;
- Premier Athletic Management was required to purchase, inspect and maintain the goals and nets for use on the fields;
- The Agreement includes a right of first refusal for the end users to continue to utilize the fields, at the then current field rate, for the initial five-year term regardless of whether the Village elects to exercise its rights of termination with Premier Athletic Management;
- The Village is required to provide a trash dumpster for waste disposal, with an offsetting requirement for Premier Athletic Management to provide and service waste receptacles, placing the waste in the Village provided dumpster;
- The Agreement contains an affirmative requirement for Premier Athletic Management to contract for, manage, and pay for the portable toilet facilities used at the Athletic Fields.

Premier Athletic Management also entered into a lease agreement (attached) for the “Soccer Office” commonly known as 700 Oak Brook Road. The lease agreement set the rent at \$1,000.00 per month throughout 2022, \$1,500.00 per month throughout 2023, \$1,750.00 per month throughout 2024, \$2,500.00 per month throughout 2025 and 2026.

As we approach the end of 2026, the Village must decide whether to issue a new Request For Proposals (RFP) or seek a renewal with the current vendor. Factors for discussion include potential other users for the fields, our comparative place in the overall marketplace, Village needs for use of the fields during certain periods, and whether another vendor would make use of the soccer office or just the fields.

Premier Athletic Management has provided a proposed renewal offer to facilitate the discussion. If the Board chooses to engage in renewal discussions, the proposal should be considered a starting point in the conversation rather than a final offer. Staff anticipates the renewal proposal will require further negotiations and adjustments before it would be acceptable to the Village. A copy of that proposal is included in the Board packet only (non-public), so that if the Board elects to go to a full RFP process it does not taint the bidder pool by exposing one vendor's proposed terms.

**Recommendation:**

The Village Board should discuss whether to issue a new Request For Proposals (RFP) for the Sports Core athletic soccer fields or seek a renewal with the current vendor, and provide direction to staff to prepare the RFP or to negotiate with the current vendor to bring back a new management agreement for approval.

**Attachments:**

1. R-1999 - 01\_25\_2022 - AGREEMENTS - Resolutions Exhibits
2. S-1640 - 01\_25\_2022 - AGREEMENT - Ordinances Supporting Documents

**MANAGEMENT AGREEMENT  
FOR THE SPORTS CORE ATHLETIC FIELDS**

This Management Agreement ("Agreement") is made this 25<sup>th</sup> day of January 2022, by and between the **VILLAGE OF OAK BROOK**, an Illinois municipal corporation (hereinafter referred to as the "Village") and Premier Athletic Management, an Illinois management company (hereinafter referred to as "Manager").

**WHEREAS**, the Village owns a 269 acre recreational area complex known as the Village of Oak Brook Sports Core (hereinafter the "Sports Core"), which includes the Oak Brook Golf Club and the Oak Brook Bath and Tennis Club; and

**WHEREAS**, included within the Sports Core complex are a series of soccer fields and other athletic fields (hereinafter the "Sports Core Athletic Fields" or "Athletic Fields"); and

**WHEREAS**, the Village desires to hire a management company to professionally manage the operations of the Sports Core Athletic Fields in accordance with the terms and conditions of this Agreement.

**NOW THEREFORE**, for and in consideration of the foregoing, the mutual covenants and promises hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

**I. ENGAGEMENT OF MANAGER FOR THE ATHLETIC FIELDS.**

The Village hereby engages Manager to manage, operate, maintain and promote the Sports Core Athletic Fields, and Manager accepts such engagement ("Engagement") and agrees to manage, operate, maintain, and promote the Athletic Fields in accordance with the terms and conditions of this Agreement. The Athletic Fields are depicted on the map attached hereto as **EXHIBIT A** and incorporated herein by reference.

**II. DUTIES AND RESPONSIBILITIES OF MANAGER.**

Manager shall provide professional consulting, advising and management services, for and on behalf of the Village that will ensure appropriate use of the Sports Core Athletic Fields. Manager's obligations shall include, but are not limited to, the following duties:

- A. Employ, assign, and supervise all necessary personnel who shall be employees of the Manager and who will have the responsibility for managing, operating, and promoting the Athletic Fields. Manager shall designate one of its employees as the On-Site Manager for the Athletic Fields who shall be the primary operating liaison between Manager and the Village. In the event of the unavailability of the On-Site Manager, and with notification to the Village, an Acting On-Site Manager of Manager shall act in his or her place with the same authority and responsibility. Manager shall consult with the Village on the appointment(s) of the On-Site Manager.
- B. Employ, assign and supervise additional employees and/or independent contractors necessary to perform its obligations under the Agreement.



- C. Supervise and direct all personnel located at the Athletic Fields that the Manager deems necessary for the management and operations of the Athletic Fields. All employees hired by Manager under the Agreement shall be employees of the Manager and not the Village.
- D. Use commercially reasonable efforts to schedule and book field usage and events at the Athletic Fields in accordance with the scheduling and booking services utilized by the Manager and consistent with **EXHIBIT B** hereto.
- E. Manage certain aspects of the Athletic Fields, including coordinating with the Village use of the Athletic Fields, security, collection of rental fees and other charges, and parking related thereto consistent with **EXHIBIT B** hereto.
- F. Supply all required soccer goals, nets, as well as inspect, service and repair the same throughout the term of this Agreement.
- G. Submit to the Village in a timely manner financial and other reports detailing the Manager's rental activities associated with the management of the Athletic Fields, to include gross rental information.
- H. Plan, prepare, implement, and coordinate and supervise all public relations and other promotional programs for the Athletic Fields, including, but not limited to, the creation and maintenance of a website regarding the Athletic Fields.
- I. At the request of the Village, Manager will attend Village meetings, including but not limited to Board of Trustees' meetings, at no additional cost to the Village.
- J. Operate the Athletic Fields in accordance with the rules and regulations established by the Village, including hours of reasonable operation. The initial hours of operation and calendar of events for the Athletic Fields shall be as set forth in **EXHIBIT B** attached hereto and incorporated herein by reference. **EXHIBIT B** may be modified from time to time by the Village in its sole discretion in which case the parties agree to adjust Manager's financial obligations hereunder consistent with any material loss of gross revenue.
- K. Manager shall be solely responsible for the payment of all employee salaries and expenses incurred in relation to the performance of its duties under this Agreement.
- L. Cause all such other acts and things to be done in and about the Athletic Fields as determined by the Manager in its reasonable discretion to be necessary for the operation, control, supervision, direction and maintenance of the Athletic Fields.

## II. DUTIES AND RESPONSIBILITIES OF THE VILLAGE.

- A. The Village shall be responsible for the maintenance of the Athletic Fields as described in **EXHIBIT C**. **EXHIBIT C** may be modified from time to time by the mutual agreement of the parties.

- B. The Village Manager or his/her designee shall be the liaison from the Village with Manager.
- C. The Village Manager or her/his designee may set up any reasonable system for monitoring and inspecting the operations of the Athletic Fields. This monitoring may consist of reasonable written requests for information on any aspect of the operations of the Athletic Fields, to which Manager shall respond within a reasonable timeframe.

#### **IV. ACCOUNTING BY MANAGER.**

Manager shall manage the day-to-day financial operations of the Athletic Fields and shall keep detailed financial records of all revenues and expenses associated with its operation and management of the Athletic Fields. Manager shall permit the Village Manager or his designee to inspect and examine the books and records of the Manager at all reasonable times in order for the Village to verify only the gross revenues received from the operations of the Athletic Fields and to comply with its financial reporting obligations under the law. Manager shall also cooperate and promptly provide any such financial records to the Village responsive to a request for such documents under the Illinois Freedom of Information Act within the time frame required under the law.

#### **V. FINANCIAL PROCEDURES, PURCHASING, RATES.**

- A. Manager shall prepare and submit to the Village an annual operating plan and budget projecting anticipated revenues for the current and upcoming fiscal year in a format and by a date mutually agreed to by the Village and Manager.
- B. Manager shall provide operations reports to the Village concerning the Athletic Fields activities and charges, as well as a discussion of upcoming activities and charges.
- C. Manager shall collect all fees charged for the use of the Athletic Fields.
- D. Manager in consultation with the Village Manager, or as otherwise directed, shall recommend to the Village Board (if required by law) for approval of all rates imposed for the use of the Athletic Fields as set forth in the Schedule of Rental Charges set forth in the attached **EXHIBIT D** and incorporated herein by reference. **EXHIBIT D** may be modified from time to time by mutual agreement of the parties, and subject to approval by the Village Board if and to the extent required by law..

#### **VI. MAINTENANCE.**

The maintenance obligations for the Athletic Fields shall be set forth in **EXHIBIT C**.

#### **VII. STAFFING AND PERSONNEL.**

- A. Manager shall employ, recruit, hire, train, supervise, pay and discharge all employees and personnel, including all contractual, leased or borrowed



employees, necessary for the operation of the Athletic Fields. These persons shall be employees of Manager.

- B. Manager shall be responsible for any and all personnel, including all contractual, leased or borrowed employees, employed at the Athletic Fields. Such responsibility includes all required wage reporting, tax payments and documentation under applicable State or Federal law. Manager is an independent contractor and all employees working on the operation of the Athletic Fields shall be its employees, under its supervision and control.
- C. No employee of Manager, including contractual, leased or borrowed employees, shall at any time be deemed an employee of the Village.
- D. Sole responsibility for any Workers' Compensation or Employment liability claims shall lie with Manager for any and all employees of Manager, including contractual, leased or borrowed employees.
- E. Manager shall pay its employees in a timely manner and in accordance with all applicable federal, state and local laws and is required to advance the payroll related costs so that its employees are paid in a timely manner. These employees are not Village employees, and the Village is not responsible for any payroll withholding taxes or payroll tax reporting for any persons employed by Manager.

**VIII. TYPES OF ACTIVITIES, HOURS OF OPERATION AND THE NUMBER OF EVENTS AND TOURNAMENTS.**

- A. The Village shall, in consultation with Manager, establish guidelines for and retain approval of at its sole discretion the types of activities, tournaments, and events that may be authorized on the Athletic Fields. Manager shall schedule and coordinate all activities, tournaments, and events at the Athletic Fields in accordance with these established guidelines.
- B. These guidelines shall provide that the Athletic Fields may be used for soccer, lacrosse, Ultimate Frisbee, flag football, and cricket. Any other uses shall be agreed upon by the Village and the Manager.
- C. The Village shall establish a maximum number of, and available dates for, events and tournaments that may occur on the Athletic Fields per year and/or season as set forth in **EXHIBIT B**. Manager shall not schedule events and tournaments for the Athletic Fields for the year and/or season beyond the number of events authorized by the Village.
- D. The Manager shall comply with all hours of operations for the Athletic Fields established by the Village for all scheduled events, tournaments, and uses of the Athletic Fields, as further described on **EXHIBIT B**.



## **IX. SECURITY.**

All security for events, tournaments, and other uses of the Athletic Fields shall be approved by Village, and Village may in its sole discretion require that security be provided by the Village of Oak Brook Police Department. Manager shall be responsible for reimbursing Village for all such costs at the Village's published rates. Manager shall coordinate all such necessary security for the events and activities at the Athletic Fields with the Oak Brook Police Department.

## **X. PARKING.**

- A. Manager shall work with the Village in establishing and implementing a parking plan for scheduled events and tournaments at the Athletic Fields to ensure adequate parking and pedestrian access for the attendees of such events and tournaments and the patrons of other surrounding facilities, including the Oak Brook Library, the Oak Brook Bath and Tennis Club, and the Oak Brook Polo Club.
- B. As part of this parking plan, the Manager agrees to cooperate with the Village and Pineoak Partners, LLC (d/b/a Oak Brook Polo Club and OBPC) to establish temporary marked pathways for pedestrians to get to and from designated parking areas for Polo matches, as contemplated by the Oak Brook Polo Club Use of Golf Practice Area Easements agreement, dated September 14, 2021.
- C. Manager shall be responsible for coordinating parking for scheduled events and tournaments at the Athletic Fields and shall implement adequate procedures and personnel to ensure that attendees park in the designated parking areas for scheduled events at the Athletic Fields.
- D. For scheduled tournaments and other large-scale events at the Athletic Fields, Manager shall be responsible for securing additional off-site parking sufficient to accommodate the anticipated attendees at Christ Church through an agreement between Christ Church and Manager. Manager shall be responsible for arranging for Oak Brook Police Department personnel to assist attendees crossing over 31<sup>st</sup> Street from Christ Church to the Athletic Fields. Manager shall be responsible for reimbursing the Village for all such costs associated with this crossing assistance at the Village's published rates.
- E. Manager shall comply with the parking plan established by the Village for all scheduled events and tournaments at the Athletic Fields.

## **XI. INSURANCE REQUIREMENTS.**

- A. Manager shall, procure and maintain for the duration of this Agreement, and for three (3) years thereafter, insurance against claims for work-related injuries to its employees, including contractual, leased or borrowed employees, which may arise from, or are in conjunction with, the performance of the work hereunder by Manager, their agents, representatives, employees or subcontractors. Manager shall provide Worker's Compensation insurance with limits as required by Illinois law and Employers' Liability limits of \$1,000,000 per accident.

B. Manager shall also maintain, at a minimum, the following insurance coverages:

i. Automobile liability for all vehicles owned, leased, hired or borrowed: \$1,000,000 limit for each occurrence; and

ii. General Liability Coverage - Manager shall, at its sole expense, obtain and keep in force during the term of this Agreement a policy of COMMERCIAL GENERAL LIABILITY INSURANCE, which also includes CONTRACTUAL LIABILITY, insuring the VILLAGE OF OAK BROOK, its officials, employees and agents and Manager against any liability arising out of the Manager's operation and management of the Athletic Fields under this Agreement. Such insurance shall be in the amount of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit per occurrence for bodily, personal injury and property damages with a general aggregate of not less than THREE MILLION DOLLARS (\$3,000,000.00). The limit of any such insurance shall not, however, limit the liability of the Manager hereunder. No policy shall be canceled or subject to reduction of coverage. All such policies shall be written as primary policies not contributing with and not in excess of coverage which the Village may carry. To the extent that Manager increases its coverages as specified above, the Village shall be entitled to increase the required insurance coverages to those new limits and new coverages and shall be named as an additional insured thereon.

iii. Manager shall require of each license holder organization or team, using the Athletic Fields a policy of COMMERCIAL GENERAL LIABILITY INSURANCE, insuring the VILLAGE OF OAK BROOK, its officials, employees and agents and Manager against any liability arising out of their use of the Athletic Fields. Such insurance shall be in the amount of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit per occurrence for bodily, personal injury and property damages with a general aggregate of not less than ONE MILLION DOLLARS (\$1,000,000.00) and an excess/umbrella policy of not less than FIVE MILLION DOLLARS (\$5,000,000.00). The limit of any such insurance shall not, however, limit the liability of the license holder, organization, or team. No policy shall be canceled or subject to reduction of coverage. All such policies shall be written as primary policies not contributing with and not in excess of coverage which the Village may carry. The Village maintains the right to adjust the insurance amounts and types of insurance coverages required under this provision from time to time and to adjust accordingly for specific organizations and/or teams that will be utilizing the Athletic Fields.

C. The Village of Oak Brook and its officers, employees and agents shall be named as additional insureds on a primary and non-contributory basis with ISO form CG 20 10 or CG 20 26 and CG 20 01 on the general liability insurance and automobile insurance policies required under this Agreement.



- D. The insurance carrier used by Manager shall have a minimum insurance rating of "A," according to the AM Best Insurance Rating Scale and shall be licensed to do business in the State of Illinois.
- E. To the fullest extent permitted by Illinois law, Manager agrees to defend, indemnify and hold harmless the Village, its officials, agents, employees and volunteers against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses, which may in anyway accrue against the Village, its agents, officials, employees and volunteers, arising in whole or in part in consequence of the performance of the work by Manager in the operation and management of the Athletic Fields provided herein, its employees, including contractual, leased or borrowed employees, or subcontractors, or which may in anyway result therefore, except that arising out of the sole gross negligence or willful acts of the Village, its officials, agents, employees and volunteers. Manager shall, at its own expense, defend and pay all attorneys' fees and costs and other expenses arising out of or incurred in conjunction with all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses, which may in anyway accrue against the Village, its agents, officials, employees and volunteers, arising in whole or in part in consequence of the performance of the work by Manager, its employees, including contractual, leased or borrowed employees, or subcontractors, and if any judgment shall be rendered against the Village, its officials, agents, employees and volunteers, in any such action, Manager shall, at its own expense, satisfy and discharge the same.
- F. Manager shall furnish the Village with certificates of insurance and with copies of endorsements affecting coverage prior to commencement of the term. The certificates and endorsements for the insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Village reserves the right to request full certified copies of the insurance policies.
- G. Manager shall expressly understand and agree that any insurance policies required by this Agreement, or otherwise provided by Manager, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officials, agents, employees and volunteers as herein provided.
- H. Manager shall also require that all individuals who participate in events occurring on the Athletic Fields sign a release of liability form in favor of the Village approved by the Village in accordance with the rules and regulations established by the Village. In addition, Manager shall require that all leagues and/or other organizations that sponsor events at the Athletic Fields sign a hold harmless and indemnification agreement approved by the Village and confirm that such entities maintain the types and amounts of insurance coverages required under the rules and regulations established by the Village.

## **XII. TERM.**

- A. The term of this Agreement shall be for an initial five (5) year term commencing on \_\_\_\_\_, 20\_\_\_\_ and ending the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In the event of expiration or termination of this

Agreement, Manager shall cooperate during any transition period with any new management personnel of the Athletic Fields.

- B. This Agreement may be terminated by the Village or Manager in the event the other party becomes insolvent or makes an assignment for the benefit of its creditors, or commits any act of bankruptcy or files a voluntary petition under the provisions of the Bankruptcy Code, including, without limiting the generality of the foregoing, a petition for reorganization or arrangement, or if the other party consents to any voluntary petition or is adjudicated bankrupt. Furthermore, this Agreement may be terminated by the Village or Manager upon notice by a party of the commission of a material breach of the other party's obligations under this Agreement, which notice in writing shall specify the cause of the material breach, and the failure of the breaching party to cure such breach within thirty (30) days after such notice. Should the Village, in its sole discretion, be dissatisfied with the performance of Manager as required under this Agreement, this shall constitute a material breach, and be subject to these provisions. If this Agreement is terminated in accordance with this paragraph, all consulting and management services shall be deemed completed and all amounts due hereunder shall be paid through the termination date. Thereafter, the parties herein shall have no further obligations to each other under this Agreement. Notwithstanding any termination hereunder, the Village shall offer any groups with commitments to use the Athletic Fields under the terms of this Agreement the right of first refusal to continue to utilize those fields for the remaining term of this Agreement using the rate schedule then adopted by the Village, as may be amended from time to time.

### **XIII. EXPENSES.**

The Manager shall be responsible for the payment of all expenses associated with its operation and management of the Athletic Fields from the generated revenues after deducting the required payments to the Village under this Agreement.

### **XIV. DISTRIBUTION OF REVENUES AND MANAGER COMPENSATION.**

All compensation and distribution of revenues from the operation of the Athletic Fields shall be in accordance with the provisions of **EXHIBIT E** attached hereto and incorporated herein by reference.

### **XV. ABILITY TO PERFORM.**

In the event that the Village or Manager shall default or breach in performing its respective obligations hereunder, the other party shall have the right (but not the obligation) to perform the breaching party's obligation(s) and shall be reimbursed by the breaching party for the actual cost of so performing.

### **XVI. GENERAL PROVISIONS.**

- A. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other



negotiations, understandings and representations (if any) made by and between such parties.

- B. The provisions of this Agreement may not be amended, supplemented, waived or changed orally, but only by a writing signed by the party against whom enforcement of any such amendment, supplement, waiver or modification is sought.
- C. No party shall assign its rights and/or obligations hereunder without the prior written consent of the other party, which consent will not be unreasonably withheld.
- D. The parties hereby agree from time to time to execute and deliver such further and other transfers, assignments and documents and do all matters and things which may be convenient or necessary to more effectively and completely carry out the intentions of this Agreement.
- E. All of the terms and provisions of this Agreement whether so expressed or not, shall be binding upon, inure to the benefit of, and be enforceable by the parties and their respective legal representatives, successors and permitted assigns.
- F. All notices, requests, consent and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by messenger or courier service, or mailed by registered or certified mail (postage prepaid), return receipt requested to:

Village of Oak Brook  
Attn: Village Manager  
Village of Oak Brook  
1200 Oak Brook Road  
Oak Brook, IL 60523

And:

Premier Athletic Management  
Attn: General Manager  
700 Oak Brook Rd.  
Suite A  
Oak Brook, IL 60523

or to such other address as any party may designate by notice complying with the terms of this Section.

- G. The headings contained in this Agreement are for convenience of reference only and shall not limit or otherwise affect in any way the meaning or interpretation of this Agreement.
- H. If any part of this Agreement or any other agreement entered into pursuant hereto is contrary to, prohibited by, or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the

extent so contrary, prohibited or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

- I. The failure or delay of any party at any time to require performance by another party or any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power or remedy hereunder, and any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in any case shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances, except as otherwise herein provided.
- J. Nothing in this Agreement, whether express or implied, is intended to confer any right or remedies under or by reason of this Agreement on any person other than the parties hereto and their respective permitted successor and assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third person to any party to this Agreement, nor shall any provision give any third person any rights of subrogation or action over or against any party to this Agreement.
- K. This Agreement and all transactions contemplated by this Agreement shall be governed by and construed and enforced in accordance with laws of the State of Illinois with venue fixed in the Circuit Court of DuPage County.
- L. Nothing in this Agreement shall be construed to create a partnership or joint venture between the parties.
- M. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power or remedy hereunder shall preclude any other or further exercise thereof.
- N. Each of the parties hereby represents to the other party that it has the right, power, authority and financial ability to enter into this Agreement and to perform its obligations under this Agreement, and that it is not restricted (by contract or otherwise) from entering into and performing this Agreement. This Agreement may be executed in one or more counterparts, each of which when combined with executed counterparts the aggregate of which contain all of the required signatures, shall be deemed and have the force and effect of an original.
- O. In the event any court, tribunal, arbitrator or mediator is called upon to construe any portion of this Agreement, no presumption shall arise in favor of or against any party hereto, and this Agreement shall be considered to have been drafted by all parties hereto.



IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in counterparts on the date first written above by their duly authorized representatives.

VILLAGE OF OAK BROOK

By: \_\_\_\_\_

Village President

[MANAGER]

By: \_\_\_\_\_

Its: President - Premier Athletic Management

ATTEST:

By: \_\_\_\_\_

Village Clerk

# **EXHIBIT A**

(Map of Athletic Fields)





GIS  
Consortium

## Village of Oak Brook Soccer / Athletic Fields

0 115 230 460 Feet

**Limitation of Liability**  
 The information in this map has been compiled using data obtained from the following sources:  
 2020 Map views, as-built and visual confirmation.  
 Not all data has been physically verified due to staff constraints.  
 Additional information may be added or deleted as verification continues.  
 The user agrees that it will at all times identify and hold the Village and its officers and employees harmless and free and clear of any liability arising from any act or omission or commission. The Village makes no claim as to the accuracy of the article and its associated data files and assumes no responsibility for their position or content accuracy. In providing such articles the Village assumes no obligation to assist the user in the use, development, or maintenance of any application derived from this article. The Village assumes no responsibility for the accuracy of any subsequent copies of this article.

Date 1/18/2022





## EXHIBIT B

### (Calendar of Events/Hours of Operation)

Manager will operate the Athletic Fields in accordance with rules and regulations established by the Village, including reasonable hours of operation as highlighted below in this **EXHIBIT B**. These guidelines may be modified from time to time over the course of the contractual agreement by mutual consent of both parties.

- Hours of operation at the facility will consist of four different tiers.
  - A. In-Season Weekdays (August 1 – November 20, April 1 – June 20)
  - B. In-Season Weekends (August 1 – November 20, April 1 – June 20)
  - C. Off-Season Winter (November 2<sup>1</sup> – March 31)
  - D. Off-Season Summer (June 21 – July 31)
- In Season Weekdays – Field operations will be permitted from Sunrise to Sunset. If temporary or permanent lighting is permitted by the Village, these hours of operation will extend until no later than 9:30pm.
- In Season Weekends – Field operations will be permitted from Sunrise to Sunset. If temporary or permanent lighting is permitted these hours of operation will extend until no later than 9:30pm.
- Off-Season Winter – Field operations for rental groups and anchor users shall cease during this term, unless: A. Given prior approval from the Oak Brook Village Manager or B. Installation of artificial turf be approved, and in such case, adjusted hours of operation will be approved by both parties.
- Off-Season Summer – Field operations will be permitted from Sunrise to Sunset. If temporary or permanent lighting is permitted by the Village, these hours of operation will extend until no later than 9:30pm.

The parties agree and establish that the maximum number of events and tournaments in a calendar year will not exceed five (5) without prior written approval given by Village Manager. A tournament or event is understood to be any scheduled activity where Manager contracts or rents facility usage out to an entity for more than one day. Events will take place at no more than two (2) per month, and never on consecutive weekends. Events shall be scheduled in coordination and with approval by the Oak Brook Village Manager so as not to unduly conflict with other functions at Village properties. Parking and traffic concerns will be considered in making such scheduling decisions.

## EXHIBIT C

### (Maintenance Obligations and Specifications)

Manager shall pay the Village for field maintenance services provided by the Village in the amounts specified hereunder:

|        |          |
|--------|----------|
| - 2022 | \$70,000 |
| -      |          |
| - 2023 | \$71,000 |
| - 2024 | \$72,000 |
| - 2025 | \$73,000 |
| - 2026 | \$74,000 |

The maintenance functions may be modified from time to time by mutual agreement of the parties, and shall consist initially of the following:

- The Village of Oak Brook shall be responsible for all daily and seasonal maintenance of the Sports Core Athletic Fields. This includes, but is not limited to:
  - Weekly Cutting
  - Seeding
  - Fertilization
  - Aeration
  - Lining of Field
  - Irrigation
- The Village agrees to consult with Manager prior to the start of each season (July 1<sup>st</sup> and March 1<sup>st</sup>) as to the schedule of maintenance and what it entails.
- Manager agrees to submit in writing to the Village any request for additional maintenance items that can come up from time to time based on normal wear and tear of the fields. Examples include, but are not limited to:
  - Re-sodding of damaged areas
  - Post event field maintenance based on field evaluation
  - Emergency response to issues such as broken pipelines, vandalism.
  - The Village shall be entitled to additional reimbursement for damages and excessive wear and tear to the Athletic Fields, not including normal wear and tear, beyond the payment enumerated above.
- Manager shall provide portable toilet facilities for the Athletic Fields, with sufficient servicing frequency to maintain them in sanitary and operable condition.



- Village shall provide a trash dumpster within the Sports Core facility, with reasonable proximity to the Athletic Fields, and Manager shall collect all trash from the existing receptacles and place it in the Village trash dumpster for disposal.
- The Village shall make a golf cart available to the On-Site Manager to assist in the daily oversight of operations. Manager shall be responsible for carrying insurance coverage on said vehicle.

## **EXHIBIT D**

(Schedule of Rental Charges)

Manager, in keeping with the practice of transparency in operations, will publish rental fees for user groups at the start of each calendar year. These fees can and will be revisited from time to time, with the consultation of the Village.

### **2022 Season Proposed Rental Rates**

5v5 field - \$35 / hour

7v7 field - \$50 / hour

9v9 field - \$65 / hour

11v11 field - \$75 / hour

These rates are in line with current rates for the 2021 playing season. To account for improvement of field conditions and greater maintenance costs going forward, Manager will propose a 20-25% increase in field rates for the 2023 playing season and further propose annual adjustments thereafter. The final field rates for each successive season shall be subject to final approval by the Village.

## EXHIBIT E

(Distribution of Revenues and Manager Compensation)

The Village shall receive from Manager in the first year of this contract a payout of \$94,000 in guaranteed revenues from Manager for the fiscal year under management. Such amount shall be increased to \$100,000 for each year thereafter. In addition, Manager shall pay Village for maintenance costs as described in **EXHIBIT C**.

Schedule of payments shall be as follows for year one (1) of Operating Agreement:

- April 1<sup>st</sup> 2022 - \$50,000 upfront payment
- May 15<sup>th</sup> 2022 – December 15<sup>th</sup> 2022 - \$14,250 monthly payment to cover distribution of revenue and expected maintenance fees.

Schedule of payments in year two (2) and subsequent years of contractual agreement:

- April 15<sup>th</sup> – December 15<sup>th</sup> – monthly payments in the amount of one-ninth of the total amount of guaranteed revenues and maintenance costs due in each respective year.
- If and when Manager realizes gross revenues in excess of \$300,000 during any fiscal year ("Base Amount"), Manager shall pay 75% of such excess amount of gross revenues over the Base Amount to the Village thirty (30) days following the calendar month of receipt of such excess gross revenues.

The fiscal year under the Agreement shall be a calendar year beginning January 1 through December 31.

## LEASE AGREEMENT

This Lease Agreement ("Agreement") is made this 25<sup>th</sup> day of January 2022, by and between the **VILLAGE OF OAK BROOK**, an Illinois municipal corporation (hereinafter referred to as the "Landlord" or "Village") and Premier Athletic Management, an Illinois Company (hereinafter referred to as "Tenant").

### RECITALS

**WHEREAS**, the Village presently owns or controls a certain parcel of real estate improved with an office building, commonly known as 700 Oak Brook Road, Oak Brook, Illinois 60523 (hereinafter referred to as the "Subject Property");

**WHEREAS**, the Village has previously entered into a separate agreement with Premier Athletic Management for the use of the Village's soccer fields by various soccer programs;

**WHEREAS**, the Tenant has expressed an interest to utilize the Subject Property in order to store its equipment along with other essentials necessary to implement and manage the soccer programs;

**WHEREAS**, Tenant desires to occupy portions of the Subject Property for the use and benefit of the Tenant and to specifically manage the operations of the Sports Core Athletic Fields; and

**WHEREAS**, the Parties hereto desire to enter into a lease agreement for the use of the Subject Property defined herein.

**NOW, THEREFORE**, in consideration of the mutual promises and agreements contained herein, the parties hereto agree as follows:

1. The Parties agree that the recitals are hereby fully incorporated into this Agreement as if set forth in their entirety in this Section 1, and all covenants, terms, conditions, and provisions of this Agreement shall be construed, interpreted, and enforced in accordance therewith.

2. Tenant shall have and hold portions of the Subject property for a term commencing February 1, 2022 and ending December 31, 2026.

3. Tenant covenants and agrees to pay Landlord as rent for the Subject Property an amount of one thousand dollars (\$1,000.00) per month throughout 2022, one thousand five hundred dollars (\$1,500.00) per month throughout 2023, one thousand seven hundred fifty dollars (\$1,750.00) per month throughout 2024, and two thousand five hundred dollars (\$2,500.00) per month throughout 2025 and 2026, to be paid on the first day of each month.

4. Tenant shall be allowed access to the leased property over any and all roads or easements now serving the property. Tenant shall have the exclusive use of the entire building space and existing furniture as is, Tenant shall be required to return the premises to the Village in the same condition as it was leased on February 1, 2022, less ordinary



wear and tear. Tenant will be responsible for phone, internet, building cleaning, installation and maintenance of ice machine, washer, and dryer if so desired. Landlord will be responsible for water, sewer, electric, heating, cooling and normal building maintenance.

5. Tenant shall be required to carry liability insurance as well as any other insurance policies so required by the Village all in amounts acceptable to the Village. To the fullest extent permitted by law, Tenant shall indemnify, defend and hold harmless the Village, its board of trustees, individual board members, its elected and appointed officers, officials, employees, administrators, volunteers and agents (collectively, the "Indemnitees"), from and against any and all claims, damages, losses and expenses, including but not limited to legal fees (attorneys' and paralegals' fees and court costs), incurred by any of the Indemnitees for injuries to persons or for damage, destruction or theft of property arising out of or resulting from any activity, act or omission of the Tenant, or of any employee, agent, affiliate, vendor, co-sponsor, invitee, contractor, or volunteer of the Tenant but only to the extent caused in whole or in part by any wrongful or negligent act or omission of the Indemnitor. Similarly, the Tenant shall indemnify, defend and hold harmless the Indemnitees from and against any and all claims, damages, losses and expenses, including but not limited to legal fees (attorneys' and paralegals' fees and court costs), incurred by any of the Indemnitees by reason of the Tenant's breach of any of its obligations under this Agreement.

6. Nothing contained in this Agreement is intended to constitute nor shall constitute a waiver of the rights, privileges, defenses, and immunities provided or available to the Village under the Illinois Local Governmental and Governmental Employees Tort Immunity Act with respect to claims by third parties.

7. The Village shall not have any responsibility whatsoever for supervising the Tenant's activities, or supervising the other Tenant's employees, agents, volunteers, invitees, or affiliates. Each Tenant acknowledges and assumes complete responsibility for its employees, agents or volunteers used to supervise any activities hereunder.

8. This Agreement may be terminated for any reason within the terminating Party's sole discretion, by providing written notice to the other Party at least one hundred eighty (180) days prior to the effective date of termination ("Termination for Convenience").

9. In the event Tenant remains in possession of the Premises after expiration of this Lease, and without the execution of a new lease, but with Landlord's written consent, Tenant will be deemed to be occupying the Premises as a tenant from month to month, subject to all the provisions, conditions, and obligations of this Lease insofar as the same can be applicable to a month-to-month tenancy; provided, however, that the monthly Rent will be escalated to an amount set by Landlord at Landlord's sole discretion. In the event Tenant remains in possession of the Premises after expiration of this Lease, without the execution of a new lease and without Landlord's written consent, Tenant will be deemed to be occupying the Premises without claim of right, and Tenant will pay Landlord for all costs arising out of loss or liability resulting from delay by Tenant in so surrendering the Premises as above provided and will pay as a charge for each day of occupancy, an amount equal to two hundred percent (200%) of the Rent (on a pro-rated daily basis) according to Landlord's then current rate schedule for prospective tenants in the Premises.



10. All notices, demands, and requests will be in writing, and will be effectively served by forwarding such notice, demand, or request by certified or registered mail, postage prepaid, or by commercial overnight courier service addressed as follows:

(a) If addressed to Tenant:

Premier Athletic Management  
700 Oak Brook Rd Suite A  
Oak Brook, IL 60523  
Attn: General Manager

(b) If addressed to Landlord:

Village of Oak Brook  
1200 Oak Brook Rd.  
Oak Brook, IL 60523  
Attn: Village Manager

10. Tenant will not use the Premises or permit anything to be done in or about the Premises that will, in any way, conflict with any law, statute, ordinance, or governmental rule or regulation now in force or that may hereafter be enacted or promulgated. Tenant will, at its sole cost and expense, promptly comply with all laws, statutes, ordinances, and governmental rules and regulations now in force or that may hereafter be in force, and with the requirements of any fire insurance underwriters or other similar body now or hereafter constituted relating to or affecting the condition, use, or occupancy of the Premises. Tenant will use the Premises and comply with any recorded covenants, conditions, and restrictions affecting the Premises as of the commencement of the Lease or that are recorded during the Term.
11. Tenant agrees to comply with all local ordinances, rules, and regulations of Landlord in connection with its use of the leased property.
12. This Lease is governed by, and must be interpreted under, the internal laws of the State of Illinois.
13. Should at any point during the term of this Agreement a determination be made that the subject property, for any reason, be deemed to be issued a real estate tax bill, Tenant hereby agrees to pay said amount in addition to any rents due hereunder. Tenant shall be said bill within 15 days of notice of said real estate tax bill.
14. This Lease can only be modified or amended by an agreement in writing signed by the parties hereto. No receipt of money by Landlord from Tenant or any other person after termination of this Lease or after the service of any notice or after the commencement of any suit or after final judgment for possession of the Premises will reinstate, continue, or extend the Term or affect any such notice, demand, or

suit, or imply consent for any action for which Landlord's consent is required, unless specifically agreed to in writing by Landlord. Any amounts received by Landlord may be allocated to any specific amounts due from Tenant to Landlord as Landlord determines.

15. This Agreement may be signed by the Parties in counterparts and shall be as binding as if signed together. Facsimile copies of the signed counterparts shall be deemed to be authentic and valid as an original of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in counterparts on the date first written above by their duly authorized representatives.

VILLAGE OF OAK BROOK

By: \_\_\_\_\_

Village President

PREMIER ATHLETIC MANAGEMENT

By: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Village Clerk