



OAK BROOK *Illinois*

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

Regular Meeting
Tuesday, September 24, 2024
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. 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: September 18, 2024 - \$1,456,218.70

1. LEGAL SERVICES:

- a) Lamp Law LLC - Legal Services - August 2024 - \$3,333.33
(FY24 YTD - \$26,666.64)
- b) Clark, Baird, Smith LLP - Legal Services - May 2024 - \$2,362.50
- c) Clark, Baird, Smith LLP - Legal Services - August 2024 - \$975.00
(FY24 YTD - \$10,924.50)

TOTAL LEGAL BUDGET FOR 2024 IS \$342,284.00

TOTAL LEGAL BILLS PAID FOR 2024 - YTD - \$177,662.15

2. Range Servant America, Inc. - Range Servant Ball Dispenser -
\$34,765.00
3. The Flolo Corporation - Emergency Pump Repair - \$21,832.36
4. Civiltech Engineering, Inc. - Civil Engineering Services - August 2024
- \$32,507.85
5. Key Code Media, Inc. - Board Room Equipment Replacement Project -
\$44,114.70

6. Nicholas & Associates, Inc. - Oak Brook Public Library Facility Assessment - \$24,500.00
7. Enterprise FM Trust - Vehicle Leases - August 2024 - \$40,045.77
8. HJH Homes - Bond Refund - 12 Templeton Dr. - \$25,167.00
9. DuPage Water Commission - August 2024 - \$653,602.14
10. Chicagoland Paving Contractors, Inc. - Bath & Tennis Drive Improvements - \$166,671.47
- B. Approval of Payroll Paydate: September 19, 2024 - \$921,849.00 Herman/Martin
- C. Authorization to Seek Bids or Proposals or Negotiate Contracts:
 1. RFP for Elevator Services Inspections Manzo/Tiesenga
- D. Development Services Referrals
 1. 3601 & 3505 Adams Road – Final Plat - Subdivision Amendment Manzo/Tiesenga
 2. Rivian EV – 100 Oakbrook Center – Setback Variation Manzo/Tiesenga
 3. 2222 35th Street – The Midwest Club HOA – Map Amendment Manzo/Tiesenga
- E. Ordinances & Resolutions
 1. ORDINANCE S-1707, An Ordinance Approving a Planned Development for a Medical Office Building Located at 1180 Harger Road in the Village of Oak Brook Illinois; (Kids Urgent Care) Manzo/Tiesenga
6. ITEMS REMOVED FROM CONSENT AGENDA
7. BOARDS AND COMMISSION RECOMMENDATIONS
 - A. Plat of Consolidation 601 & 605 Harger Road Manzo/Tiesenga
8. ACTIVE BUSINESS
 - A. Ordinances & Resolutions
 1. RESOLUTION R-2227, A Resolution Approving an Encroachment Agreement with Northern Illinois Gas Company D/B/A Nicor Gas Company for the Relocation of the Village's Water Main on Route 83 at the I-88 On-Ramp. Jain/Tiesenga
 2. RESOLUTION R-2236, A Resolution In Support of an Illinois Transportation Enhancement Program (ITEP) Grant Application for Bicycle and Pedestrian Improvements Jain/Tiesenga
 3. RESOLUTION R-2229, A Resolution Awarding a Professional Engineering Services Agreement to Civiltech Engineering, Inc., Itasca, Illinois for the Village's Roadway Aesthetic and Branding Improvement Concepts Jain/Tiesenga

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: 09/19/24

Total Gross Payroll	\$	640,031.74
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Employee Deductions:

Illinois Municipal Retirement Fund	\$	14,638.69
Police Pension Fund	\$	17,882.26
Fire Pension Fund	\$	12,783.58
Federal Tax Withholding	\$	66,770.80
State Tax Withholding	\$	27,013.39
Social Security and Medicare	\$	25,620.35
ICMA/NACO/457	\$	27,579.52
Court Orders	\$	1,000.54
Insurance Contributions	\$	21,362.93
Aflac Contributions	\$	1,142.57
Mo Voi Life	\$	394.61
Police Union Dues	\$	-
Fire Union Dues	\$	1,398.19
Public Works Union Dues	\$	1,086.50
125-Medical/Dependent Care	\$	3,548.34

Total Employee Deductions		<u>222,222.27</u>
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Net Payroll	\$	417,809.47
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Village Expenses:

Police Pension	\$	74,795.37
Fire Pension	\$	74,971.28
IMRF Pension	\$	19,749.34
Insurance Contributions	\$	86,680.92
Social Security and Medicare	\$	25,620.35

Total Village Expenses		<u>281,817.26</u>
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Total Payroll (Gross Payroll plus Village Expenses)	\$	<u>921,849.00</u>
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Payroll Date: 09/19/24

Employee Deductions		Pension	Salary by Pension	Percent of
		Deduction	Plan	Pensionable Salary**
	Police	\$ 17,882.26	\$ 180,447.15	9.910%
	Fire	12,783.58	135,205.17	9.455%
	IMRF	10,250.53	228,225.31	4.491%
	Non-Pensionable	-		0.000%
			<u>\$ 543,877.63</u>	

Village Payment into Pensions		Village	Percent of Payroll*	Percent "Match" of what Employee Contributes
		Contribution		
	Police	\$ 74,795.37	41.45%	418.3%
	Fire	74,971.28	55.45%	586.5%
	IMRF	19,749.34	8.67%	193.0%
		<u>\$ 169,515.99</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.

**IMRF employee contribution percentage is statutorily set at 4.5% of pensionable salary; Tier II enrollees are capped at \$123,489.18 for 2023. A drop in percentage of pensionable salary below 4.5% for employee contribution reflects Tier II enrollees having met the pensionable wage cap for a given year.



ITEM 5.C.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 24, 2024

SUBJECT: RFP for Elevator Services Inspections

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: \$20,000 is budgeted in Program 921 Code Enforcement and will be utilized for this item (921-73750).

RECOMMENDED MOTION: I move that the Village Board authorize staff to prepare specifications and solicit proposals for elevator inspection services.

Background/History:

The Village of Oak Brook has an agreement with the Office of the State Fire Marshal (OSFM) regarding enforcement of an Elevator Safety Program in conformity with Section 140 of the Elevator Safety Act (225 ILCS 312/140) and the amended Administrative rules. Illinois municipalities may elect to enter into a safety program to allow local control for the inspection of all conveyance systems (i.e. elevators, escalators, etc.). The Village currently has a contract with EIS, Elevator Inspection Services, for review and inspection services.

Village staff is in the process of preparing specifications to solicit Requests for Proposals for continuing this service and is requesting Board authorization to issue such an RFP. Once the proposals are received, this item will be brought back for your consideration and approval.

Recommendation:

I move that the Village Board authorize staff to prepare specifications and solicit proposals for elevator inspection services.

Attachments:

None



ITEM 5.D.1.

BOARD OF TRUSTEES MEETING
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BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
September 24, 2024

SUBJECT: 3601 & 3505 Adams Road – Final Plat - Subdivision Amendment

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for the final plat for a subdivision amendment to the Planning & Zoning Commission for review and recommendation.

Background/History:

The applicant and owners of the property, Doug Pertz and DJ Lagacy Capital, LLC. has submitted a petition requesting approval of a final plat to amend the lot-line between the two existing vacant lots. 3601 Adams Road is zoned R-1 and 3505 Adams Road is zoned R-1/R-2 District.

The request to amend the two (2) properties will retain a 7.64 acre lot. The owner intends to build a new residence. The minimum required lot area in the R-1 district is 87,100 square feet. The proposal for 3601 Adams Road is 152,624 square feet and 3505 Adams Road 180,181 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

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

Recommendation:

Staff recommends that the Village Board refer the final plat to the Planning & Zoning Commission for a public meeting, review, and a recommendation.

Attachments:

1. REF_BOT_9-24-24

SUBDIVISION APPLICATION



1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106 or 630-368-5146

- ☒ PRELIMINARY PLAT OF SUBDIVISION
☐ FINAL PLAT OF SUBDIVISION
☐ FINAL PLAT OF CONSOLIDATION
AND/OR PLAT OF VACATION
☐ ASSESSMENT PLAT SUBDIVISION
☐ SUBDIVISION AMENDMENT
AND/OR VARIATION

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE
L2KM2 Subdivision

DATE FILED

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED
3601 Adams Road, Oak Brook, IL 60523
3505 Adams Road, Oak Brook, IL 60523

ARE YOU SEEKING ANY VARIATION (RELIEF) TO THE SUBDIVISION REGULATIONS? YES ☐ NO ☒

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

PERMANENT PARCEL NO. 06-35-401-031, 06-35-401-032

NAME OF APPLICANT (and Email Address) Doug Pertz (matt.galas@gmail.com) PHONE 847-204-6880

ADDRESS 432 South Prairie CITY Elmhurst STATE IL ZIP 60126

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD DJ LEGACY CAPITAL LLC PHONE 847-204-6880
L2KM2 OHANA CAPITAL LLC

ADDRESS PO Box 96042 CITY Southlake STATE ZIP

BENEFICIARY (IES) OF TRUST PHONE

ADDRESS CITY STATE ZIP

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.

Signature of Owner 8/6/24
Date

Signature of Applicant 8/6/24
Date

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.

Signature of Owner 8/6/24
Date

IDENTIFY STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY (Use additional paper if needed)

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS	2				2
NUMBER of ACRES	7.64				7.64
NUMBER of SQUARE FEET	332,805				332,805

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
See attached "Exhibit A - Names of Surrounding Property Owners"			

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

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

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

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

PRELIMINARY PLAT	<u>\$750</u>	\$50.00 per lot or \$750.00 minimum**
FINAL PLAT (G-289, 3/24/81)	<u> </u>	\$750.00 – NO IMPROVEMENTS**(Plus Plan Review & Inspection Fees, if required)
FINAL PLAT – with Improvements	<u> </u>	\$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
AMENDMENT or VARIATION	<u> </u>	\$750.00*
ASSESSMENT PLAT (12/11/79)	<u> </u>	No Charge
Public Hearing Signs	<u>\$100</u>	\$50.00 per sign – 1 sign required for each Street Frontage/Per Parcel

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

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

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

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

SIGNED - VILLAGE CLERK _____ Date _____

Exhibit A - Names of Surrounding Property Owners

Name of Property Owner	Mailing Address of Property Owner	Property Address	Parcel Number
John E Allen	3502 Adams Rd, Oak Brook, IL 60523	3502 Adams Rd, Oak Brook, IL 60523	635400018
Laura L Kelly	3516 Adams Rd, Oak Brook, IL 60523	3516 Adams Rd, Oak Brook, IL 60523	635400019
Oliver & Diane Drabkin	19111 Collins Ave Unit 3908, Sunny Isles Beach, FL 33160	3600 Adams Rd, Oak Brook, IL 60523	635400006
CTLTC 0001102179	10 S. LaSalle St, Suite 2750, Chicago, IL 60601	25 Breakenridge Rd, Oak Brook, IL 60523	635404002
RKJK Family Trust	3501 Adams St, Oak Brook, IL 60523	3501 Adams St, Oak Brook, IL 60523	635401029
RKJK Family Trust	3501 Adams St, Oak Brook, IL 60523	3501 Adams St, Oak Brook, IL 60523	635401030
Mark & Mary Ann Kaufman	3605 - 15 Adams Rd, Oak Brook, IL 60523	3605 Adams Ad, Oak Brook, IL 60523	635401014
Mark & Mary Ann Kaufman	3605 - 15 Adams Rd, Oak Brook, IL 60523	3605 Adams Ad, Oak Brook, IL 60523	635401015
Jacob & Alice Lillioja	3616 Frederick Dr, Oak Brook, IL 60523	3616 Frederick Dr, Oak Brook, IL 60523	635401018
Donna Cappetta	3612 Frederick Rd, Oak Brook, IL 60523	3612 Frederick Rd, Oak Brook, IL 60523	635401017
Dennis J Sarelas	3601 Madison Ave, Oak Brook, IL 60523	3610 Madison St, Oak Brook, IL 60523	635403036
T & M Daniel McCabe	3608 Madison St, Oak Brook, IL 60523	3608 Madison St, Oak Brook, IL 60523	635403032
Rebecca Lynn Arbor	3614 Madison St, Oak Brook, IL 60523	3614 Madison St, Oak Brook, IL 60523	635403037
Giancarlo & Y Turano II	3602 Madison St, Oak Brook, IL 60523	3602 Madison St, Oak Brook, IL 60523	635403035
J Bruce & Lois Miller	3518 Madison St, Oak Brook, IL 60523	3518 Madison St, Oak Brook, IL 60523	635402005
Ashley & Chris Wurzer	3516 Madison St, Oak Brook, IL 60523	3516 Madison St, Oak Brook, IL 60523	635402004

CERTIFICATION

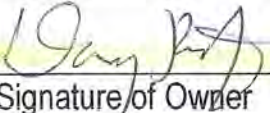
Surrounding Property Owners

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

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

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

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

Doug A Pertz		Doug A Pertz	
_____ Printed Name of Property Owner		_____ Printed Name of Applicant	
	8/6/24		8/6/24
_____ Signature of Owner	_____ Date	_____ Signature of Applicant	_____ Date

BILL TO INFORMATION:

Matt Galas	Matt Galas	847-204-6880
_____ Print Name/Company	_____ Print Contact Person Name	_____ Contact Phone
432 South Prairie Ave, Elmhurst, IL 60126		
_____ Address To be Billed	_____ Alternate Phone	

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

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-35-401-031
06-35-401-032
2. Common Address: 3601 Adams Road, Oak Brook, IL 60523
3505 Adams Road, Oak Brook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

PLEASE SEE ATTACHED LEGAL DESCRIPTIONS FOR EACH ORIGINAL PARCEL AND FOR THE RESULTING PARCEL

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

06-35-401-031 3601 Adams Road, Oak Brook, IL 60523
06-35-401-032 3505 Adams Road, Oak Brook, IL 60523

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

Stephanie

Only First name of Contact is required.

Date called: 7/30/2024 11.54am

I verify that the information provided above is accurate.

Doug A Pertz

Printed Name

Signature

Date

8/6/2024

Relationship to Applicant:

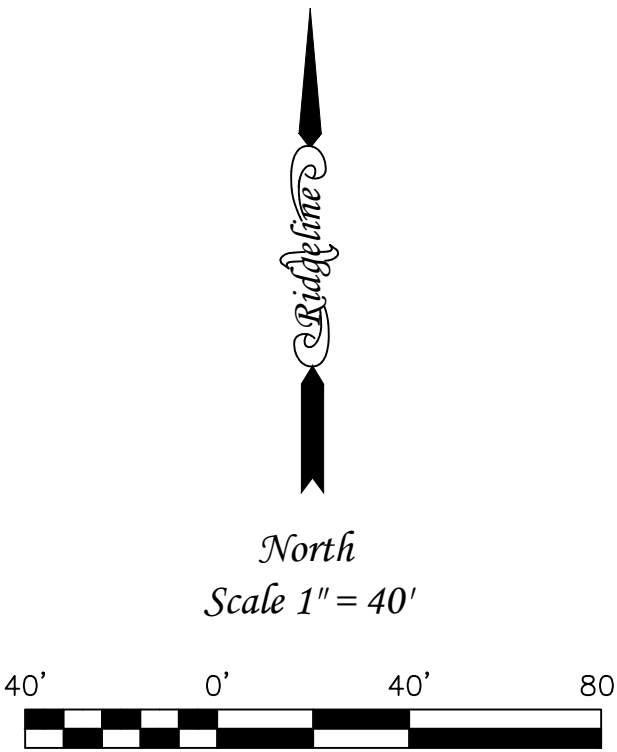
Applicant

FINAL PLAT OF SUBDIVISION
L2KM2 SUBDIVISION

LOTS 1 AND 2 IN MICHAEL E. SCHEID SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 39 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1999 AS
DOCUMENT NO. R1999-228916, IN DUPAGE COUNTY, ILLINOIS

PARCEL INDEX NUMBERS
06-35-401-031
06-35-401-032

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF OAK BROOK
ADDRESS: 1200 OAK BROOK ROAD
OAK BROOK, IL 60523



SYMBOL & LINE TYPE LEGEND

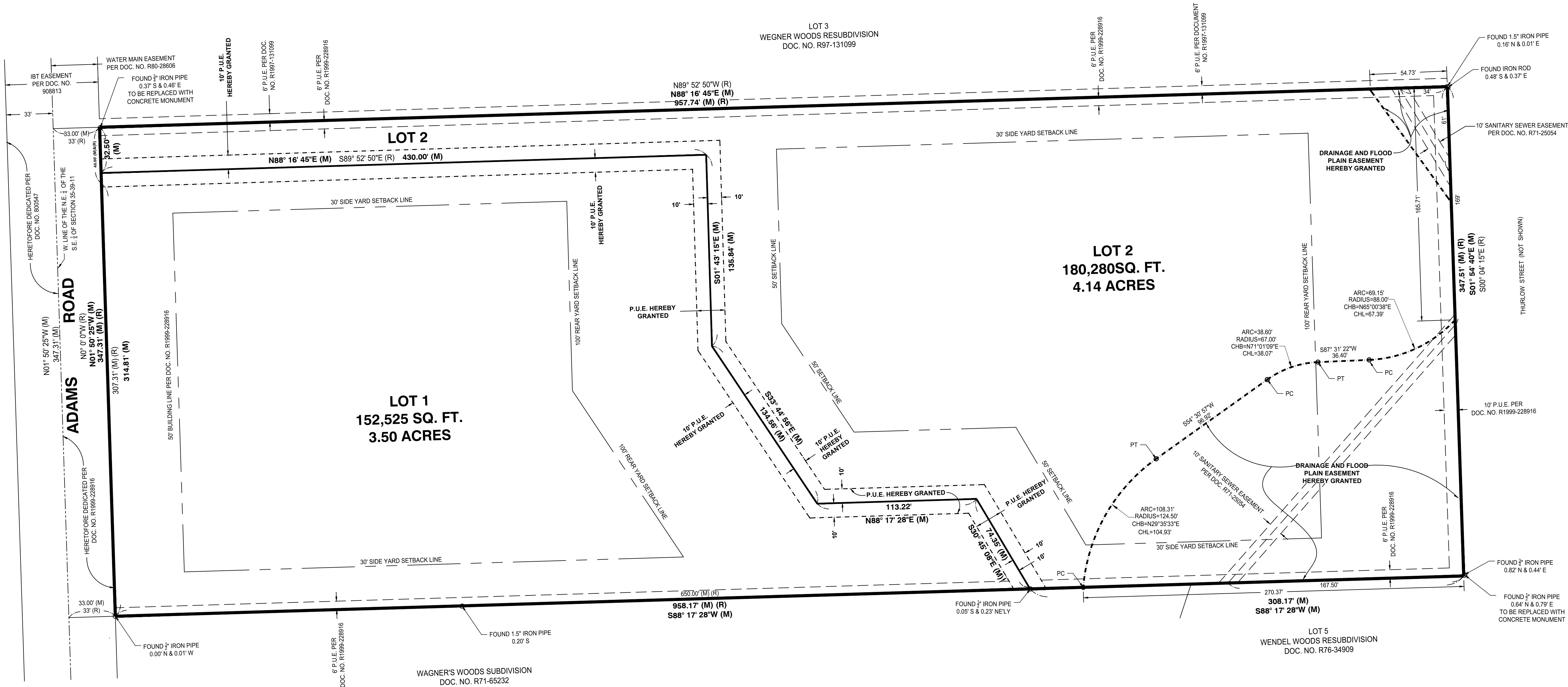
- = BUILDING LINE
- - - = EASEMENT LINE
- = IRON PIPE FOUND
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- - - = SECTION LINE
- = SUBDIVISION BOUNDARY LINE

NOTES:

- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLER VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- SURVEY FIELD WORK COMPLETED ON MAY 17, 2024.
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
- THIS SURVEY IS BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 24001729LT DATED FEBRUARY 29, 2024.

ABBREVIATION LEGEND

- E = EAST
- E'LY = EASTERLY
- M = MEASURED
- N = NORTH
- N'LY = NORTHERLY
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RECORD
- S = SOUTH
- S'LY = SOUTHERLY
- W = WEST
- W'LY = WESTERLY



Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004786
1868 Adams Road, Montgomery, IL 60538
Janning, Iowa P.L.S. 4071 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3416 Expiration Date 11/30/2024



MATT GALAS

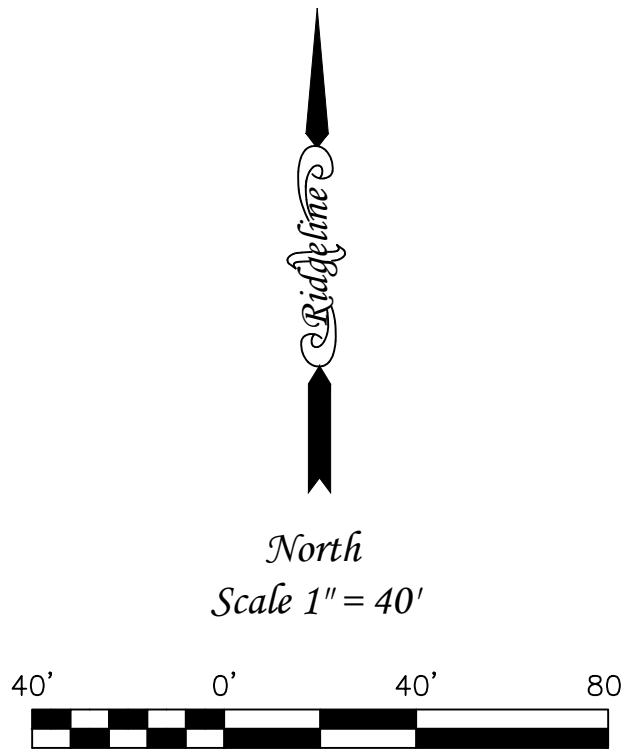
3601 & 3505 ADAMS ROAD
OAKBROOK, ILLINOIS

SHEET

1

OF

3



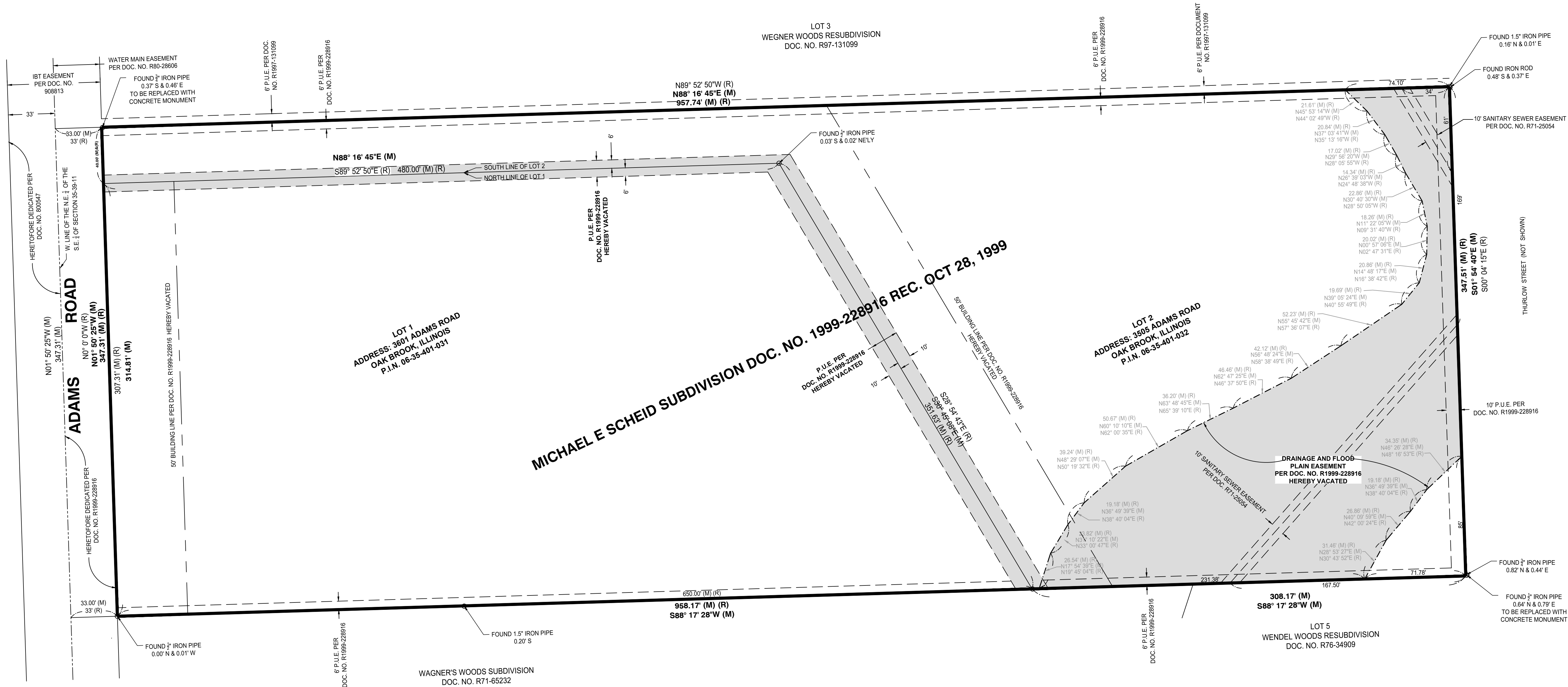
- SYMBOL & LINE TYPE LEGEND**
- = BUILDING LINE
 - - - = EASEMENT LINE
 - = IRON PIPE FOUND
 - = PROPERTY LINE
 - = RIGHT OF WAY LINE
 - - - = SECTION LINE
 - = SUBDIVISION BOUNDARY LINE
 - ▨ = PUBLIC UTILITY EASEMENT HEREBY VACATED
 - ▨ = DRAINAGE & FLOOD PLAIN EASEMENT HEREBY VACATED

EASEMENT VACATION

PROPERTY DESCRIPTION:
LOTS 1 AND 2 IN MICHAEL E. SCHEID SUBDIVISION, BEING A
SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 39 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED OCTOBER 28, 1999 AS
DOCUMENT NO. R1999-228916, IN DUPAGE COUNTY, ILLINOIS

- ABBREVIATION LEGEND**
- E = EAST
 - E'LY = EASTERLY
 - M = MEASURED
 - N = NORTH
 - N'LY = NORTHERLY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R = RECORD
 - S = SOUTH
 - S'LY = SOUTHERLY
 - W = WEST
 - W'LY = WESTERLY

PARCEL INDEX NUMBERS
06-35-401-031
06-35-401-032



REVISION	DATE	DESC	BOOK	DWG SIZE
#1	8/15/24	RECONFIGURE LOTS	DRAWN: TLC (MM)	CHECKED: JH
#2	8/22/24	REVISE PER REVIEW LETTER DATED 8/19/24	REFERENCE	
#3	8/13/24	REMOVE MORTGAGE CERTIFICATE	DATE: 08/02/2024	
			PROJECT NO.	2024-0175

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004786
1868 Alcott Road, Montgomery, IL 60538
Janning, Iowa P.L.S. 4071 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3416 Expiration Date 11/30/2024



MATT GALAS
3601 & 3505 ADAMS ROAD
OAKBROOK, ILLINOIS



ITEM 5.D.2.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
September 24, 2024

SUBJECT: Rivian EV – 100 Oakbrook Center – Setback Variation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for the zoning variation to the Planning & Zoning Commission for public hearing and recommendation.

Background/History:

Rivian, represented by Selective Site Consultants, Inc. has submitted a petition requesting approval of a zoning variation to allow the placement of equipment within the 300-foot setback from Route 83. The property is zoned B-2 District.

The petitioner is requesting approval of a variation to Section 13-7B-3B.1.a of the Zoning Ordinance to allow the placement of equipment within 300-feet from the right-of-way of Route 83 (Kingery Expressway).

Recommendation:

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

Attachments:

1. REF-BOT_9.24.24



August 30, 2024

Village of Oak Brook
Planning & Zoning
1200 Oak Brook Rd.
Oak Brook, IL 60523

RE: Application for Variation for Rivian EV Charging Station
Address: 100 Oak Brook Center

To Whom It May Concern:

Please accept this as Letter of Explanation to accompany the application for Variation submitted to allow proposed Rivian EV Charging Station in the parking lot of Oakbrook Shopping Center. The variation is being requested to allow the EV charging equipment within the 300' setback from RT 83, per Oak Brook Zoning Ordinance section 13-7B-3(B)(1)(a).

Rivian is an electric vehicle manufacturer and automotive technology and outdoor recreation company. As part of their Adventure Network, they are developing and installing EV Charging Stations nationwide to support their product and others. This property is owned by Oak Brook Shopping Center, and Rivian currently has a fully executed lease agreement in place with the property owner for the installation of the EV charging station.

This proposed EV charging station at Oakbrook Shopping Center will consist of (9) EV charging dispensers, including (1) trailer stall. The associated equipment cabinets and transformer will be located on a curbed parking lot island, and all support equipment will be screened by a proposed CMU enclosure and landscaping. Proposed signage will not be illuminated.

The Rivian Adventure program equipment is complimentary to the current design aesthetic and will not impact the property negatively. The equipment enclosure for the Rivian mechanical equipment was carefully designed and selected by Rivian, Landlord, and Engineer of Record to match the monument sign in the ROW at the intersection of Kingery Highway & Oakbrook Center Entrance.

The relief is being requested to allow the placement of this equipment within the 300' setback from RT 83. The owner requested this location due to the mall traffic and parking availability. This location will also allow the owner to develop the parcel on future redevelopments. This EV charging installation will provide better customer support to the retail component of the mall.

Rivian and the property owner are ready for this EV installation to be approved by the City of Oak Brook to bring another level of accommodations to its current and future customer base.

Please contact me if you have any questions or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Emily Roseberry", with a long horizontal flourish extending to the right.

Emily Roseberry
Permitting Coordinator
SSC, Inc.
7171 W. 95th Street, Suite 600
Overland Park, KS 66212
O: 913-438-7700 ext. 2272
eroseberry@ssc.us.com



VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106

**PETITION APPLICATION for
PUBLIC HEARING**

ZONING ORDINANCE:

☐

APPEAL (\$300)

☒

VARIATION (\$750)

☐

AMENDMENT (\$750)

☐

SPECIAL USE (\$750)

☐ **CERTIFICATE OF APPROPRIATENESS (\$500)** **STORMWATER:** ☐ **VARIATION (\$750)**

PUBLIC HEARING SIGNS (\$50- each lot frontage) - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF DEVELOPMENT SERVICES AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF

SUBJECT PROPERTY 100 Oak Brook Center PERMANENT PARCEL NO* 06 - 23 - 300 - 045

LOT NO. 4 SUBDIVISION OAK BROOK TERRACE LEGAL ADDRESS* _____

ZONING DISTRICT B-2 ZONING ORDINANCE SECTION _____ ACTION REQUESTED 13-7B-3(B)(1)(a)

Request for Variation of 300' setback from RT 83.

PROPERTY INTEREST OF APPLICANT: OWNER ☐ CONTRACT PURCHASER ☐ AGENT ☒

OWNER(S) OF RECORD OAK BROOK SHOPPING CENTER PHONE _____

ADDRESS PO Box 3487 CITY Chicago STATE IL ZIP 60654

BENEFICIARY(IES) OF TRUST N/A - Property not in trust. PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF APPLICANT (and Billing Information) Rivian c/o SSC PHONE 913-438-7700 x2272

ADDRESS 7171 W 95th Street, Suite 600 CITY Overland Park STATE KS ZIP 66212

Contact Name and E-mail Address(s) Emily Roseberry / eroseberry@ssc.us.com

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.

Ken Labarre

Signature of Owner

7/24/2024

Date

Signed by:

Matt Wick

Signature of Applicant

8/19/2024

Date

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

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

Board of Trustees (Referral) _____ Notice Published _____ Newspaper Daily Herald Adj. Property Owners Notified _____

PUBLIC HEARING DATES: Planning & Zoning Commission _____

Board of Trustees _____

Board of Trustees _____
(Approval of Ordinance)

SIGNED - VILLAGE CLERK _____ Date _____

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
OAK BROOK SHOPPING CENTER	PO BOX 101042, CHICAGO, IL 60610-9909	RT 83	0623300045
RYAN LLC	PO BOX 06019, CHICAGO, IL 60606-0019	1 & 2 MID AMERICA PLAZ	0622415027
OAKBROOK ANCHOR ACQUISITION	PO BOX 101042, CHICAGO, IL 60610-9909	2 OAKBROOK CENTER	0623300022
TRIARC DEVELOPMENT LLC	564 S CHARLOTTE ST, LOMBARD, IL 60148	1S515 MONTEREY AVE	0622409011
WESTBROOK PLAZA LLC	6431 TENNESSEE AVE, WILLOWBROOK, IL 60527-1858	1S550 RT 83	0622412003
MICHAEL & MARGARET ZUPSICH	5062 OUACHITA DR, LAKE WORTH, FL 33467	1S471 MONTEREY AVE	0622409008
OAKBROOK ANCHOR ACQUISITION	PO BOX 101042, CHICAGO, IL 60610-9909	2 OAKBROOK CENTER	0623300024
MACYS	145 PROGRESS PL, SPRINGDALE, OH 45246	1 OAKBROOK CNTR	0623300029
RONALD & NANCY ALLGAIER	1S509 MONTEREY AVE, OAKBROOK TERR, IL 60181	1S509 MONTEREY AVE	0622409010
MACYS	145 PROGRESS PL, SPRINGDALE, OH 45246	1 OAKBROOK CNTR	0623300046
OAK BROOK SHOPPING CENTER	PO BOX 101042, CHICAGO, IL 60610-9909	120 OAKBROOK CTR	0623300044
RODNEY & INGRID DURHAM	1S501 MONTEREY AVE, OAKBROOK TERR, IL 60181-4517	1S501 MONTEREY AVE	0622409009

(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.

<u>Kenneth A Labarre</u> Printed Name of Owner	<u>Matt Wick</u> Printed Name of Applicant	Signed by: <u>Matt Wick</u> 7061BD34A1084E1
<u>Ken Labarre</u> Signature of Owner	<u>7/24/2024</u> Date	<u>8/19/2024</u> Date

BILL TO INFORMATION:

<u>Selective Site Consultants, Inc.</u> Print Name/Company	<u>Emily Roseberry</u> Contact Person	Contact Phone 913-438-7700 x2272
<u>7171 W 95th Street, Suite 600, Overland Park, KS 66212</u> Address To be Billed		Alternate Phone 913-645-5269

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.

VARIATION STANDARDS

1. 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.

RESPONSE: *This project is not based on the requirement for profit; however, it is an EV charging installation for the sole purpose of electrifying vehicles and will provide better customer support to the retail component of the mall.*

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

RESPONSE: *The owner requested this location as due to the mall traffic and parking availability. This location will also allow the owner to develop the parcel on future redevelopments.*

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

RESPONSE: *The Rivian Adventure program equipment is complimentary to the current design aesthetic and will not impact the property negatively. The equipment enclosure for the Rivian mechanical equipment was carefully design and selected by Rivian, Landlord, and Engineer of Record to match the monument sign in the ROW at the intersection of Kingery Highway & Oakbrook Center Entrance.*

2. 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.

RESPONSE: *While no physical conditions for this parcel limit the installation location, the current land use of the parcel would be affected for future and current parking needs near the Oakbrook Mall Facility.*

2. 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.

RESPONSE: *Given the outer parcel boundary of the Oakbrook Center Mall along the ROW of Kingery Highway & West 22nd Street is currently zoned as the same classification. While this EV infrastructure is placed within the setback restriction, it does not impede overall parcel use, similar to the businesses of Pinstripes and RH Rooftop Restaurant of Oak Brook.*

2. 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.

RESPONSE: *The EV installation that is being requested will not have detrimental impact to the public welfare or be injurious to the other property/improvements of the neighborhood, similar to the Tesla Supercharger installation to the northwest of the proposed Rivian Chargers.*

2. 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.

RESPONSE: *The EV installation that is being requested will not impair the parcel and neighborhood per items outlined in 7 2.d. as the installation follows strict federal guidelines for UL listings and follows all applicable local utility company requirements for install.*

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

RESPONSE: *This project is not based on the requirement for profit; however, it is an EV charging installation for the sole purpose of electrifying vehicles and will provide better customer support to the retail component of the mall.*

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

RESPONSE *Currently the Landlord has a signed executed lease with Rivian and is ready for this EV installation to be approved by the City of Oak Brook to bring another level of accommodations to its current and future customer base.*



RIVIAN

APPLICANT SITE NAME:
OAK BROOK

SSC SITE NUMBER:
IL-00002

PROJECT:
RIVIAN ADVENTURE
NETWORK

DRAWING DESCRIPTION:
FINAL CD100

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by:
Shelton Keisling
EF94D8A5B80B407...

ENGINEERING LICENSE:
STATE OF ILLINOIS
PE CERTIFICATE OF AUTHORIZATION # 184.003404
ENGINEER:PE#:DISCIPLINE:

SDK SHELTON D. KEISLING 062-069129 ELECTRICAL E
TMS TERRANCE M. SUPER 062-052514 ELECTRICAL E

AERIAL MAP		SITE INFORMATION		DRAWING INDEX	
		<u>SITE LOCATION:</u> LATITUDE: 41.850216° N (NAD 83) LONGITUDE: 87.9567090° W (NAD 83) GROUND ELEV: 678' AMSL		<u>APPLICANT:</u> RIVIAN	
		<u>SITE ADDRESS:</u> 100 OAK BROOK CENTER, SUITE EV OAK BROOK, IL 60523		<u>RIVIAN REAL ESTATE MANAGER:</u> CONTACT: BRADLEY SOME EMAIL: bsome@rivian.com PHONE: (973) 668-9507	
		<u>COUNTY:</u> DUPAGE		<u>RIVIAN DEPLOYMENT MANAGER:</u> CONTACT: MATT LANG EMAIL: mlang@rivian.com PHONE: (937) 238-8813	
		<u>JURISDICTION:</u> VILLAGE OF OAK BROOK, IL CONTACT: TBD EMAIL: TBD PHONE: TBD		<u>PROPERTY OWNER:</u> BROOKEFIELD PROPERTIES CONTACT: TBD EMAIL: TBD PHONE: TBD	
		<u>ASSIGNED PARCEL #:</u> 06-23-300-045		<u>UTILITY COMPANY:</u> COMED ELECTRIC CONTACT: JOE HUSS EMAIL: joseph.huss@comed.com PHONE: (630) 424-5211	

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:



DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS:				
DESCRIPTION	DATE	BY	REV	
ISSUED FOR CONSTRUCTION	03/30/23	DWO	0	
TRAILER STALL REVISED	04/11/23	TX	1	
REVISED PER CLIENT COMMENTS	12/20/23	IBA	2	
REVISED PER CLIENT COMMENTS	04/23/24	IBA	3	
REVISED PER AHJ COMMENTS	08/30/24	IBA	4	

APPLICANT SITE NAME:				
OAK BROOK				
SSC SITE NUMBER:				
IL-00002				
SITE ADDRESS:				
100 OAK BROOK CENTER, STE. EV OAK BROOK, IL 60523				
SHEET DESCRIPTION:			SHEET #:	
TITLE SHEET			T-1.0	



SURVEY DRAWING

SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

1. GRANT OF EASEMENT TO NORTHERN ILLINOIS GAS COMPANY, DOING BUSINESS AS NCOR GAS RECORDED SEPTEMBER 30, 1999 AS DOCUMENT R1999-207920. (AFFECTS SURVEY AREA, UNABLE TO PLOT, PRECISE DESCRIPTION NOT PROVIDED)
2. GRANT OF EASEMENT TO NORTHERN ILLINOIS GAS COMPANY, DOING BUSINESS AS NCOR GAS RECORDED SEPTEMBER 30, 1999 AS DOCUMENT R1999-207921. (AFFECTS SURVEY AREA, UNABLE TO PLOT, PRECISE DESCRIPTION NOT PROVIDED)
3. RECIPROCAL EASEMENT AGREEMENT BETWEEN OAKBROOK SHOPPING CENTER, LLC AND OAKBROOK CENTER EAST, LLC RECORDED JULY 6, 2012 AS DOCUMENT R2012-086775. (AFFECTS, BLANKET IN NATURE, NOTHING PLOTTED)

VICINITY MAP



SURVEYOR NOTES

1. THIS IS A TOPOGRAPHIC MAP, THIS IS NOT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THOSE TOPOGRAPHIC FEATURES OR IMPROVEMENTS SHOWN. THE PROPERTY LINES SHOWN ARE RECORD LINES ONLY AND ARE SHOWN FOR GRAPHICAL REFERENCE ONLY.
2. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS CREATED BY G.P.R.S. USING GROUND PENETRATING RADAR ON MAY 18, 2021. OBSERVED ABOVE GROUND FEATURES AND/OR EXISTING DRAWINGS, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY ONSITE WORK.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMETTE PUBLISHED APRIL 2021 REFERENCING FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C 0177J EFFECTIVE DATE AUGUST 01, 2019. INDICATES THIS PARCEL IS LAND IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE).
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FA COMMERCIAL DUE DILIGENCE SERVICES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, CDS RELIED UPON A SEARCH REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1067559, COMMITMENT DATE: MAY 24, 2021.
5. ELEVATIONS ARE BASED ON TRIMBLE VRS NOW (NAVD 88 DATUM).
6. SITE BENCHMARK: CUT BOX ON CURB, ELEVATION: 678.00'
7. BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN ARE RELATIVE TO THOSE DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER R2004-213981, OFFICIAL RECORDS OF DUPAGE COUNTY, ILLINOIS. UNLESS NOTED OTHERWISE.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 18, 2021.
9. THE OWNER NAMES AND TAX PARCEL DATA SHOWN HEREON ARE BASED UPON THE PUBLIC WORKS RECORDS AVAILABLE AT THE ORIGINAL DATE OF THIS SURVEY, CURRENT OWNERSHIP AND TAX PARCEL DATA SHOULD BE VERIFIED FOR ACCURACY.
10. PER THE ZONING INFORMATION REPORT PREPARED BY FA-CDS (888) 322 7371 - CDS.SOLUTIONS@FIRSTAM.COM, ORDER NO. 21-04-0119, DATED: 04/13/2021, THIS SITE IS ZONED: B-2, REGIONAL SHOPPING CENTER WITHIN THE PLANNED DEVELOPMENT OVERLAY.
REQUIREMENTS
MINIMUM FRONT SETBACK: 300 FEET FROM R/W OF 22ND STREET OR ROUTE 83 (KINGERY EXPRESSWAY); 80 FEET FROM THE R/W OF ANY OTHER STREET;
MINIMUM SIDE SETBACK: 300 FEET FROM R/W OF 22ND STREET OR ROUTE 83 (KINGERY EXPRESSWAY); 80 FEET FROM THE R/W OF ANY OTHER STREET;
MINIMUM REAR SETBACK: 300 FEET FROM R/W OF 22ND STREET OR ROUTE 83 (KINGERY EXPRESSWAY); 80 FEET FROM THE R/W OF ANY OTHER STREET;
ADJACENT TO A B-1 OR RESIDENCE DISTRICT: 150 FEET MINIMUM
MAXIMUM HEIGHT: NO REQUIREMENT NOTED
MINIMUM LOT WIDTH: NO REQUIREMENT NOTED
MINIMUM LOT DEPTH: NO REQUIREMENT NOTED
MAX. FLOOR AREA RATIO: 0.5
WITH A LOT AREA OF NOT MORE THAN 40 ACRES: PARKING SPACES AND AISLES NOT LESS IN AREA THAN 2 1/4 TIMES THE FLOOR AREA OF BUILDINGS CONSTRUCTED;
WITH A LOT AREA OF 40 ACRES TO 60 ACRES: NOT LESS IN AREA THAN 1.75 TIMES THE GROSS FLOOR AREA OF BUILDINGS CONSTRUCTED;
WITH A LOT AREA OF 60 ACRES OR MORE: NOT LESS IN AREA THAN 1 1/2 TIMES THE GROSS FLOOR AREA OF BUILDINGS CONSTRUCTED.
11. SURVEYOR WAS UNABLE TO OPEN MANHOLE LIDS AND GRATED INLETS TO DETERMINE INVERT ELEVATIONS AND PIPE SIZES.

TITLE DESCRIPTION

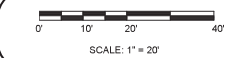
LEGAL DESCRIPTION:

THAT PART OF LOT 4 IN OAKBROOK TERRACE, A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1990 AS DOCUMENT 984785, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 1 DEGREES 05 MINUTES 37 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 40.00 FEET OF THE POINT OF BEGINNING; THENCE CONTINUING NORTH 1 DEGREE 05 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE, 575.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG SOUTH 88 DEGREES, 54 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 423.32 FEET; THENCE SOUTH 1 DEGREE 05 MINUTES 37 SECONDS WEST, 145.00 FEET; THENCE NORTH 88 DEGREES 54 MINUTES, 23 SECONDS WEST 303.32 FEET; THENCE SOUTH 1 DEGREE 05 MINUTES 37 SECONDS WEST 354.70 FEET; THENCE SOUTH 88 DEGREES, 54 MINUTES, 23 SECONDS EAST 70.00 FEET; THENCE SOUTH 1 DEGREE 05 MINUTES 37 SECONDS WEST 75.30 FEET; THENCE NORTH 88 DEGREES, 54 MINUTES, 23 SECONDS WEST 190.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

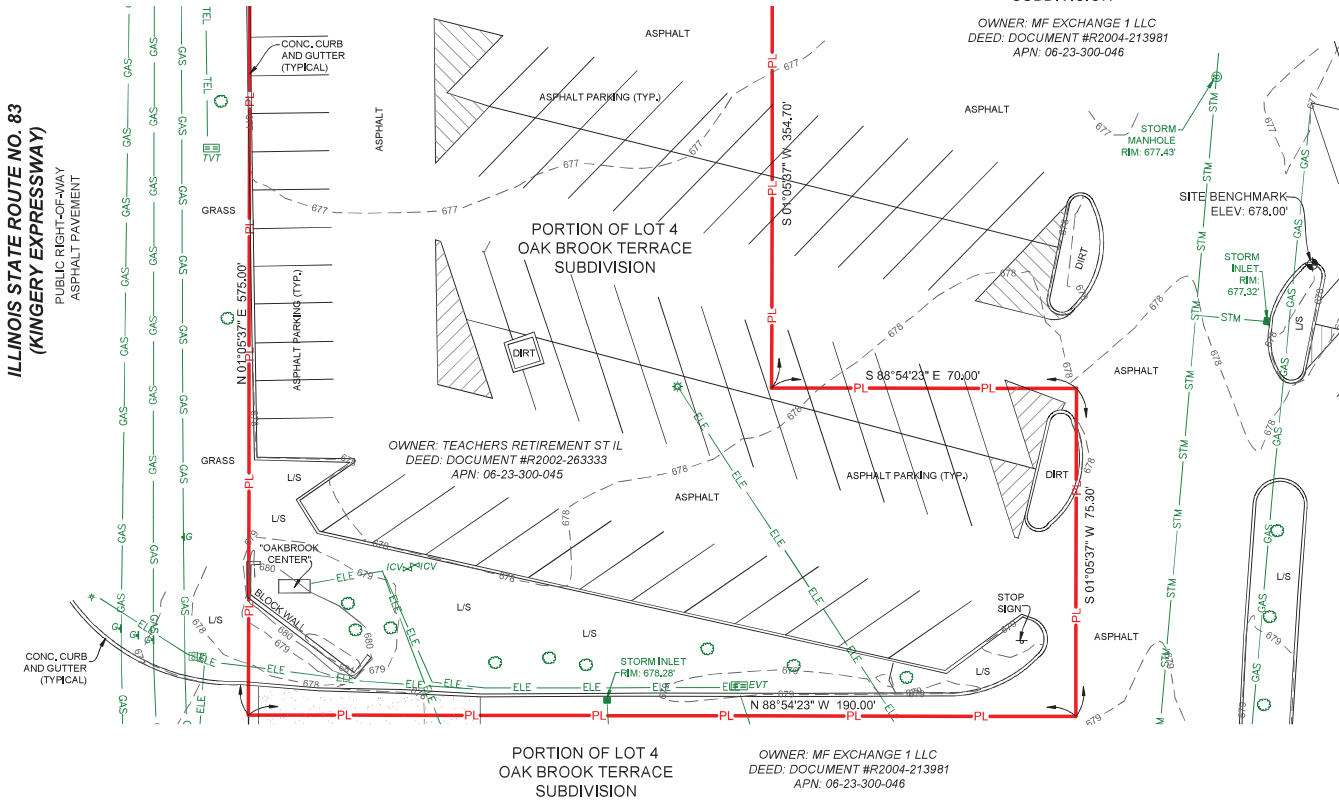
THIS SURVEY AND LEGAL DESCRIPTION ARE NOT THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 1067559, DATED: MAY 24, 2021

NORTH ARROW / SCALE



LEGEND

- GRATE INLET
 - SIGNAL LIGHT
 - SIGNAL BOX
 - SGN
 - GAS LINE MARKER
 - ICV = IRRIGATION CONTROL VALVE
 - LIGHT POLE
 - EVT = ELECTRIC VAULT
 - TVT = TELEPHONE VAULT
 - STORM MANHOLE
 - TREE
 - SITE BENCHMARK
 - CONCRETE
 - NO PARKING AREA
- (P) = PLAT CALL PER OAKBROOK SUBDIVISION DOCUMENT NO. R1999-284785
R/W = RIGHT-OF-WAY
L/S = LANDSCAPE AREA
TYP. = TYPICAL
- ADJOINING PROPERTY
PROPERTY LINE
UNDERGROUND GAS
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND STORM
- PL
GAS
ELE
TEL
STM



SURVEYOR CERTIFICATION

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Illinois and that the information shown hereon is true and correct to the best of my knowledge and belief.

Date of Plat or Map: 05/27/2021

Daryn M. Bernard, P.L.S.
Illinois Professional Land Surveyor 035-003587
Expires November 30, 2022
Illinois License No. 184,006196



Limited Topographic Survey

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Drawn By: CZM

Date: --

Surveyor

Revision: --

Ref. No: 21-05-0223

Date: --

Approved By: DMB

Revision: --

Field Date:

Date: --

05/18/2021

Revision: --

Scale:

Date: --

1" = 20'

Revision: --

Prepared For:

PROJECT ADDRESS

1 Oakbrook Center
Oak Brook, Illinois 60521

Project Name:

RA Oakbrook Center-Oak Brook Resurvey

CDS Project Number:

21-05-0223

Sheet 1 of 1

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The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided hereon.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

LINETYPE LEGEND:

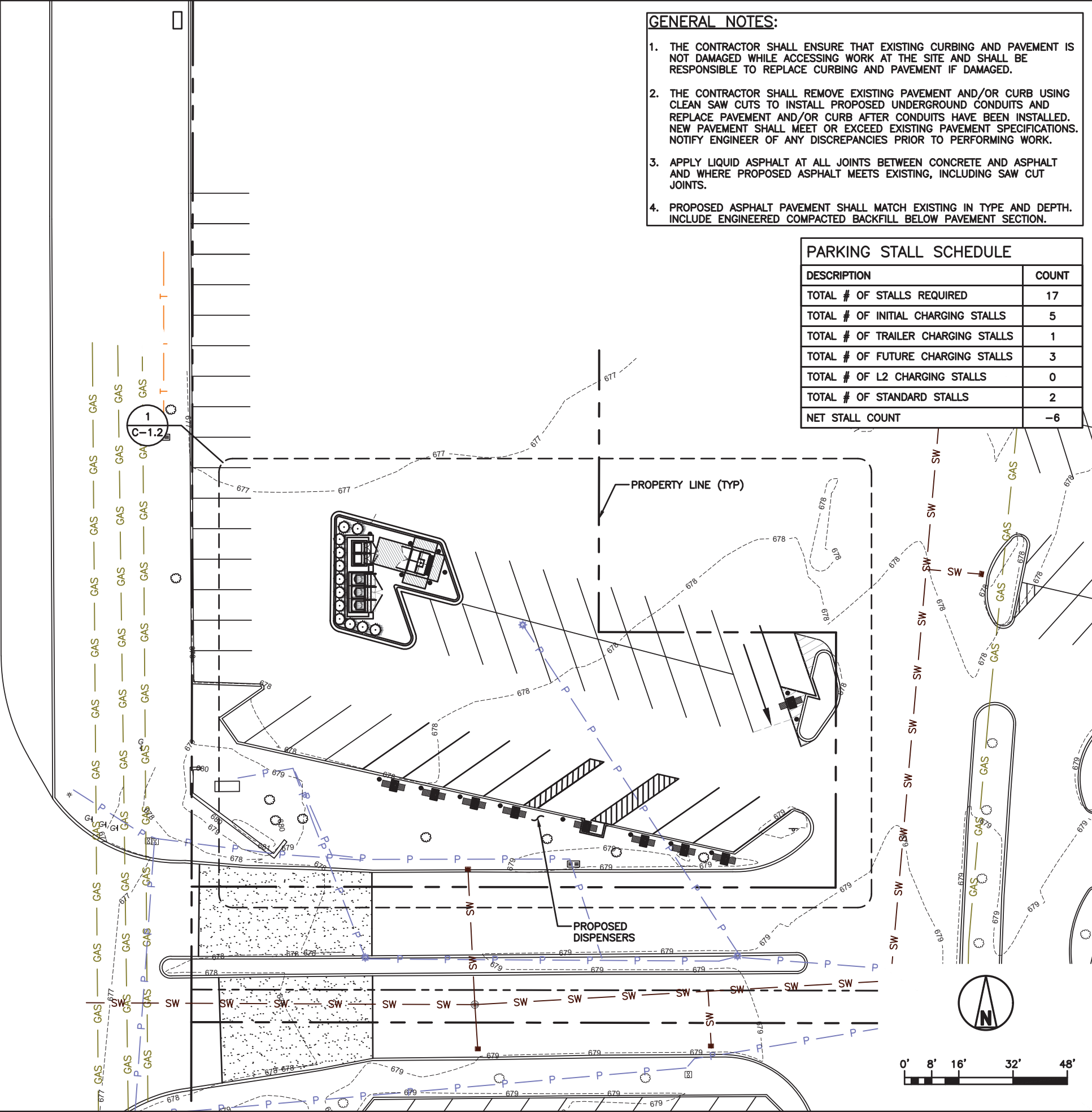
---	---	EXISTING R.O.W.
— OHP —	— OHP —	EXISTING OVERHEAD POWER
— P —	— P —	EXISTING UNDERGROUND COMMERCIAL/RESIDENTIAL POWER
— T —	— T —	EXISTING UNDERGROUND TELCO/FIBER
— GAS —	— GAS —	EXISTING UNDERGROUND NATURAL GAS
— W —	— W —	EXISTING UNDERGROUND WATER LINE
— SEWER —	— SEWER —	EXISTING UNDERGROUND SEWER LINE
— SW —	— SW —	EXISTING UNDERGROUND STORM WATER LINE

GENERAL NOTES:

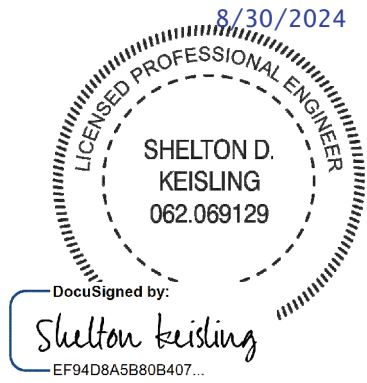
1. THE CONTRACTOR SHALL ENSURE THAT EXISTING CURBING AND PAVEMENT IS NOT DAMAGED WHILE ACCESSING WORK AT THE SITE AND SHALL BE RESPONSIBLE TO REPLACE CURBING AND PAVEMENT IF DAMAGED.
2. THE CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAW CUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. NEW PAVEMENT SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
3. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
4. PROPOSED ASPHALT PAVEMENT SHALL MATCH EXISTING IN TYPE AND DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION.

PARKING STALL SCHEDULE

DESCRIPTION	COUNT
TOTAL # OF STALLS REQUIRED	17
TOTAL # OF INITIAL CHARGING STALLS	5
TOTAL # OF TRAILER CHARGING STALLS	1
TOTAL # OF FUTURE CHARGING STALLS	3
TOTAL # OF L2 CHARGING STALLS	0
TOTAL # OF STANDARD STALLS	2
NET STALL COUNT	-6



STAMP:



ENGINEERING LICENSE:			
STATE OF ILLINOIS			
PE CERTIFICATE OF AUTHORIZATION # 184.003404			
ENGINEER:	PE#:	DISCIPLINE:	
SDK SHELTON D. KEISLING 062-069129 ELECTRICAL		EIT	
TMS TERRANCE M. SUPER 062-052514 ELECTRICAL			



DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR CONSTRUCTION	03/30/23	DWO	0	
TRAILER STALL REVISED	04/11/23	TX	1	
REVISED PER CLIENT COMMENTS	12/20/23	IBA	2	
REVISED PER CLIENT COMMENTS	04/23/24	IBA	3	
REVISED PER AHJ COMMENTS	08/30/24	IBA	4	

APPLICANT SITE NAME:
OAK BROOK

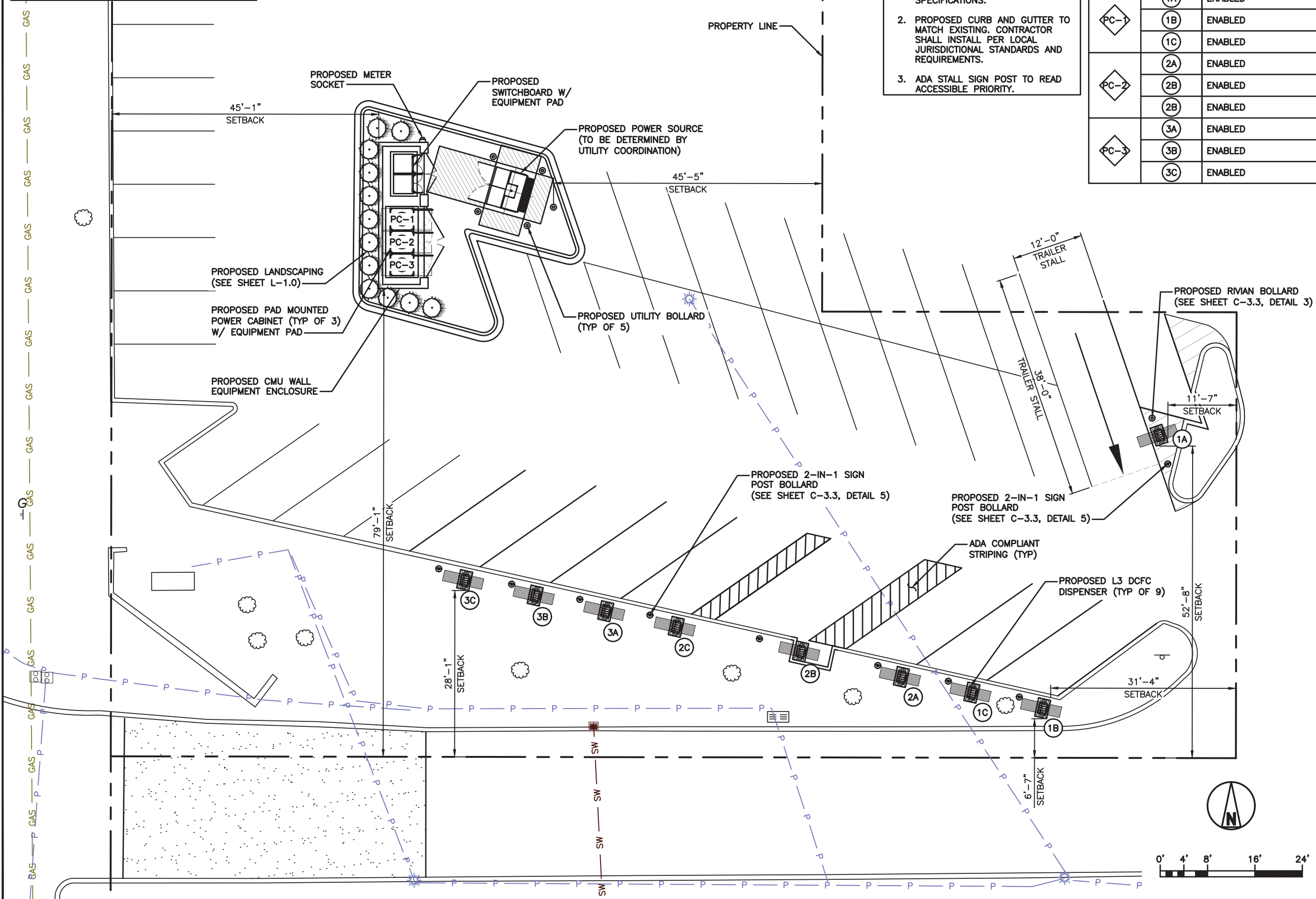
SSC SITE NUMBER:
IL-00002

SITE ADDRESS:
100 OAK BROOK CENTER,
STE. EV
OAK BROOK, IL 60523

SHEET DESCRIPTION: OVERALL SITE PLAN	SHEET #: C-1.0
--	-------------------

PARKING STALL LEGEND

DESCRIPTION	SYMBOL
PROPOSED DCFC DISPENSER	#



ENLARGED SITE PLAN

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by:
Shelton Keisling
EF94D8A5B80B407...

ENGINEERING LICENSE:

STATE OF ILLINOIS
PE CERTIFICATE OF AUTHORIZATION # 184.003404
ENGINEER: SHELTON D. KEISLING 062-069129 ELECTRICAL
TMS TERRANCE M. SUPER 062-052514 ELECTRICAL

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

DRAWING NOTICE:

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SUBMITTALS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR CONSTRUCTION	03/30/23	DWO	0	
TRAILER STALL REVISED	04/11/23	TX	1	
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REVISED PER CLIENT COMMENTS	04/23/24	IBA	3	
REVISED PER AHJ COMMENTS	08/30/24	IBA	4	

APPLICANT SITE NAME:

OAK BROOK

SSC SITE NUMBER:

IL-00002

SITE ADDRESS:

100 OAK BROOK CENTER,
STE. EV
OAK BROOK, IL 60523

SHEET DESCRIPTION:

ENLARGED SITE PLAN

SHEET #:

C-1.2



ITEM 5.D.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 24, 2024

SUBJECT: 2222 35th Street – The Midwest Club HOA – Map Amendment

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for rezoning from R-1 Single-Family Residence District to R-3 Single-Family District to the Planning & Zoning Commission for public hearing and recommendation.

Background/History:

The Midwest Club HOA, a contract purchaser of the subject property, has submitted a petition requesting approval of a rezoning request from R-1 Single-Family Residence District to R-3 Single-Family District for the property located at 2222 35th Street. The property is approximately 2.5 acres and is located on the north side of 35th Street, west of the intersection with Midwest Road. This property is improved with a vacant single-family home, which would be demolished as part of the subdivision approval.

The petitioner is requesting approval of a rezoning request for R-3 Single Family that would permit and allow a minimum lot size of 25,000 sq. ft. in this zoning classification. The R-1 Single-Family district requires a lot area of 2.0-acres.

Recommendation:

Staff recommends that the Village Board refer the Map Amendment for rezoning from R-1 Single-Family Residence District to R-3 Single-Family District to the Planning & Zoning Commission (P&Z) for public hearing, review and recommendation.

Attachments:

1. REF_BOT_TheMidwestClub_Map Amendment Application



VILLAGE OF OAK BROOK

1200 OAK BROOK ROAD

OAK BROOK, IL 60523

630-368-5106

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE:

☐ APPEAL (\$300)

☐ VARIATION (\$750)

☒ AMENDMENT (\$750)

☐ SPECIAL USE (\$750)

☐ CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: ☐ VARIATION (\$750)

PUBLIC HEARING SIGNS (\$50- each lot frontage)

☒

- Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE: ALL APPLICATIONS ARE TO BE RECEIVED BY THE DIRECTOR OF DEVELOPMENT SERVICES AND AFTER AN INITIAL REVIEW WILL BE FILED WITH THE VILLAGE CLERK.

LOCATION OF

SUBJECT PROPERTY 2222 35th Street

PERMANENT PARCEL NO* 06-34-102-003

LOT NO. _____ SUBDIVISION _____

LEGAL ADDRESS* 2222 35th Street, Oak Brook, IL

ZONING DISTRICT R1

ZONING ORDINANCE SECTION _____

ACTION REQUESTED R1 to R3

PROPERTY INTEREST OF APPLICANT:

OWNER ☐

CONTRACT PURCHASER ☒

AGENT ☐

OWNER(S) OF RECORD Oakbrook Meadows, LLC.

PHONE 847-490-9098

ADDRESS 2222 35th Street

CITY Oak Brook

STATE IL

ZIP 60523

BENEFICIARY(IES) OF TRUST _____

PHONE _____

ADDRESS _____

CITY _____

STATE _____

ZIP _____

NAME OF APPLICANT (and Billing Information) The Midwest Club

PHONE 630-655-9002

ADDRESS 1100 Midwest Club Parkway

CITY Oak Brook

STATE IL

ZIP 60523

Contact Name and E-mail Address(s) Rob Day or Bev Taylor midwestclub@comcast.net

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.

Signature of Owner

Date

Beverly M. Taylor, President of The Midwest Club 8/23/24

Signature of Applicant

Date

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

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

Board of Trustees (Referral) _____ Notice Published _____ Newspaper Daily Herald Adj. Property Owners Notified _____

PUBLIC HEARING DATES: Planning & Zoning Commission _____

Board of Trustees _____

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK _____

Date _____

ZONING AMENDMENT FACTORS

- a. The character of the neighborhood

RESPONSE: Originally envisioned as part of The Midwest Club by the original developer, Amoco Oil Company of Chicago, IL.

- b. The extent to which property values are diminished by the particular zoning restrictions;

RESPONSE: The value of the property is diminished because it is an R1.

- c. The extent to which the removal of the existing limitations would depreciate the value of other property in the area;

RESPONSE: No diminishing of surrounding property. This would improve property values.

- d. The suitability of the property for the zoned purposes.

RESPONSE: Preliminary site plan already prepared and included.

- e. The existing uses and zoning of nearby property.

RESPONSE: R3 and part of The Midwest Club Subdivision

- f. The length of time under the existing zoning that the property has remained unimproved, considered in the context of land development;

RESPONSE: 2019

- g. The relative gain to the public as compared to the hardship imposed on the individual property owner;

RESPONSE: N/A

- h. The extent to which the proposal promotes the health, safety, morals or general welfare of the public;

RESPONSE: Safety will be enhanced by eliminating 35th street access.

- i. The relationship of the proposed use to the Comprehensive Plan; and

RESPONSE: To be included in The Midwest Club subdivision as originally planned.

- j. The community need for the use proposed by the property owner

RESPONSE: Safety and protection of property values in The Midwest Club.

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
Dr. Carl Eybel	1711 Midwest Club Parkway	Same	
Dr. Sandeep Amin	1712 Midwest Club Parkway	Same	
Mr. Hitesh Patel	1713 Midwest Club Parkway	Same	
Dr. Firdausi Mazda	1714 Midwest Club Parkway	Same	
Mr. Ryan Bailey	1715 Midwest Club Parkway	Same	
Ee-Mooi Tan	1716 Midwest Club Parkway	Same	

(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.

Printed Name of Owner

Printed Name of Applicant

Signature of Owner

Date

Signature of Applicant

Date

BILL TO INFORMATION:

Print Name/Company

Contact Person

Contact Phone

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.

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

- PUBLIC HEARING Packet - 12/20/23** Page 35 of 163



VILLAGE OF
OAK BROOK
Illinois

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

September 13, 2024

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a variation to the Zoning Regulations. All meetings scheduled are on the reverse side of this notice.

The application has been filed by: The Midwest Club

Agent: 1100 Midwest Club Parkway
Oak Brook, IL 60523

The property is located at: 2222 35th Street, Oak Brook

Also shown on the reverse side of this notice is a map** of the area to assist you in determining your relationship to the property in question.

The petitioner is seeking the approval of a map amendment to rezone the 112,385 square foot subject property from the R-1 Single-Family Detached Residence District to the R-3 Single-Family Detached Residence District.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 between 8 AM-4 PM, Monday through Friday, except for holidays.

Sincerely,

Rebecca Von Drasek
Director, Development Services Department

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

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

Planning & Zoning Commission* .. 6:30 p.m., Wednesday, October 2, 2024

Board of Trustees Meeting.....7:00 p.m., Tuesday, October 22, 2024***

*Public Hearing Body – Variation

***Tentative – Follows the completion of the Planning & Zoning Commission public hearing



*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.



ITEM 5.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 24, 2024

SUBJECT: ORDINANCE S-1707, An Ordinance Approving a Planned Development for a Medical Office Building Located at 1180 Harger Road in the Village of Oak Brook Illinois; (Kids Urgent Care)

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve Ordinance S-1707, an Ordinance approving a Planned Development for the property located at 1180 Harger Road to permit and allow the construction of a one (1) story, 9,800 SF outpatient healthcare facility subject to the following:

1. The new medical office building project shall comply with the accompanying site plan and building elevations;
2. Final engineering approval shall be required prior to the issuance of the building permit for the Development. The Village parking consultant will review the August 21st parking study by KLOA and confirm that the revisions are acceptable prior to Building Permit approval;
3. Final landscape plan approval shall be required prior to the issuance of the building permit for the Development. Additional plant material shall be added to the south elevation of the building;
4. The trash enclosure shall be constructed of materials and finishes that match the proposed medical office building to fully screen the trash receptacles from view;
5. All sign proposals shall comply with applicable sign code regulations of the Oak Brook zoning ordinance unless otherwise modified or varied. Temporary window signs are prohibited. The sign package will conform to the Legacy Sign Group plans dated, 4/18/2024.
6. Compliance with Plans: The development, maintenance, and operation of the Property will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance;
7. 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:

Kids Urgent Care Ltd. has requested approval of a Planned Development (“PD”) to construct and operate a pediatric urgent care medical office at the 1180 Harger Road, Lot 1 of Franklin Subdivision, located at the Harger and the Oakbrook Center Ring Road intersection (near Nordstrom). The parcel is approximately 19,602 sq. ft. (0.45 acre) in size and is Lot 1 of the 4-lot development by Franklin Partners. The proposed building is 5,500 sq. ft. with a 4,300 sq. ft. basement which includes 14 examination rooms, an x-ray, and ancillary areas. A Preliminary Board Review of the application was conducted by the Village Board on April 23, 2024. The Planning & Zoning Commission (P&Z) held a public hearing on the petition on August 7, 2024.

Planned Development:

The property is zoned B-2, Regional Shopping District and medical office is a permitted use in the B-2 District. Instead of processing this case with multiple requests for variations before the Planning & Zoning Commission, the planned development submittal incorporates all of these elements into a single request that can be reviewed and evaluated as a unified development project. The departures from standard being proposed as part of this application are identified and detailed in the supplemental information from the petitioner and are as follows:

1. Floor Area Ratio (FAR). Section 13-7B-3 The total proposed Floor Area Ratio (FAR) will exceed the FAR originally approved as part of the subdivision approval. Franklin Partners, property owner, agreed that the permitted .99 FAR approved for four-lot subdivision will be maintained as agreed to in Ordinance 2019-ZO-EX-PUD-S-1555.
2. Shared Parking. Section 13-12-5 to reduce the parking requirement of 49 parking spaces (one parking space for every 200 SF).

The focus of the P&Z discussion at their meeting on August 7th included multiple topics including the proposed site improvements, landscaping, the monument sign, infrastructure, FAR, and parking. At the public hearing, no members of the public spoke in favor or in opposition to the request. The applicant provided a revised parking study following the P&Z Commission meeting, KLOA report dated August 21, 2024. As part of the conditions of approval, staff has recommended further review by the Village’s parking consultant for concurrence prior to issuance of the Building Permit. The Ordinance includes a restatement of the FAR for the four-lot development, a prohibition of temporary signs, and requirements for landscaping and parking review at time of Building Permit. The Village Board discussed the request at their meeting of September 10th and authorized preparation of the necessary ordinance subject to the accompanying standards and in accordance with the conditions.

Recommendation:

Staff recommends that the Village Board approve Ordinance S-1707, An Ordinance Approving a Planned Development for a Medical Office Building Located at 1180 Harger Road in the Village of Oak Brook Illinois; (Kids Urgent Care)

Attachments:

1. S-1707 - Kids Urgent Care.2

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2024-ZO-PUD-EX-S-1707

AN ORDINANCE
APPROVING A PLANNED DEVELOPMENT FOR A MEDICAL
OFFICE BUILDING LOCATED AT 1180 HARGER ROAD, OAK
BROOK, ILLINOIS; (KIDS URGENT CARE)

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 24th day of September 2024

ORDINANCE NO. 2024-ZO-PUD-EX-S-1707

AN ORDINANCE
APPROVING A PLANNED DEVELOPMENT FOR A MEDICAL OFFICE BUILDING LOCATED
AT 1180 HARGER ROAD, OAK BROOK, ILLINOIS; (KIDS URGENT CARE)

(PIN: 06-23-302-004)

WHEREAS, the Village of Oak Brook (hereinafter referred to as **"Village"**) is a municipal corporation duly organized under the laws of the State of Illinois 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, Kids Urgent Care, Ltd., (the **"Applicant"**) with the consent of 1900 Spring Road Lot 1, LLC (the **"Owner"**), the owner of certain real property located in the Village's B-2 Regional Shopping District at 1180 Harger Road, Oak Brook, Illinois, (the **"Property"**), which property is legally described in Exhibit A, has submitted an application for a planned development for a medical office thereon;

WHEREAS, pursuant to Chapter 15 (Planned Developments) of Title 13 (Zoning Regulations) of the Village of Oak Brook Code of Ordinances, as amended (**"Zoning Ordinance"**), Applicant is seeking approval of a Planned Development to construct and operate a pediatric urgent care medical office (approximately 5,500 sq. ft. with a 4,300 sq. ft. basement to include 14 examination rooms, an x-ray, and ancillary areas) (the **"Development"**) located on the Property, and more specifically detailed in the application attached hereto and incorporated herein as Exhibit B (**"Application"**);

WHEREAS, medical office uses are listed as a permitted use in the B-2 District, but the Applicant seeks certain departures from the Zoning Ordinance including continued compliance with previously approved Floor Area Ratio and shared parking;

WHEREAS, the President and Board of Trustees (collectively, the **"Corporate Authorities"**) conducted a preliminary, pre-application review of the proposed Development at their April 23, 2024 meeting, at which time the President and Board of Trustees directed the Village's Director of Development Services to prepare a report on the Application for the Village's Planning & Zoning Commission (the **"Commission"**), and referred the Application to the Commission for the purpose of conducting a public hearing;

WHEREAS, pursuant to notice duly published in accordance with state law and Section 13-15-5C.2 of the Zoning Ordinance, the Commission conducted a public hearing on August 7th, 2024, for the purpose of hearing and considering testimony on the Applicant's request for approval of the Development;

WHEREAS, following the conclusion of the public hearing, the Commission adopted findings of fact and recommended that the Village Board approve the Development pursuant to the recommendation letter attached hereto as Exhibit C;

WHEREAS, the Corporate Authorities have considered the Commission's recommendation and determined that the Application satisfies the standards set forth in Section 13-15-3 of the Zoning Ordinance;

WHEREAS, the Corporate Authorities have further determined that it is in the best interests of the Village and its residents to approve the Development pursuant to Section 13-15-5D of the Zoning Ordinance, subject to the terms and conditions of this Ordinance.

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: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section.

Section 2: Planned Development Approval. Pursuant to Section 13-15-5D of the Village's Zoning Ordinance and subject to the conditions set forth in Sections 4 and 5 of this Ordinance, the Planned Development application shall be, and is hereby, approved to permit the construction and operation of the Development on the Property.

Section 3: Zoning Map Notation. Pursuant to Section 13-15-7B of the Village's Zoning Ordinance, the Village Manager or his designee is hereby authorized and directed to administratively note on the Village's official zoning map the existence and boundaries of the Planned Development approved by to this Ordinance.

Section 4: Site Development and Use Departures. Pursuant to Section 13-15-4 of the Zoning Ordinance, and subject to the conditions and restrictions set forth in this Ordinance, the Corporate Authorities hereby approve the following site development and use departures for the Property:

- A. Floor Area Ratio (FAR). Section 13-7B-3 The total proposed Floor Area Ratio (FAR) will exceed the FAR originally approved as part of the subdivision approval. Franklin Partners, property owner, agreed that the permitted .99 FAR approved for four-lot subdivision will be maintained as agreed to in Ordinance 2019-ZO-EX-PUD-S-1555.
- B. Shared Parking. Section 13-12-5 to reduce the parking requirement of 49 parking spaces (one parking space for every 200 SF). The existing parking spaces for Lot 1 are 16 spaces.

Section 5: Conditions of Approval. The approvals granted in Sections 2, 3, and 4 of this Ordinance shall be, and they are each hereby, subject to, conditioned upon, and limited by the following conditions, the material violation of any of which shall, in the reasonable discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted herein in accordance with the procedures set forth in Ordinance Section 8, and with respect to any portion of the Development that has not received a certificate of occupancy from the Village or is not subject to a valid, active building permit issued by the Village:

- A. Compliance With Plans. The Development and Property will be developed, maintained, and operated in substantial compliance with the documents and plans attached as Group Exhibit D, including the accompanying site plan, landscape plan, and building elevations, and, by this reference, made a part of this Ordinance, except for minor changes approved by the Development Services Director and Village Manager in accordance with Zoning Ordinance Section 13-15-8.
- B. Final Engineering Plan. Final engineering approval shall be required prior to the issuance of the building permit for the Development. The Village parking consultant shall review the parking study dated August 21, 2024 prepared by KLOA and confirm the revisions are acceptable prior to Building Permit approval.
- C. Final Landscape Plan. Final landscape plan approval shall be required prior to the issuance of the building permit for the Development. Additional plant material shall be added to the south elevation of the building.
- D. Trash Enclosures. Trash enclosure shall be constructed of materials and finishes that match the proposed medical office building to fully screen the trash receptacles from view.

- E. Signage. Any and all signage on the Property must comply with all applicable provisions of the Zoning Ordinance unless otherwise modified or varied. Temporary window signs are prohibited. The final signage shall conform with the plans dated April 18, 2024 prepared by Legacy Sign Group.
- F. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Development Services Director, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.
- G. Compliance with Laws. Except as provided in Section 4 of this Ordinance, all applicable ordinances and regulations of the Village shall apply to the Property. Further, the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction over the Property.
- H. Fees and Costs.
1. Applicant shall be responsible for paying all applicable fees relating to the approval of this Ordinance.
 2. Applicant shall pay all fees applicable to Applicant's Planned Development and use of the Property after the Approval of this Ordinance.
 3. Applicant shall reimburse the Village for all of the Village's reasonable costs (including, without limitation, engineering, planning, and legal expenses) incurred in connection with the review, consideration, and approval of this Ordinance.
 4. Applicant shall reimburse the Village for all of the Village's reasonable costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the implementation or enforcement of this Ordinance by the Village following the approval hereof.
 5. Any amount owed by Applicant under this Section that is not paid within 60 days after delivery of a demand in writing for such payment along with a reasonably detailed invoice for such costs, shall, along with interest and the costs of collection, become a lien upon the Property (or that portion of the Property to which the unpaid amount relates), and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.

Section 6: Binding Effect; Transferees. The privileges, obligations, and provisions of each and every section of this Ordinance are for the benefit of, and will be binding on, the Applicant and the Applicant's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Property. Prior to transferring ownership or title of all or any portion of the Property, or any legal or equitable interest in the Property to any person or entity other than the Applicant or an entity controlled and managed by the Applicant, the Applicant and transferee shall: a) provide the Village with reasonable, written assurances that the transferee has the financial ability to meet this Ordinance's obligations; and b) execute and deliver to the Village the transferee assumption agreement attached to this Ordinance as Exhibit E. The failure of the Applicant and transferee to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the Applicant remaining fully liable for

all of its obligations under this Ordinance, but shall not relieve the transferee of its liability for all such obligations as a successor to the Applicant. The Applicant and successor's compliance with this Section 6 shall release the Applicant from its obligations under this Ordinance to the extent of the successor's assumption of such obligations.

Section 7: Amendments. Unless otherwise expressly stated in this Ordinance, any minor or non-minor amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for the granting of such Planned Development amendments.

Section 8: Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the material conditions, restrictions, or provisions of this Ordinance, the approvals granted pursuant to this Ordinance with respect to any portion of the Development that has not received a certificate of occupancy from the Village or is not subject to a valid, active building permit issued by the Village will, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted after written notice has been provided to the Applicant at least 15 days before the ordinance is adopted, be revoked and become null and void. In the event of a conflict between the language of this Ordinance and the Exhibits attached hereto, the language of this Ordinance will control.

Section 9: 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 10. Effective Date.

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

1. Passage by the President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The filing by the Applicant with the Development Services Director of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of Exhibit F, attached to and, by this reference, made a part of this Ordinance; and
4. 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 Property.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 10.A.3 of this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

Remainder of page intentionally left blank; roll call to follow

PASSED THIS 24th day of September 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of September 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN THE FINAL PLAT OF FRANKLIN SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN FIRST FEDERAL RESUBDIVISION OF LOTS 1 AND 2 IN OAKBROOK HOTEL CO'S RESUBDIVISION IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 2018 AS DOCUMENT NO. R2018-036669, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 1180 HARGER ROAD, OAK BROOK, IL

PIN(s): 06-23-302-004

EXHIBIT B
APPLICATION

APPLICATION FOR PLANNED DEVELOPMENT

NOTE: ALL COMPLETED APPLICATIONS ARE TO BE DELIVERED to the DEVELOPMENT SERVICES DEPARTMENT. Call 630-368-5106

☒ **NEW PLANNED DEVELOPMENT (\$1,500) ***

2 ENTER NUMBER OF WAIVERS and/or VARIATIONS REQUESTED (\$500 ea.) **

☐ **MAJOR CHANGE TO AN EXISTING PLANNED DEVELOPMENT (\$1,500) ***

☐ **MINOR CHANGE TO AN APPROVED/EXISTING PLANNED DEVELOPMENT (\$750) ***

____ ENTER NUMBER OF WAIVERS and/or VARIATIONS REQUESTED (\$500 ea.) **

☒ **INITIAL ESCROW DEPOSIT (\$500)** Submit Separate Check – Additional Funds may be required - Recoverable expenses will be drawn from the account and No interest shall be paid on account.

PUBLIC HEARING SIGNS (each lot frontage) 2 Enter Number of Street Frontages/Per Parcel/ Address

(NOTE: Attached additional sheet/s with information if more room is needed below)

LOCATION OF

SUBJECT PROPERTY 1180 Harger Road PERMANENT PARCEL NO/s. 06-23-302-004

LEGAL ADDRESS/S 1180 Harger Road, Oak Brook, IL 60523 **ZONING DISTRICT** B-2

PROPERTY INTEREST OF APPLICANT: OWNER ☐ CONTRACT PURCHASER¹ ☒ AGENT¹ ☐

OWNER(S) OF RECORD Franklin 1900 Spring Road Lot 1, LLC **PHONE** 630-574-5133

ADDRESS 1900 Spring Road, Suite 100 **CITY** Oak Brook **STATE** IL **ZIP** 60523

Owner Contact E-mail Address/s RWarner@franklinpartners.net

NAME OF APPLICANT¹ (and Billing Information) Kids Urgent Care Ltd. **PHONE** 847-529-3531

ADDRESS c/o Luigi Randazzo, 1303 Ogden Avenue **CITY** Downers Grove **STATE** IL **ZIP** 60515

Applicant Contact E-mail Address/s luigi@rweplanningdesign.com

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

	<u>06/11/24</u>	<u>Luigi Randazzo</u>	<u>06/04/24</u>
Signature of Owner	Date	Signature of Applicant ¹	Date
Print Name and Email <u>Raymond A. Warner RWarner@franklinpartners.net</u>		Print Name and Email <u>Luigi Randazzo Luigi@rweplanningdesign.com</u>	

¹If the applicant/Agent is not the owner of record, a written statement authorizing approval of the proposed planned development application is required from the property owner in addition to their signature above and supporting documents.

* Note: Plus all applicable third party costs and recoverable expenses.

** List each waiver or variation on a separate sheet with applicable fees calculated.

DO NOT WRITE IN THE SPACE BELOW – FOR OFFICE USE ONLY

Date Application Filed 6/6/24 Fee Paid \$ 2500.00 Escrow Paid \$ 500.00 Receipt No. 743345 Received By CC

Preliminary Board of Trustees Review 4/23/24 Prefiling Review Conference with Staff 5/16/24 Resident Meeting Required/Date NA

Application Distributed to Depts: 7/19/24 Notice Published 7/17/24 Newspaper Daily Herald Adj. Property Owners Notified 7/17/24

Planning & Zoning Commission 8/7/24

Board of Trustees 9/10/24

Board of Trustees 9/24/24
(Approval of Ordinance)

PD Application Form Sec.13-15-4 Rev 2024
06-03-24



Dear Village of Oak Brook,

KIDS Urgent Care is pleased to submit the attached application to the Village of Oak Brook for our second location planned at 1180 Harger Rd. It has been a pleasure to serve the community in Wheaton for the last 5 years and we are excited to expand our services to help more families in the area!

This new Oak Brook location will be our flagship, offering a regional destination for families. We are making a large investment to the Oak Brook community, to become a long-term use within a previously established PUD including completed sitework, driveways, site lighting, and more. We are designing all sides of the new building and keeping them free of exterior metal doors or pipes.

Our premium brand experience starts with signage and colorful logo for wayfinding, and leads to the interactive interior spaces via direct sidewalk access and automatic sliding entry doors. We are providing images of our existing location, which is built to standards beyond most typical medical spaces. We include use of interior glass, indoor children's activities, child-scale water closet and lavatory, and much more. There is a digital check-in process, or app available.

Our business provides access to pediatricians who provide quality children's care 365 days a year from 9 am to 9 am. On average, 2-4 patients will be seen per hour in the facility. In addition to the main level where most of our patients will be seen, the lower level of KIDS Urgent Care will be finished for medical space and may be used for overflow patients or if any specialists need to see patients. This ground floor usage will be limited to a maximum 10-20 hours per week. Our busiest times are generally evenings and weekends so we particularly are a good fit for the development that is proposed in that most offices will be closed at those times.

No ambulance would ever transfer a patient TO the proposed KIDS Urgent Care facility as we are a pediatric clinic not a hospital. Ambulance transfers might occur OUT of the facility when a sick child would need to be transported to a local hospital. These are exceptionally rare and occurred only 5-6 times last year at our Wheaton location.

We really appreciate the consideration.

Luigi Randazzo

EXHIBIT C

P&Z COMMISSION RECOMMENDATION



VILLAGE OF OAK BROOK *Illinois*

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

August 27, 2024

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

Subject: Case No: 2024-09-ZO-PUD – Kids Urgent Care 1180 Harger Road – Medical Facility Project –
Planned Development

Dear Village President and Board of Trustees:

Background

On August 7, 2024, the Planning & Zoning Commission held the required public hearing and completed its review and deliberations on an application for Kids Urgent Care 1180 Harger Road seeking approval of a planned development. The request is to construct and operate a pediatric urgent care medical office at 1180 Harger Road, Lot 1 of Franklin Subdivision, located at the Harger and Oakbrook Center Ring Road intersection (near Nordstrom). The parcel is approximately 19,602 square-feet in size and is Lot 1 of the 4-lot development by Franklin Partners. The proposed building is 5,500 square-feet with a 4,300 square-foot basement which includes 14 examination rooms, an x-ray room and ancillary areas.

The applicant provided a preliminary presentation on the proposed project before the President and Board of Trustees on April 23, 2024 and comments were provided to the applicant by the Village Board. The application moved forward pending a thorough review and recommendation by the Planning & Zoning Commission. They presented again as a referral on July 16, 2024.

Specifically, this planned development will include the following elements:

Waivers and Variations: The Planned Development process allows an applicant to request waiver of and variations from Village zoning laws that are necessary for the construction of the desired project. The following waivers and variations were requested.

1. *Floor Area Ratio (FAR).* Section 13-7B-3 – The total proposed Floor Area Ratio (FAR) will exceed the FAR originally approved as part of the subdivision approval.
2. *Shared Parking.* Section 13-12-5 to reduce the parking requirement of 49 parking spaces (one parking space for every 200 SF).

Public Comment

All interested parties were notified by certified mail of the public hearing and public hearing signs were posted on the property. There were a few people in the audience, however no one spoke in support of or in opposition to the request.

Planned Development Recommendation

August 23, 2024
Village President and Board of Trustees
RE: Kids Urgent Care – 1180 Harger Road
Planned Development
Page 2

The standards for a planned development were addressed as part of the presentation at the public hearing and were addressed in detail in writing in the case file - Tab 10.

The Planning & Zoning Commission reviewed and deliberated on the applicant's request and

By a vote of 7 to 1, the Planning & Zoning Commission found that the applicant had addressed all of the required planned development standards and recommended approval of the proposed development subject to certain conditions below.

These conditions were contained in the Staff Report on pages 8-8.e of the case file, with the exception of number 1. The Commission had suggested additional landscaping as shown on the supplied landscape plans A003 & A004.

1. The new medical office building project shall comply with the accompanying site plan, landscape plan (as indicated on casefile pages A002 & A004) and building elevations;
2. Final engineering approval shall be required prior to the issuance of the building permit for the Development;
3. Final landscape plan approval shall be required prior to the issuance of the building permit for the Development;
4. The trash enclosure shall be built-in to the principal building as shown;
5. All sign proposals shall comply with applicable sign code regulations of the Oak Brook zoning ordinance unless otherwise modified or varied. Temporary window signs are prohibited. The sign package will conform to the Legacy Sign Group plans dated, 4/18/2024.
6. Compliance with Plans: The development, maintenance, and operation of the Property will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

Very truly yours,

Raju Iyer

Rajaraman Iyer
Chairman
Planning & Zoning Commission

GROUP EXHIBIT D
PLANS



KIDS URGENT CARE
1180 HARGER ROAD,
OAK BROOK, ILLINOIS

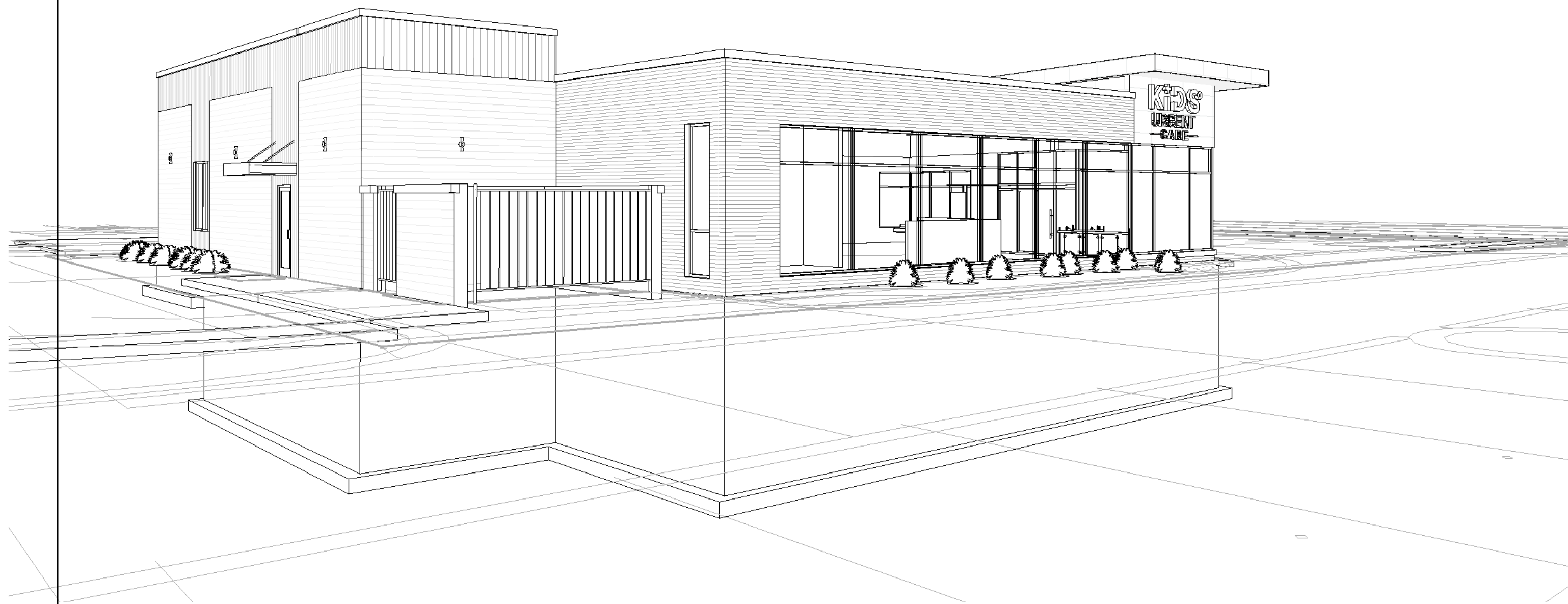
REV.	DESCRIPTION	DATE
1	Plan	11/24/2023
2	IFZ	2/05/2024
3	PRELIM SUBMITAL	3/29/2024
4	APPLICATION	4/07/2024
5	PRELIM HEARING	4/23/2024
6	PUD APPLICATION	6/07/2024

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PROJECT #: A23-517

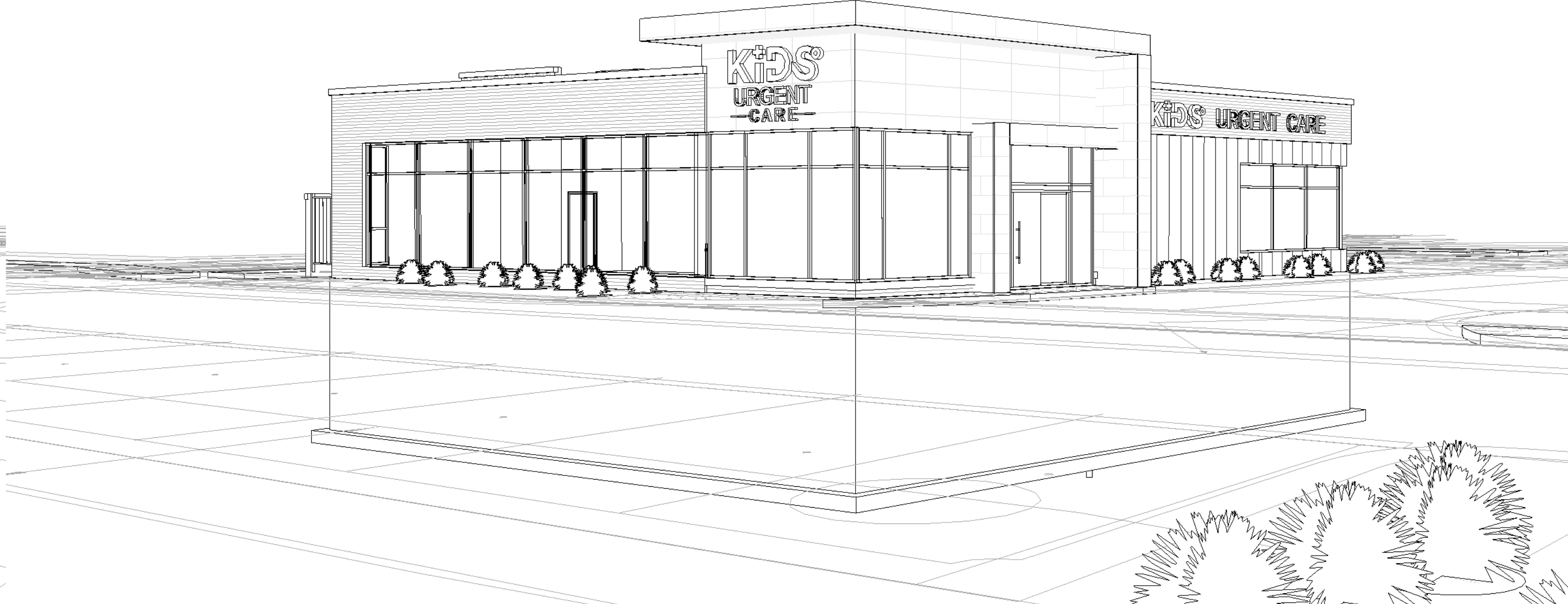
CONTEXT SITE PLAN

7.d

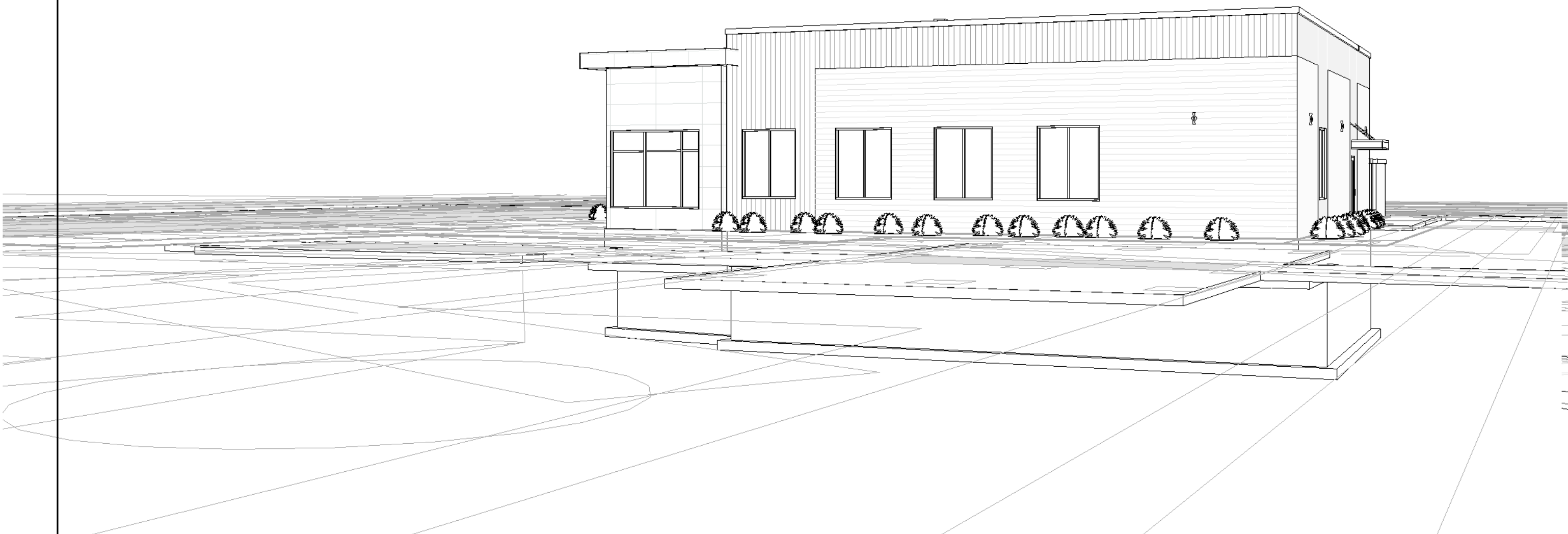
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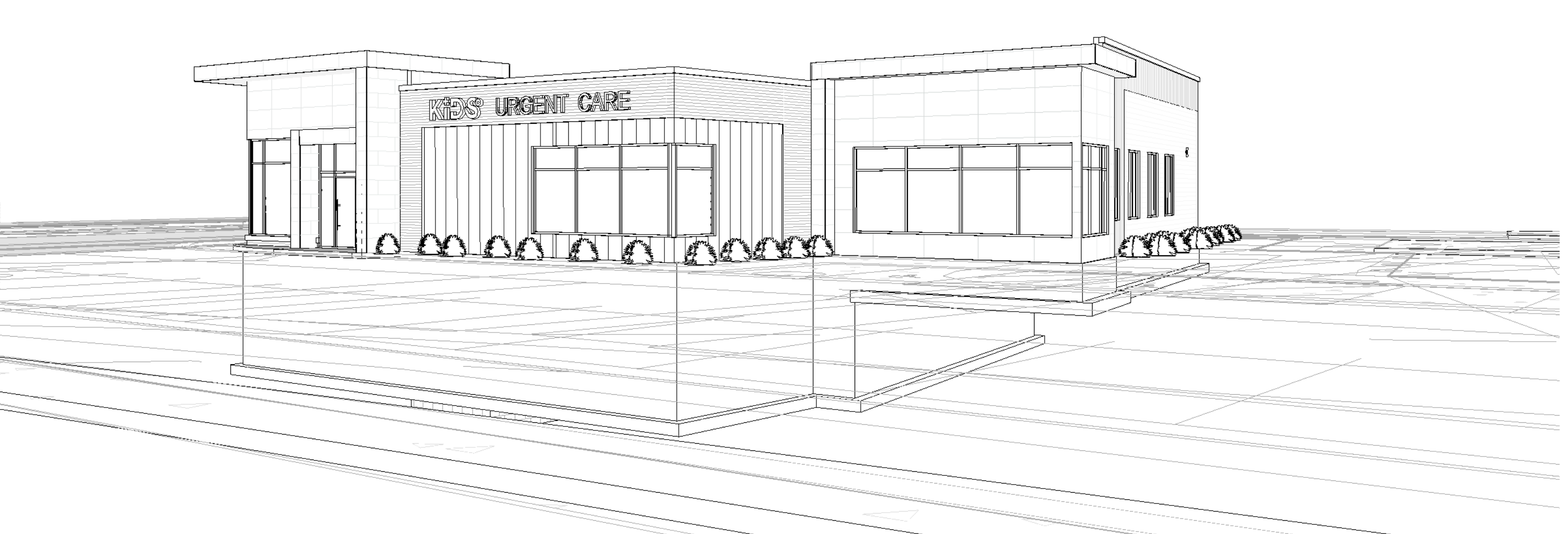
③ 3D NW



① 3D SW



④ 3D NE



② 3D SE

KIDS URGENT CARE
1180 HARGER ROAD,
OAK BROOK, ILLINOIS

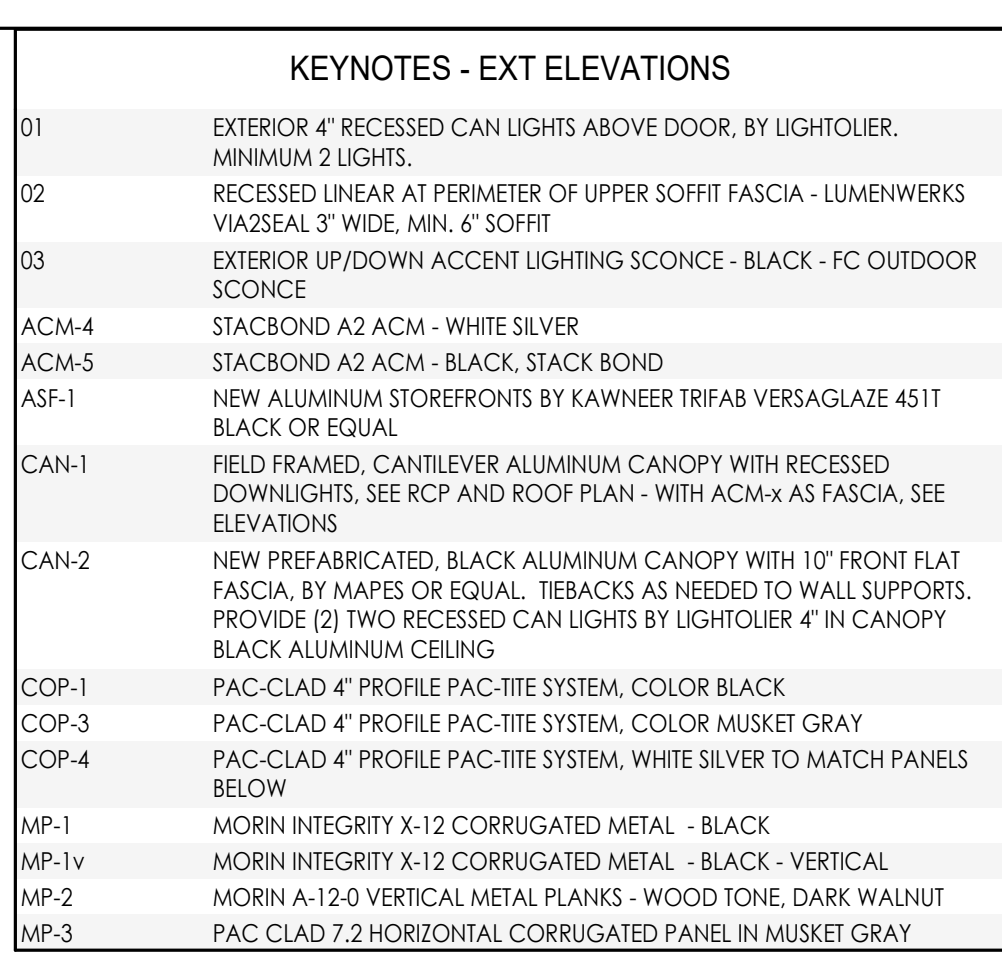
REV.	DESCRIPTION	DATE
IFZ	PRELIM SUBMITAL	2/05/2024
	APPLICATION	3/29/2024
	PRELIM HEARING	4/07/2024
	PUD APPLICATION	4/23/2024
		6/07/2024

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PROJECT #: A23-517

EXTERIOR
PERSPECTIVE VIEWS

7.e
A-020



IF VISIBLE TO A PUBLIC ROW OUTSIDE OF THE
MALL, OR A PARKING LOT, THEN
2% OF GSF, INCLUDING BASEMENTS IS ALLOWED
2% OF 9,800 GSF IS
196 SQ.FT. MAX ON SOUTH ELEVATION

1 BUILDING ELEVATION - WEST
1/4" = 1'-0"



PER B-2 DISTRICT, THIS WEST FACADE IS NOT VISIBLE FROM ANY PUBLIC ROW/ BUT IS VISIBLE TO A PARKING LOT
-SIGNAGE UP TO 2% OF GSF (INCLUDING BASEMENTS) IS ALLOWED
-TOTAL EXTERIOR WALL SIGNS IS 55 SQ.FT. (or 0.56% of GSF)



ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

KIDS URGENT CARE
1180 HARGER ROAD,
OAK BROOK, ILLINOIS

[illegible]

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PROJECT #: A23-51

EXTERIOR ELEVATIONS

7.f

A-021

2 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

KEYNOTES - EXT ELEVATIONS	
01	EXTERIOR 4" RECESSED CAN LIGHTS ABOVE DOOR; BY LIGHTOLIER, MINIMUM 2 LIGHTS.
02	RECESSED LINEAR AT PERIMETER OF UPPER SOFFIT FASCIA - LUMENWERKS VIAZEAAL 3" WIDE, MIN. 6" SOFFIT
03	EXTERIOR UP/DOWN ACENT LIGHTING SCONCE - BLACK - FC OUTDOOR SCONCE
ACM-4	STACBOND A2 ACM - WHITE SILVER
ACM-5	STACBOND A2 ACM - BLACK, STACK BOND
ASF-1	NEW ALUMINUM STOREFRONTS BY KAWNEER TRIFAB VERSAGLAZE 451T BLACK OR EQUAL
CAN-1	FIELD FRAMED, CANTILEVER ALUMINUM CANOPY WITH RECESSED DOWNLIGHTS, SEE RCP AND ROOF PLAN - WITH ACM-X AS FASCIA, SEE ELEVATIONS
CAN-2	NEW PREFABRICATED, BLACK ALUMINUM CANOPY WITH 10" FRONT PLAT FASCIA, BY MAPES OR EQUAL, TIEBACKS AS NEEDED TO WALL SUPPORTS, PROVIDE (2) TWO RECESSED CAN LIGHTS BY LIGHTOLIER 4" IN CANOPY BLACK ALUMINUM CEILING
COP-1	PAC-CLAD 4" PROFILE PAC-TITE SYSTEM, COLOR BLACK
COP-3	PAC-CLAD 4" PROFILE PAC-TITE SYSTEM, COLOR MUSKET GRAY
COP-4	PAC-CLAD 4" PROFILE PAC-TITE SYSTEM, WHITE SILVER TO MATCH PANELS BELOW
MP-1	MORIN INTEGRITY X-12 CORRUGATED METAL - BLACK
MP-1v	MORIN INTEGRITY X-12 CORRUGATED METAL - BLACK - VERTICAL
MP-2	MORIN A-120 VERTICAL METAL PLANKS - WOOD TONE, DARK WALNUT
MP-3	MORIN A-72 HORIZONTAL CORRUGATED PANEL IN MUSKET GRAY

RWE
PLANNING + DESIGN

ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

KIDS URGENT CARE
1180 HARGER ROAD,
OAK BROOK, ILLINOIS

[illegible]

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PROJECT #:	A23-517
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EXTERIOR ELEVATIONS

7.g

A-022



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ARCHITECTURE PLANNING DESIGN
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KIDS URGENT CARE
1180 HARGER ROAD,

[illegible]

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PROJECT #:	A23-517
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EXTERIOR
RENDERINGS -
DAYTIME

7.h

A-023



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KIDS URGENT CARE
1180 HARGER ROAD,
OAK BROOK, ILLINOIS

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PROJECT #:	A23-517
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EXTERIOR
RENDERINGS -
EVENING / NIGHT

7.i
A-024



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PLANNING + DESIGN

ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

KIDS URGENT CARE
1180 HARGER ROAD,
OAK BROOK, ILLINOIS

REV.	DESCRIPTION	DATE
IFZ		2/05/2024
	PRELIM SUBMITAL	3/29/2024
	APPLICATION	4/07/2024
	PRELIM HEARING	4/23/2024
	PUD APPLICATION	6/07/2024

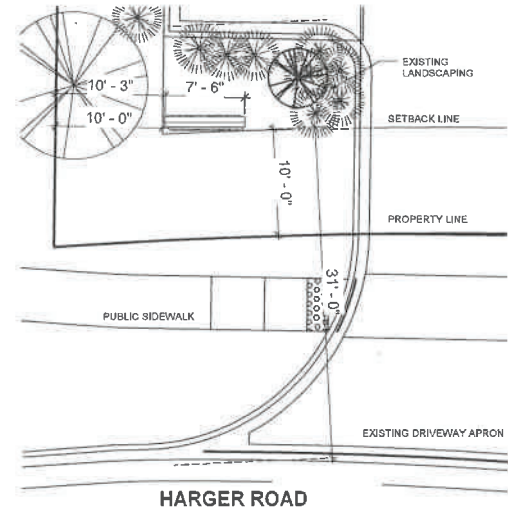
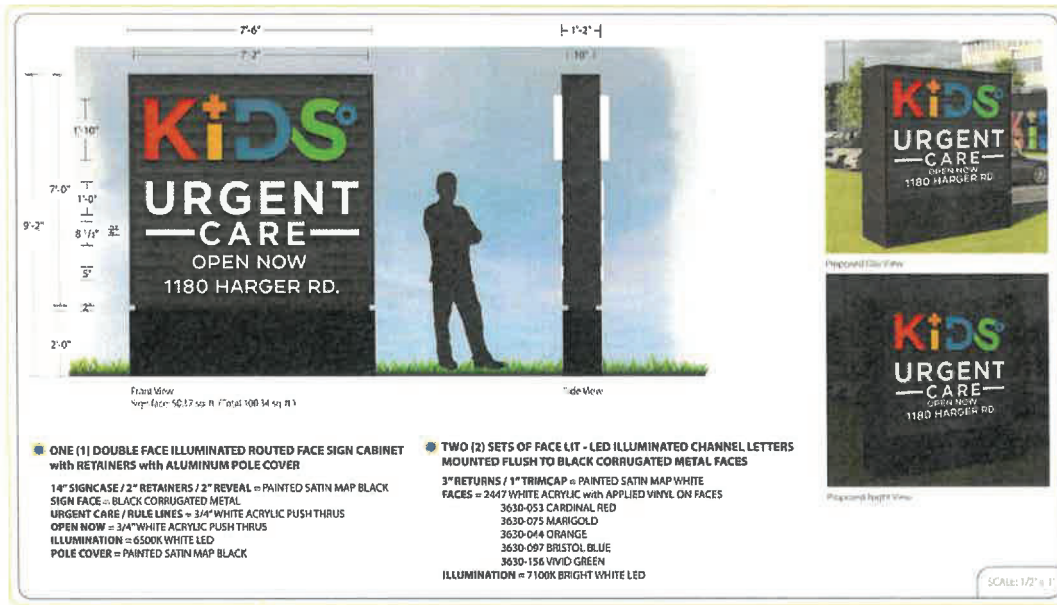
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PROJECT #: A23-517

EXTERIOR
RENDERINGS - REAR
OF BUILDING

A-025^{7.j}

6/6/2024 10:11:16 AM



1 ENLARGED MONUMENT SIGN SITE PLAN
 3/16" = 1'-0"

RWE
 PLANNING + DESIGN
 ARCHITECTURE PLANNING DESIGN
 1305 OGDEN AVE., DOWNERS GROVE, IL 60513

KIDS URGENT CARE
 1180 HARGER ROAD
 OAK BROOK, ILLINOIS

LEGACY SIGN GROUP
 7933 W Hwy 6, Westville, IN 46391

PROJECT: Kids Urgent Care
 1180 Harger Rd
 Oak Brook, IL 60521

DATE: 01-27-2024
 DRAWING: 01 0251-0
 REVISION:

REVISION:
 1. Update colors & materials 01/27/24
 2. Copy edit to build address add sq. ft. for code change pole cover to aluminum from bronze 3-17-24 JB

PROJECT # 240248

CLIENT APPROVAL

By signing this plan, the client agrees to the terms and conditions of the contract. The client understands that the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client agrees to pay for all costs associated with the project, including but not limited to, design fees, materials, and labor.



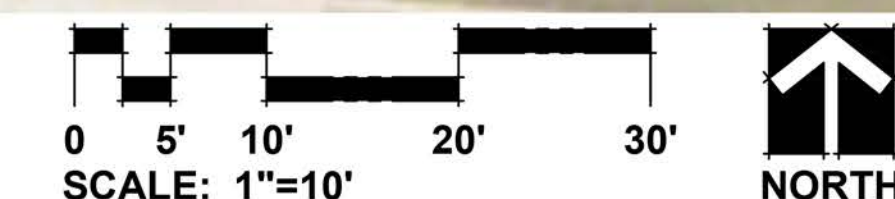
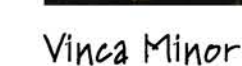
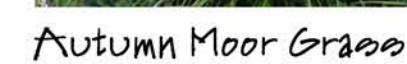
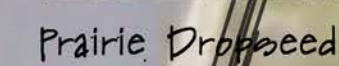
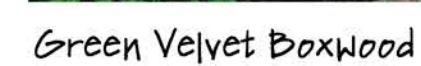
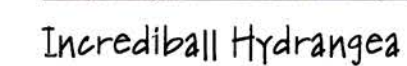
REV.	DESCRIPTION	DATE
1	Issue	11/24/2023
2	Revised	12/05/2024
3	PERM SUBMITTAL	12/17/2024
4	PERM APPLICATION	1/19/2024
5	PERM HEARING	1/23/2024

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 PROJECT # 240248

ENLARGED
 MONUMENT SIGN
 SITE PLAN

A-004

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
AG	2	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	Clump Form
DECIDUOUS SHRUBS				
HA	9	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	4' O.C.
HP	9	Hydrangea paniculata 'SMILFLO' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
VJ	4	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
GV1	4	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	18" Tall	3' O.C.
GV2	6	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	24" Tall	3' O.C.
GV3	4	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	30" Tall	3' O.C.
GV4	3	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	36" Tall	3' O.C.
ORNAMENTAL GRASSES				
SA	102	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
SS	24	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
SH	17	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
GROUNDCOVERS				
LS	235	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
VM	505	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

RWE
PLANNING + DESIGN

ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

KIDS URGENT CARE

[illegible]

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PROJECT #: 24.110

LANDSCAPE
PLAN

LP-001

EXHIBIT E

TRANSFEE ASSUMPTION AGREEMENT

THIS AGREEMENT, made as of this ____ day of _____, 20__, by, between and among 1900 Spring Road Lot 1, LLC, a Limited Liability Company ("**Owner**"); _____, a _____ ("**Transferee**"); and the Village of Oak Brook, an Illinois municipal corporation ("**Village**"),

WITNESSETH:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from the Owner certain real property situated in DuPage County, Illinois and legally described in Exhibit 1 attached hereto and by this reference incorporated herein and made a part hereof ("**Property**"); and

WHEREAS, following the conveyance of the Property by the Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by the Owner, the Owner and the Village require that the Transferee agree to comply with all the terms, requirements and obligations set forth in Village of Oak Brook Ordinance 2024-ZO-PUD-EX-S-1707, approved by the Village on or about _____, and recorded in the Office of the DuPage County Recorder on _____, 20__, as Document No. _____, by and between the Village and Owner, as amended from time to time ("**Planned Development Ordinance**");

NOW, THEREFORE, in consideration of the agreement of the Owner to convey the Property to the Transferee and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between and among the Village, the Owner, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements and obligations of the Planned Development Ordinance, including all exhibits and attachments thereto, regardless of whether such terms, requirements and obligations are to be performed and provided by, or are imposed upon, the Owner or the Applicant, as that term is defined in the Planned Development Ordinance.

3. **Assurances of Financial Ability.** Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall, upon the request of the Village, provide the Village with reasonable assurances of financial ability to meet the obligations assumed hereunder as the Village may require.

4. **Acknowledgement and Release of Transferor.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements and obligations of the Planned Development Ordinance, including all exhibits and attachments thereto, and the Village hereby releases the Owner from any and all liability for failure to comply with the terms, requirements and obligations of the Redevelopment Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

OWNER

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

VILLAGE OF OAK BROOK, an Illinois municipal corporation

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

TRANSFeree

Name:
A:

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

 This instrument was acknowledged before me on _____, 20____, by
_____, the President of the **VILLAGE OF OAK BROOK**, an Illinois municipal
corporation, and by _____, the Village Clerk of said municipal corporation.

Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

 The foregoing instrument was acknowledged before me on _____
20____, by _____ the _____ and _____ the _____ of **1900**
Spring Road Lot 1, LLC, as their free and voluntary act in their capacities as officers of said company for
the uses and purposes herein.

Signature of Notary

SEAL

My Commission expires:

EXHIBIT F

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, An application has been submitted by Kids Urgent Care, Ltd., (the "**Petitioner**") with the consent of 1900 Spring Road Lot 1, LLC (the "**Owner**"), the owner of certain real property located in the Village's B-2 Regional Shopping District at 1180 Harger Road, Oak Brook, Illinois, (the "**Property**"), which property is legally described in Exhibit 1, seeking approval of a planned development to construct and operate a pediatric urgent care medical office (approximately 5,500 sq. ft. with a 4,300 sq. ft. basement to include 14 examination rooms, an x-ray, and ancillary areas) (the "**Planned Development**") located on the Property; and

WHEREAS, Ordinance No. 2024-ZO-PUD-EX-S-1707 adopted by the President and Board of Trustees of the Village of Oak Brook on _____, ("**Ordinance**") grants approval of the Planned Development, subject to certain conditions, restrictions, and provisions; and

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

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

1. Petitioner hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.

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

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

4. Petitioner agrees to and does hereby hold harmless and indemnify the Village, the Village's Corporate Authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with the construction, operation, and use of the Property or the Village's adoption of the Ordinance.

5. Petitioner shall, and does hereby, agree to pay all expenses incurred by the Village in defending itself with regard to any and all claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out of pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employee of the Village.

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

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

IN WITNESS WHEREOF, _____ executed this Unconditional Agreement and Consent on behalf of 1900 Spring Road Lot 1, LLC, on this _____ day of _____, 20__.

ATTEST: 1900 Spring Road Lot 1, LLC

By: _____ By: _____

Its: _____ Its: _____

SUBSCRIBED and SWORN to
Before me this _____ day of
_____, 20__

Notary Public

EXHIBIT 1

LEGAL DESCRIPTION

LOT 1 IN THE FINAL PLAT OF FRANKLIN SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN FIRST FEDERAL RESUBDIVISION OF LOTS 1 AND 2 IN OAKBROOK HOTEL CO'S RESUBDIVISION IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 2018 AS DOCUMENT NO. R2018-036669, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 1180 HARGER ROAD, OAK BROOK, IL

PIN(s): 06-23-302-004



OAK BROOK
Illinois

ITEM 7.A.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
September 24, 2024

SUBJECT: Plat of Consolidation 601 & 605 Harger Road

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concur with the recommendation from the Planning & Zoning Commission to approve the proposed Final Plat for Morfin's Plat of Consolidation, subject to the following conditions:

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

Background/History:

DJK Custom Homes, Inc., owners of 601 & 605 Harger Road, submitted a petition requesting approval of a final plat of consolidation to combine two (2) existing lots into one lot. The new parcel will be approximately 1.157 acres (or 50,390 sq. ft.).

The owner intends to build a single-family home. The minimum required lot area in the R-3 district is 25,000 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

At their meeting on September 4, 2024, 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.

The case file has been included with the Planning & Zoning Commission recommendation letter, both providing additional information and details pertaining to the application.

By a vote of 8 to 0, the Planning & Zoning Commission recommended approval of the final plat for the Morfin's Plat of Consolidation as presented.

Recommendation:

I move that the Village Board concur with the recommendation from the Planning & Zoning Commission to approve the proposed Final Plat for Morfin's Plat of Consolidation and direct the Village Attorney to draft a Resolution for consideration at the next Village Board meeting.

Attachments:

1. Plat of Consolidation Exhibits



VILLAGE OF
OAK BROOK
Illinois

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

September 17, 2024

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

Subject: Morfin's Final Plat of Consolidation – 601 & 605 Harger Road

Dear Village President and Board of Trustees:

Background

At its meeting on September 4, 2024, the Planning & Zoning Commission completed its review and deliberations on a petition from DJK Custom Homes, Inc., owners of the properties located at 601 & 605 Harger Road seeking approval of a final plat to consolidate the two existing parcels into one.

Both the lots are vacant with a common access drive from Lot 1. 601 Harger Road shares a common property line with 605 Harger Road. When the two lots are combined, the single lot will be approximately 50,390 square feet.

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

See the plans and other materials in the case file for additional information regarding the request.

Public Comment

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

Planning & Zoning Commission Recommendation

By a vote of 8 to 0, the Planning & Zoning Commission recommended approval of the final plat for the Morfin's Plat of Consolidation subject to final engineering approval.

Very truly yours,

Raju Iyer

Rajaraman Iyer
Chairman
Planning & Zoning Commission



VILLAGE OF OAK BROOK *Illinois*

MINUTES OF THE SEPTEMBER 4, 2024 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 Raju Iyer at 6:30 p.m.

2. ROLL CALL:

ROLL CALL

Rama Raman called the roll with the following persons:

PRESENT: Chairman Raju Iyer, Members Jeff Bulin, Natalie Cappetta, Richard DiBernardo, Rahma Hasan, Baker Nimry, James Pontrelli and Kenneth Wilczak (arrived 6:34pm)

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

3. APPROVAL OF MINUTES

MINUTES

SPECIAL PLANNING & ZONING COMMISSION MEETING OF AUGUST 21, 2024

AUGUST 21, 2024

Motion by Member Hasan, seconded by Member Bulin to approve the minutes of the August 21, 2024 Special Planning & Zoning Commission meeting as written. VOICE VOTE: Motion Carried.

Chairman Iyer suggested that commissioners hear the Plat of Consolidation petition first. Motioned by Member Hasan, seconded by Member Bulin to hear the new business first. VOICE VOTE: Motion carried.

5. NEW BUSINESS

UNFINISHED
BUSINESS

A. PLAT OF CONSOLIDATION – 601 & 605 HARGER ROAD

PLAT OF
CONSOLIDATION –
601 & 605 HARGER
ROAD

Chairman Iyer swore-in everyone in the audience planning to give testimony.

Jon Green, ERA Consultants, 3 S 701 West Ave, Warrenville, civil engineer for the applicant explained that the homeowner plans to build a custom home on the

consolidated lot towards the center of the property. He presented the final plat on the screen.

Tom Moore, 1 Yorkshire was in support of the consolidation and asked if the existing trees would remain.

Mr. Green didn't anticipate removing any trees and explained that the house was designed for the center of the lot.

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

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

ROLL CALL:

Ayes: 8 – Chairman Iyer, Members Bulin, Cappetta, DiBernardo, Hasan, Nimry, Pontrelli and Wilczak. Motion carried.

Absent: 1 - Vice Chairman Ziemer

4. UNFINISHED BUSINESS

NEW BUSINESS

A. TEXT AMENDMENT UNIVERSAL ZONING CODE AMENDMENTS

UNIVERSAL ZONING
CODE
AMENDMENTS



OAK BROOK
Illinois

ITEM 5.A

MORFIN PLAT OF CONSOLIDATION

601 & 605 HARGER ROAD

Final Plat – Consolidation – One Lot

INDEX

PAGE	CONTENTS
6-6.a	Staff Report dated August 27, 2024
5-5.b	Engineering Reviews of Morfin Plat of Consolidation dated August 6, July 10, July 29, 2024
4	Resident Letter dated August 16, 2024
3	Board of Trustees Referral Meeting Minutes dated August 13, 2024 (not included)
2	Referral Memo Village Board Agenda August 13, 2024
1-1.a	Subdivision Regulations – Plats Required Section 14-3-1 and 14-3-2

Application Materials

A	Subdivision Application – Final Plat
B-B.1	Surrounding Property Owners
C	Certification of Surrounding Property Owners
D-D.2	Subject Property Verification
E	Fee/Receipt for Final Plat
F	Final Plat of Subdivision Current Revision dated August 5, 2024
G	Plat of Survey

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: August 27, 2024

CASE NO: 2024-12-SR-FP

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

PETITIONER: DJK Custom Homes, Inc.
2707 San Luis Ct
Naperville, IL 60565

ADDRESS: 601 and 605 Harger Road

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

ZONING/USE OF SURROUNDING PROPERTY:

North: R-3, Single-Family Detached Residence District, single-family homes with a minimum lot size of 25,000 SF.

South: Tollway, ORA-1, Office-Research-Assembly District and, O-4, Office District.

East: R-3, Single-Family Detached Residential District, single-family homes with minimum lot size of 25,000 SF.

West: R-3, Single-Family Detached Residence District, single-family homes with a minimum lot size of 25,000 SF.

DISCUSSION: DJK Custom Homes, Inc., owner of 601 Harger Road and 605 Harger Road, has submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. When combined, a single lot of approximately 1.157 acres (or 50,390 SF) will be created.

Both the lots are vacant with a common access drive from Lot 1. 601 Harger Road shares a common property line with 605 Harger Road.

**STAFF REPORT – MORFIN’S CONSOLIDATION – 601 & 605 HARGER ROAD
FINAL PLAT – CONSOLIDATION
CASE NO. 2024-12-SR-FP**

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in April, 1959.
- 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 50,390 SF.
- The proposal complies with the minimum lot size, lot frontage, and setback requirements for the R-3 Single-Family Detached Residence District and no zoning variations are being requested. Additionally, larger lots are more desirable for open spaces.
- The rear and side property line abuts R-3, Single-Family Detached Residential District.
- The parcels are located within a special flood hazard area as identified by FEMA.
- The proposed consolidated lot will have one address, 601 Harger Road.
- No right-of-way (ROW) improvements are required.

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

RESPONSIBILITIES OF HEARING BODIES:

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

CONCLUSION:

Staff has reviewed the Morfin’s Plat of Consolidation and recommends approval of the plat subject to final engineering review and approval.

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

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

**STAFF REPORT – MORFIN’S CONSOLIDATION – 601 & 605 HARGER ROAD
FINAL PLAT – CONSOLIDATION
CASE NO. 2024-12-SR-FP**

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

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rama Raman". The signature is written in dark ink and is positioned above a horizontal line.

Rama Raman
Village Planner

August 6, 2024

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

Project	Case No.	Review No.	Status
601 Harger Road – Final Plat	2024 12 SR FP	3	Approved

EZA Engineering received the following permit submittal documents on August 5, 2024:

Document	Prepared By	Sheets	Date
Morfin Plat of Consolidation	ERA	1	8-5-24

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. This application may be considered for a Final Plat of Consolidation without the typical steps for a Preliminary Plat of Consolidation. Additionally, the typical requirement for a Subdivision Improvement Agreement (SIA) has been waived. A response to this comment is not necessary.
2. No further comment.

The submitted plat of consolidation is recommended for approval to be presented to the Planning and Zoning Commission. If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC



James Patterson, P.E.

July 29, 2024

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

Project	Case No.	Review No.	Status
601 Harger Road – Final Plat	2024 12 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on July 16, 2024:

Document	Prepared By	Sheets	Date
Morfin Plat of Consolidation	ERA	1	7-12-24

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. This application may be considered for a Final Plat of Consolidation without the typical steps for a Preliminary Plat of Consolidation. Additionally, the typical requirement for a Subdivision Improvement Agreement (SIA) has been waived. A response to this comment is not necessary.

FINAL PLAT OF CONSOLIDATION (MORFIN PLAT OF CONSOLIDATION)

2. Title 14-4-2.D.3 – The lands shown on this plat are located within a special flood hazard area as identified by FEMA. Please revise the Surveyor's Certificate accordingly. A reference to the panel number should be included.

If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC



James Patterson, P.E.

July 10, 2024

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

Project	Case No.	Review No.	Status
601 Harger Road – Final Plat	2024 12 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on July 3, 2024:

Document	Prepared By	Sheets	Date
Morfin Plat of Consolidation	ERA	1	5-29-24
Plat of Survey	United Survey Service	1	11-3-23

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. This application may be considered for a Final Plat of Consolidation without the typical steps for a Preliminary Plat of Consolidation. Additionally, the typical requirement for a Subdivision Improvement Agreement (SIA) has been waived. A response to this comment is not necessary.

FINAL PLAT OF CONSOLIDATION (MORFIN PLAT OF CONSOLIDATION)

2. Title 14-4-2.B.1 – Include the term **FINAL PLAT** in the title of the document.
3. Title 14-4-2.B.2 – Provide a full and detailed description of the land embraced in the plat. This can be the same as the legal description provided in the Surveyor's Certificate.
4. Title 14-4-2.C.2 – Provide an explanation for the difference in the bearings on the north, east, and south property lines of the subdivision.
5. Title 14-4-2.C.2 – The Harger Road right-of-way is indicated to have been conveyed to the ISTHA per documents 903490 and 902575. Please provide copies of both documents. It is our understanding that Harger Road is owned by the Village of Oak Brook.
6. Title 14-4-2.C.8 – Similarly to the Common and Exclusive Ingress, Egress & Access Easements, please vacate the 20' Private Sanitary Sewer & Water Service Easement (R2018-036670) in the southeast corner of the subdivision.
7. Title 14-4-2.D.2 – Revise the language to match the Notary Certificate language in the referenced section.
8. Title 14-4-2.D.3 – Revise the language to match the Surveyor's Certificate language in the referenced section.

9. Title 14-4-2.D.8 – Revise the title of this certificate to **PLANNING & ZONING COMMISSION CERTIFICATE**. The certificate language shall be revised to read, "APPROVED BY THE **PLANNING & ZONING COMMISSION** OF THE VILLAGE OF OAK BROOK..."
10. Title 14-4-2.D.10 – Revise "IN WITNESS WHEREOF I HAVE..." to "IN WITNESS WHEREOF I HAVE..."
11. Title 14-4-2.D.12 – The Surface Water Statement can be removed as drainage improvements are not a requirement for this consolidation.

If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC

A handwritten signature in blue ink, appearing to read 'JP', with a large circular flourish at the end.

James Patterson, P.E.



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

August 16, 2024

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a final plat of consolidation at the meetings scheduled on the reverse side of this notice.

The application has been filed by:	DJK Homes 2707 San Luis Ct Naperville, IL 60565
The property in question is located at:	601 & 605 Harger Road
Relationship of applicant to property:	Owner
Name of Subdivision	Morfin Plat of Consolidation

Also shown on the reverse side of this notice is a map* of the area to assist you in determining your relationship to the property in question.

The Applicant is seeking the approval of a final plat to consolidate the two existing parcels into one lot consisting of the approximately 50,390 square feet. The owner intends to build a new home on the consolidated lot.

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 or 630-368-5103 to make arrangements to review the application, typically 8:00 a.m. - 4:00 p.m., Monday through Friday, with the exception of holidays.

Sincerely,

Rebecca Von Drasek
Director, Development Services Department

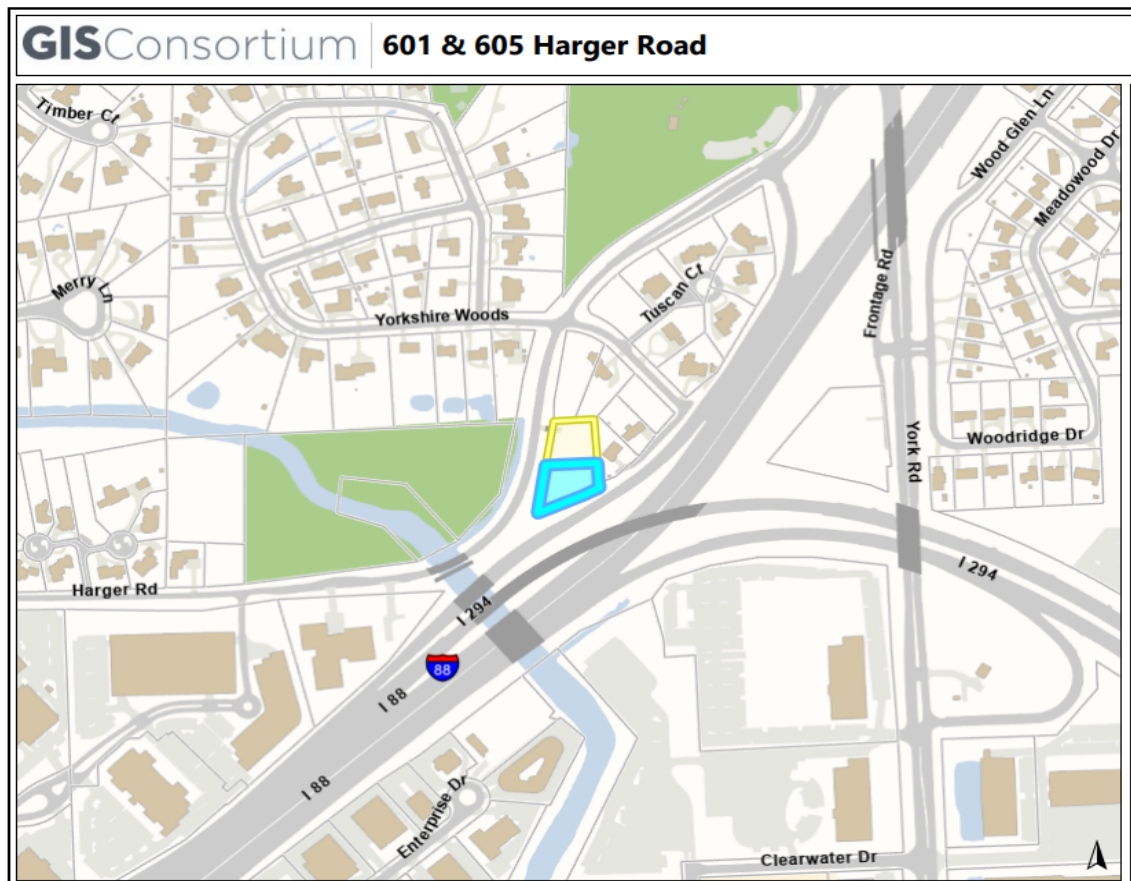
In accord with the provisions of the Americans with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010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

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

Planning & Zoning Commission Meeting6:30 p.m., Wednesday, September 4, 2024

Board of Trustees Meeting 7:00 p.m., Tuesday, September 24, 2024**

**Tentative Follows the completion of the
Planning & Zoning Commission meeting.



*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



VILLAGE OF
OAK BROOK
Illinois

ITEM

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

AGENDA ITEM

Regular Board of Trustees
Meeting of
August 13, 2024

SUBJECT: Referral – 601 & 605 Harger Road – Morfin Final Plat of Consolidation

FROM: Rebecca Von Drasek, MPA, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for the final plat of consolidation to the Planning & Zoning Commission for review and recommendation.

Background/History:

The applicant and owners of the property, DJK Custom Homes, Inc. – Aleks Ramos has submitted a petition requesting approval of a final plat of consolidation to combine two (2) existing lots into one lot consisting of 1.157 acres (or 50,390 SF). The properties are zoned R-3 Single Family Detached Residence District and are improved with single-family homes.

The request to combine the two (2) properties will create a 1.157-acre lot. The owner intends to build a new home on the consolidated lot. The minimum required lot area in the R-3 district is 25,000 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

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

Recommendation:

Refer the request for a final plat of subdivision to consolidate the properties to the Planning & Zoning Commission for review and recommendation

14-3-1: PLATS REQUIRED:

A. Plats Prerequisite To Subdividing Lands: Before subdividing any tract or parcel of land in the village and the unincorporated areas within one and one-half (1½) miles of the village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the village authorities in accordance with the following requirements. Prior to preparation of preliminary plat drawings, it is suggested that the subdivider consult with the plan commission and other village officials to determine conformity to the official plan, zoning ordinance and compliance with this and other applicable village ordinances.

B. Subdivisions Of Not More Than Five Lots:

1. When an application for approval of a subdivision plat containing not more than five (5) lots and located within the village limits is submitted, and is accompanied by an affidavit that such plat comprises the entire contiguous undeveloped land area in which the applicant has any interest, the village clerk shall refer such plat to the village board and if, upon its consideration thereof and after receiving a report from the plan commission which includes a finding that the plat contains the entire contiguous undeveloped land in which the applicant has any interest, it finds that the intent and purpose of this title is not violated, the village board may approve such plat without further procedure.

2. The plat of such a subdivision submitted by the subdivider for approval shall meet all requirements for a final plat as required by these regulations. (Ord. G-708, 12-10-2002)

14-4-2: FINAL PLAT REQUIREMENTS:

A. General: The final plat shall be drawn with black waterproof drawing ink on transparent linen tracing cloth, or equal, in a manner that clear and legible transparent or contact prints can be made.

B. Identification And Description:

1. Proposed name of subdivision.

2. A full and detailed description of the land embraced in the plat, showing the township and range in which such land is situated, and the sections and parts of sections platted, and in the case of replatting or resubdividing, a description of the part of, and the name of, the original plat which is replatted or resubdivided, containing the name of the town, city, village or addition platted, the name of the proprietor required to sign the plat and the surveyor making it. If there is any excepted parcel within the plat boundary it must be accurately described by metes, bounds and courses.

3. Scale of plat, one inch equals one hundred feet (1" = 100') or other scale approved by the village engineer.

4. North point (indicating true north).

5. Date of preparation.

C. Delineation Of Final Plat:

1. Boundary of the plat based on an accurate traverse, with all angular and linear dimensions shown.

2. All blocks, lots, streets, alleys, crosswalks, easements and setback lines within or adjacent to the plat, all of which shall have all angular and linear dimensions given and all radii, internal angles, bearings, points of curvature, tangents and lengths of all curves so that no dimensions or data are missing which are required for the future relocation of any of the corners or boundaries of blocks, lots, streets, etc., as listed above. All dimensions shall be given to the nearest hundredth of a foot.

3. True angles and distances to the nearest established official monuments, not less than three (3) of which shall be accurately described on the plat.

4. Municipal, township or section lines accurately tied to the lines of the subdivision by distances and angles.

5. Block and lot numbers of all blocks and lots. Names of all existing streets and all streets in the subdivision.

6. Accurate outlines, legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.

7. Location of all iron stakes and all permanent monuments required by this chapter.

8. Any protective covenants.

9. Statements covering easement provisions.

10. All other information required by state statutes.

In addition to all other requirements herein contained, there shall be submitted with the final plat a document over the signature of the engineer or surveyor, who prepared such plat, indicating the total square footage of each lot shown on the plat.

SUBDIVISION APPLICATION

VILLAGE OF
OAK BROOK
Illinois

1200 OAK BROOK ROAD
OAK BROOK, IL 60523
630-368-5106 or 630-368-5146

- ☐ PRELIMINARY PLAT OF SUBDIVISION
☐ FINAL PLAT OF SUBDIVISION
☒ FINAL PLAT OF CONSOLIDATION
AND/OR PLAT OF VACATION
☐ ASSESSMENT PLAT SUBDIVISION
☐ SUBDIVISION AMENDMENT
AND/OR VARIATION

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE
Morfin Consolidation

DATE FILED

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

Lots 1 and 2 in Harmon's Yorkshire Estates commonly known as 601- and 601-2 Harger

~~ARE~~ YOU SEEKING ANY VARIATION (RELIEF) TO THE SUBDIVISION REGULATIONS? YES ☐ NO ☒

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

PERMANENT PARCEL NO. 06-24-302-004 and 06-24-302-005

NAME OF APPLICANT (and Email Address) DJK Custom Homes, Inc -aleksr@djkhomes.com PHONE 630-369-1953

ADDRESS 2707 San Luis Ct. CITY Naperville STATE IL ZIP 60565

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD DJK Custom Homes, Inc. PHONE 630-369-1953

ADDRESS 2707 San Luis Ct. CITY Naperville STATE IL ZIP 60565

BENEFICIARY (IES) OF TRUST _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

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.

[Signature]
Signature of Owner

7/2/24
Date

[Signature]
Signature of Applicant

7/2/24
Date

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.

[Signature]
Signature of Owner

7/2/24
Date

IDENTIFY STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY (Use additional paper if needed)

SIZEING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS	2				
NUMBER of ACRES	1.157				
NUMBER of SQUARE FEET	50,390				

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
Kevin and Kristine Kiefer	7 Yorkshire Dr., Oak Brook, IL 60523	7 Yorkshire Dr., Oak Brook, IL	06-24-106-004 & 003
DuPage County Forest Preserve	PO Box 5000, Wheaton, IL 60189	714 Harger Rd., Oak Brook, IL	06-24-301-001
Thomas Moore	1 Yorkshire Woods, Oak Brook, IL 60523	1 Yorkshire Woods, Oak Brook, IL	06-24-302-002
Michael and Nkeiruka Nnam	2 Yorkshire Woods, Oak Brook, IL 60523	2 Yorkshire Woods, Oak Brook, IL	06-24-302-003
Sunil Suri	103 Ambriance Dr., Burr Ridge, IL 60527	3 Yorkshire Woods, Oak Brook, IL	06-24-106-002
Tawfiq Salem	10 Yorkshire Woods, Oak Brook, IL 60523	10 Yorkshire Woods, Oak Brook, IL 60523	06-24-102-018
Nadeem Sayed	11 Yorkshire Woods, Oak Brook, IL 60523	11 Yorkshire Woods, Oak Brook, IL 60523	06-24-102-014

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

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

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

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

PRELIMINARY PLAT	_____	\$50.00 per lot or \$750.00 minimum**
FINAL PLAT (G-289, 3/24/81)	_____	\$750.00 – NO IMPROVEMENTS**(Plus Plan Review & Inspection Fees, if required)
FINAL PLAT – with Improvements	_____	\$750.00 plus plan review fees – See Section 1-14-1-E.3 for amount (G-706 11/2002)
AMENDMENT or VARIATION	_____	\$750.00*
ASSESSMENT PLAT (12/11/79)	_____	No Charge
Public Hearing Signs	_____	\$50.00 per sign – 1 sign required for each Street Frontage/Per Parcel
		*Fees do not include publication costs, which are paid for separately
		** \$125 fee for each time extension Fees - Title 1 Chapter 14 of this code.

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed <u>7/11/24</u>	Fee Paid \$ <u>850.00</u>	Receipt No. _____	Received By <u>CC</u>
HEARING DATES: Board of Trustees (Referral) <u>8/13/24</u>		P&Z Commission <u>9/4/24</u>	Board of Trustees <u>9/24/24</u>
SIGNED - VILLAGE CLERK <u>Atasha Scarpone</u>		Date <u>7/16/24</u>	<u>* Pending P+Z</u>



Kevin and Kristine Kiefer
7 Yorkshire Drive.
Oak Brook, IL 60523

DJK Custom Homes, Inc.
532 S. Webster Street
Naperville, IL 60540

DuPage County Forest Preserve
PO Box 5000
Wheaton, IL 60189

Patricia Morfin
300 W. Elm Park Ave.
Elmhurst, IL 60126

Thomas Moore
1 Yorkshire Woods
Oak Brook, IL 60523

Michael and Nkeiruka Nnam
2 Yorkshire Woods
Oak Brook, IL 60523

Sunil Suri
103 Ambriance Drive
Burr Ridge, IL 60527

Tawfiq Salem
10 Yorkshire Woods
Oak Brook, IL 60523

Nadeem Sayed
11 Yorkshire Woods
Oak Brook, IL 60523

CERTIFICATION

Surrounding Property Owners

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

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

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

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

DJK Custom Homes, Inc.

DJK Custom Homes, Inc.

Printed Name of Property Owner

Printed Name of Applicant


Signature of Owner

7/2/24
Date


Signature of Applicant

7/2/24
Date

BILL TO INFORMATION:

DJK Custom Homes, Inc.

Aleks Ramos

630-369-1953

Print Name/Company

Print Contact Person Name

Contact Phone

2707 San Luis Ct., Naperville, IL 60565

630-456-8273

Address To be Billed

Alternate Phone

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

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-24-302-004
2. Common Address: 601-1 Harger Rd., Oak Brook, IL
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Current Legal Description:

PARCEL 1: LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION FOR HARMON'S YORKSHIRE ESTATES, BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER R2018-036670, IN DUPAGE COUNTY, ILLINOIS.
PARCEL

2: EASEMENT FOR BENEFIT OF PARCEL 1 CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 30, 1997 DOCUMENT R97-165387 FOR SEWER AND WATER LINES.

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

See deed recorded as document #R2024-000774 recorded on 1/4/2024 at 3:37 PM

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

Electronic search DuPage County Recorder

Only First name of Contact is required.

Date called:

I verify that the information provided above is accurate.

Aleks Ramos



Printed Name

Signature

Date

7/2/24

Relationship to Applicant:

Employee of Owner

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-24-302-005
2. Common Address: 601-2 Harger Rd., Oak Brook, IL
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Current Legal Description:

PARCEL 1: LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION FOR HARMON'S YORKSHIRE ESTATES, BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER R2018-036670, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR BENEFIT OF PARCEL 1 CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 30, 1997 DOCUMENT R97-165387 FOR SEWER AND WATER LINES.

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

See deed recorded as document #R2024-000774 recorded on 1/4/2024 at 3:37 PM

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

Electronic search DuPage County Recorder

Only First name of Contact is required.

Date called:

I verify that the information provided above is accurate.

Aleks Ramos



Printed Name

Signature

Date

Relationship to Applicant:

7/2/24

Employee of Owner

LEGAL DESCRIPTION

06-24-302-004:

PARCEL 1: LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION FOR HARMON'S YORKSHIRE ESTATES,
BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER R2018-036670, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR BENEFIT OF PARCEL 1 CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 30, 1997 DOCUMENT R97-165387 FOR SEWER AND WATER LINES.

06-24-302-005:

PARCEL 1: LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION FOR HARMON'S YORKSHIRE ESTATES,
BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER R2018-036670, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR BENEFIT OF PARCEL 1 CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 30, 1997 DOCUMENT R97-165387 FOR SEWER AND WATER LINES.

Please Deposit Check in: Zoning Account 10-4302

For:

601 & 601-2 Harger Road

- Total **\$ 850.00**

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

MISCELLANEOUS PAYMENT RECPT#: 744815
DATE: 07/11/24 TIME: 12:35:31
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: 601 & 601-2 HARGER R

ns

REVENUE:

1	10	43020	850.00
ZONING/SUBDIV APPLICATION			
ZONING/SUBDIVISION			

CASH:

99	1105	850.00
CASH -PLD		

AMOUNT PAID: 850.00

PAID BY: DJK CUSTOM HOMES
PAYMENT METH: CHECK
14408

REFERENCE:

AMT TENDERED:	850.00
AMT APPLIED:	850.00
CHANGE:	.00

E

MORFIN FINAL PLAT OF CONSOLIDATION

LOT 1 AND 2 IN FINAL PLAT OF SUBDIVISION OF HANNON'S YORKSHIRE ESTATES, BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER R2018-036670, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

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.

DATED THIS ____ DAY OF _____ A.D. 20____

OWNER SIGNATURE _____

PRINTED NAME _____

DJK CUSTOM HOMES, INC.
2707 SAN LUIS COURT
NAPERVILLE, IL 60565

NOTARY 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 THIS ____ DAY OF _____ A.D. 20____

NOTARY PUBLIC _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT DJK CUSTOM HOMES, INC. AS OWNER OF THE PROPERTY DESCRIBED AS THE CONSOLIDATION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAS DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THESE LOTS LIES ARE:

ELMHURST COMMUNITY SCHOOL DISTRICT #205, IN DUPAGE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____ A.D. 20____

OWNER - DJK CUSTOM HOMES, INC.

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

THIS ____ DAY OF _____ A.D. 20____

CHAIRMAN _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON

_____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS.

DATED THIS ____ DAY OF _____ A.D. 20____

VILLAGE CLERK _____

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.

DATED THIS ____ DAY OF _____ A.D. 20____

VILLAGE TREASURER _____

VILLAGE ENGINEER 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 THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS ____ DAY OF _____ A.D. 20____

VILLAGE ENGINEER _____

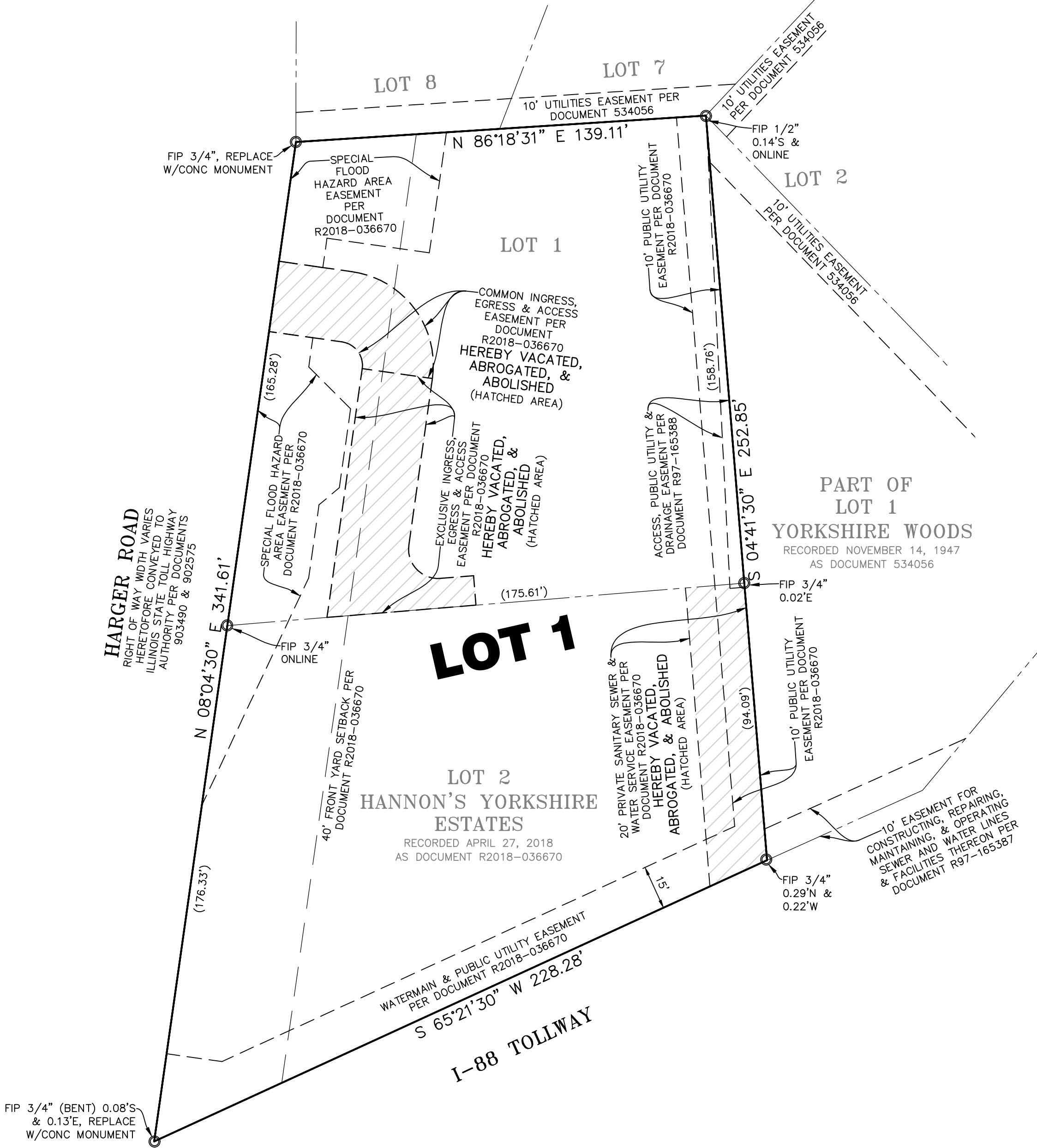
SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ EXECUTIVE DIRECTORY OF THE FLAGG CREEK WATER RECLAMATION DISTRICT, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS ____ DAY OF _____ A.D. 20____

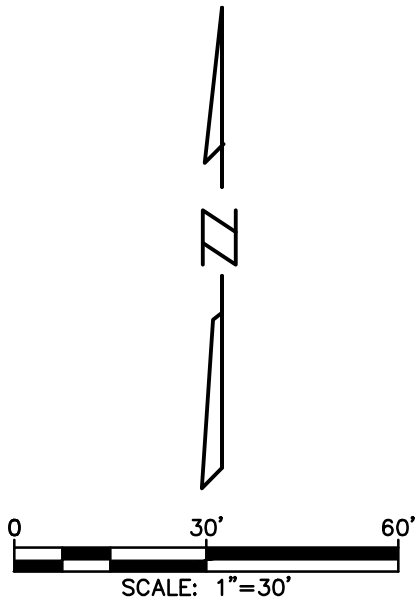
EXECUTIVE DIRECTOR _____



THE MEASURED BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83) 2011 ADJUSTMENT. THE MEASURED BEARINGS DIFFER FROM THE RECORD BEARINGS SHOWN ON THE FINAL PLAT OF SUBDIVISION FOR HANNON'S YORKSHIRE ESTATES BY 00°00'37"

PREPARED FOR:
DJK CUSTOM HOMES, INC.
2707 SAN LUIS COURT
NAPERVILLE, IL 60565

CURRENT P.I.N.
06-24-302-004 (LOT 1)
06-24-302-005 (LOT 2)
COMMON ADDRESS:
601 HARGER ROAD
OAK BROOK, IL 60523



AFTER RECORDING THIS DOCUMENT
SHOULD BE RETURNED BY MAIL TO:
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523

AREA SUMMARY

LOT 1: 25,195 SQUARE FEET (0.5785 AC±)
LOT 2: 25,195 SQUARE FEET (0.5785 AC±)
TOTAL: 50,390 SQUARE FEET (1.157 AC±)

LEGEND

— = EX. PROPERTY LINE
- - - = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. SETBACK LINE

ABBREVIATIONS

CONC CONCRETE
E EAST
FIP FOUND IRON PIPE
N NORTH
S SOUTH
W WEST
(XXX.XX) RECORD INFORMATION
XXX.XX MEASURED INFORMATION

RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE ____ DAY OF _____, A.D., 20____, AT ____ O'CLOCK ____ M.

RECORDER OF DEEDS _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS

____ DAY OF _____ A.D., 20____

COUNTY CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, REGISTERED ILLINOIS LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 AND 2 IN FINAL PLAT OF SUBDIVISION OF HANNON'S YORKSHIRE ESTATES, BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER R2018-036670, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT A PART OF THE LANDS SHOWN ON THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0181J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.

I HEREBY GRANT PERMISSION TO THE VILLAGE OF OAK BROOK CLERK OR AN EMPLOYEE OF THE VILLAGE CLERK'S OFFICE, TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT WARRENVILLE, ILLINOIS,

THIS ____ DAY OF _____, 20____

FOR REVIEW

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2025

DATE OF FIELD SURVEY: JANUARY 27, 2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
7/12/24	TBM	VILLAGE COMMENTS			
8/5/24	SDS	VILLAGE COMMENTS			

DRAWN BY: SDS

CHECKED BY: TBM

APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:

DJK CUSTOM HOMES, INC.

TITLE:

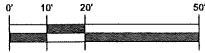
FINAL PLAT OF CONSOLIDATION
601 HARGER ROAD
OAK BROOK, ILLINOIS

SCALE: 1"=30'

DATE: 05-29-2024

JOB NO: W24021.00

SHEET 1 OF 1



UNITED SURVEY SERVICE, LLC

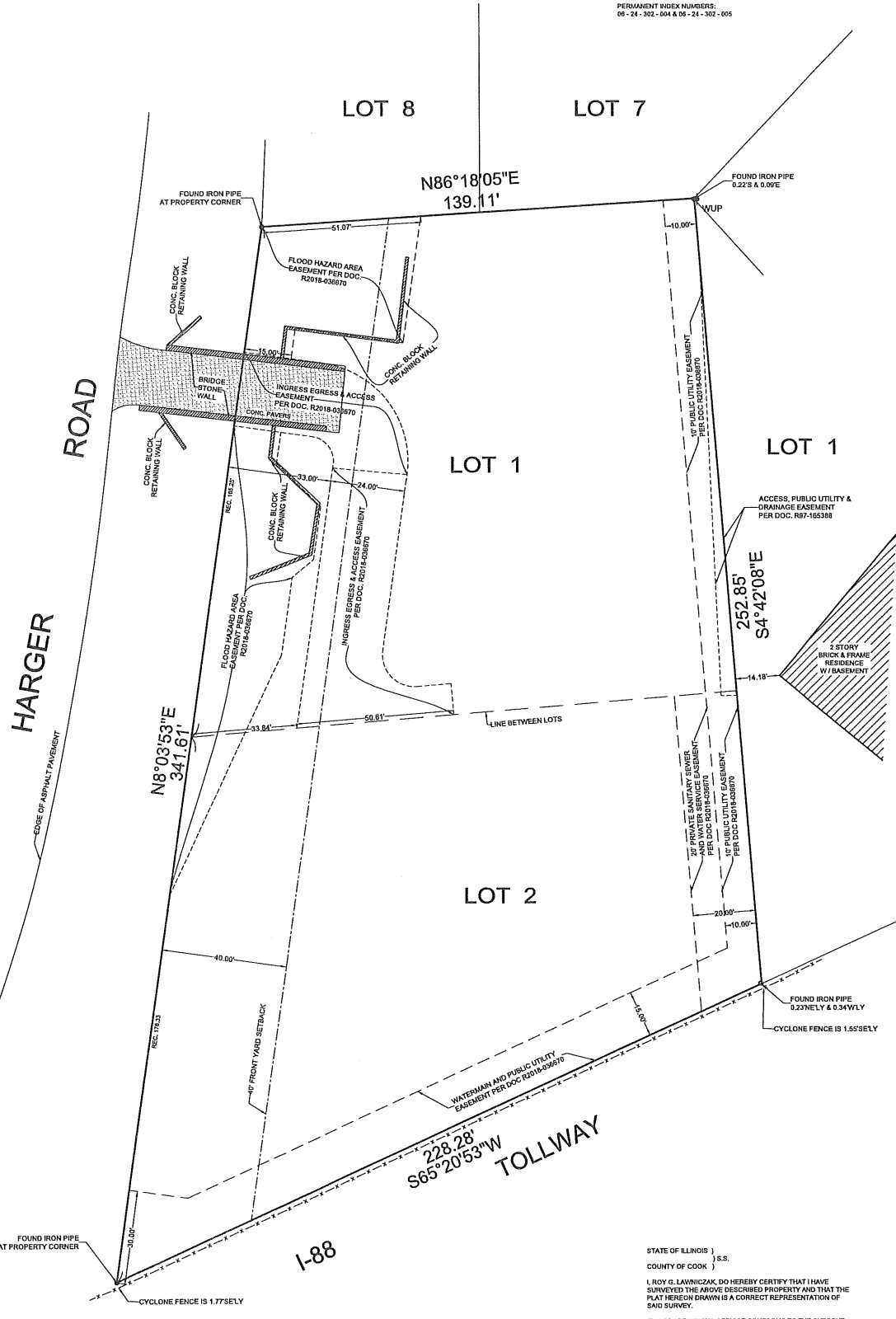
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL: (847) 299-1010 FAX: (847) 299-5587
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF
LOT 1 AND 2 IN FINAL PLAT OF SUBDIVISION FOR HANNON'S YORKSHIRE ESTATES
BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER
R2018-036670, IN DUPAGE COUNTY, ILLINOIS.

KNOWN AS: 801-455 HARGER ROAD, OAK BROOK, ILLINOIS

PERMANENT INDEX NUMBERS:
06 - 24 - 302 - 004 & 06 - 24 - 302 - 005



ORDERED BY: LAW OFFICES OF MITCHELL M. ISERBERG & ASSOCIATES, LTD.	
SCALE: 1" = 15'	
DATE: NOVEMBER 3, 2023	
FILE No.:	
2023 - 31259	
DATE	REVISION



STATE OF ILLINOIS)
COUNTY OF COOK)
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 69° FAHRENHEIT.

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

RIVER FOREST, ILLINOIS, NOVEMBER 3, A.D. 2023.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004578
LICENSE EXPIRES: APRIL 30, 2025



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 24, 2024

SUBJECT: Encroachment Agreement related to the RT 83/I-88 on-ramp Water Main replacement.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT:

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2227, a Resolution approving an Encroachment Agreement with Northern Illinois Gas Company d/b/a Nicor Gas Company for the relocation of the Village's Water Main on Route 83/I-88 On-Ramp, pending final attorney review.

Background/History:

To reduce overall project costs of the Route 83/I-88 Water Main Replacement Project, staff identified a section of water main to evaluate for relocation during the project design phase. It was determined that the relocation would not only present the lowest projected cost, but also provide access for maintenance without having to enter the Tollway property.

In addition to an easement agreement with the property owner on Kensington Road, an encroachment agreement with Nicor Gas Company is also required. An encroachment agreement essentially allows the Village's recently granted easement to encroach on another party's granted easement. There is no cost to the Village for agreement.

]Staff, the project engineer, and the Village attorney have worked with the property owner over the past few months. Also included with the agreement is the easement exhibit to provide visualization of what is being agreed to. This Encroachment Agreement was previously approved by the Board in May 2023. However, there have been some changes in the language that have been approved by legal, and we are now able to proceed. The project was set to begin in 2024, but unfortunately has been on hold until both parties approved signed copies of the agreement.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2227, a Resolution approving

the Encroachment Agreement with Northern Illinois Gas Company d/b/a Nicor Gas Company for the relocation of the Village's Water Main on Route 83/I-88 On-Ramp, pending final attorney review.

Attachments:

1. R-2227 9-24-24
2. Nicor to Village of Oak Brook 12 Inch Watermain Encroachment Agreement (Executable)

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2024-PW-ENCROACH-AG-WTRMAIN-R-2227

A RESOLUTION
APPROVING AN ENCROACHMENT AGREEMENT WITH
NORTHERN ILLINOIS GAS COMPANY D/B/A NICOR GAS
COMPANY FOR THE RELOCATION OF THE VILLAGE'S
WATER MAIN ON ROUTE 83 AT THE I-88 ON-RAMP

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 24th day of September 2024

RESOLUTION NO. 2024-PW-ENCROACH-AG-WTRMAIN-R-2227

A RESOLUTION
APPROVING AN ENCROACHMENT AGREEMENT WITH NORTHERN ILLINOIS GAS
COMPANY D/B/A NICOR GAS COMPANY FOR THE RELOCATION OF THE VILLAGE'S
WATER MAIN ON ROUTE 83 AT THE I-88 ON-RAMP

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, the Village of Oak Brook (hereinafter referred to as "Village") upon approval of the corporate authorities may enter into an Agreement with another party pursuant to Illinois Statute;

WHEREAS, Northern Illinois Gas Company d/b/a Nicor Gas Company (the "Company"), is the owner of certain access rights on property located along Route 83 (the "Subject Property");

WHEREAS, in order for the Village to relocate the existing water main facilities at Route 83 at the I-88 On-Ramp, the Village requires an Encroachment Agreement (the "Agreement") with the Company giving the Village certain permissions and access rights within Company's existing easements on the Subject Property that are required for the Village to complete the project;

WHEREAS, Staff recommends approval of the Agreement, substantially in the form attached hereto and incorporated herein as EXHIBIT A; and

WHEREAS, the Village of Oak Brook Corporate Authorities are of the opinion that it is in the best interests of the health, welfare and safety of the residents of the Village to enter into the attached agreement for the reasons referenced herein.

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

Section One – Recitals

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

Section Two – Approval

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

Section Three – Authorization and Direction

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

any and all changes or revisions therein from and after the execution and delivery of such Agreement.

Section Four - Other Actions Authorized

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

Section Five - Authorization of Expenditures

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

PASSED THIS 24th day of September 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of September 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

Agreement

ENCROACHMENT AGREEMENT

NORTHERN ILLINOIS GAS COMPANY d/b/a NICOR GAS COMPANY, hereinafter called Grantor, hereby consents for the **VILLAGE OF OAK BROOK**, hereinafter called Grantee, to use an area within Grantor's exclusive easement located in Section 26, Township 39 North, Range 11 East of the Third Principal Meridian in Oak Brook, DuPage County, Illinois as shown on the attached design plans entitled "Route 83 and I-88 Water Main Replacement Plans 2-27-23" (hereinafter, Exhibit "A"), a copy of said Exhibit being attached hereto and made a part hereof.

The use of the area by Grantee of Grantor's exclusive easement, pursuant to this consent shall be limited to the construction, installation, operation, and maintenance (hereinafter "use") of a twelve-inch (12") PVC watermain across Grantor's exclusive easement ("Encroaching Facilities") as depicted on Exhibit A. Grantee agrees not to make any other use of Grantor's exclusive easement or place any other facilities or appurtenances on Grantor's exclusive easement without the prior written consent of Grantor, which Grantor may grant or deny in its sole discretion.

Said Encroaching Facilities shall maintain the following minimum distances from Nicor's existing facilities as follows:

- 1) Maintain a minimum of eighteen inches (18") of vertical separation underneath Grantor's existing and abandoned in place (denoted as "EX 30" GAS RETIRED)" thirty-inch (30") gas transmission gas main as noted on Exhibit A.
- 2) Maintain a minimum of forty-eight inches (48") of vertical separation above Grantor's existing and active high-pressure thirty-inch (30") gas transmission line (denoted as EX 30" GAS ACTIVE) as noted on Exhibit A.

It is specifically understood that no buildings, power or lighting poles, communication pedestals, power transformers, water hydrants, water meters, valves, manholes, vaults, test stations, grounding, cathodic protection equipment, anodes, drainage structures, shrubs, trees or any other obstructions of any type, other than what is depicted on the approved plans attached hereto as Exhibit A, will be permitted on Grantor's exclusive easement.

Furthermore, any mechanical joints, fittings (bends, tees, etc.), or other mechanical connections will not be allowed within twenty-five feet (25') of the sides of the Grantor's existing active thirty-inch (30") gas main other than what is depicted on the approved plans attached hereto as Exhibit A. Grantor's existing retired thirty-inch (30") gas main shall not be cut, cut-out, uncapped, or used for supporting the water main. Damage to the Grantor's retired gas main shall be avoided. If the Grantor's retired gas main requires removal, cutting, or other changes from its current state, this work shall be coordinated and performed by Grantor or its contractors, and all expenses associated with same shall be reimbursable by Grantee to Grantor.

Grantor's existing active thirty-inch 30" gas main is protected by an impressed current cathodic protection system – any bonds, connections, wiring, or other metallic piping, appurtenances, etc., on the gas main is not allowed. The Grantee's water main construction contractor shall use care and avoid making metallic contact with Grantor's gas mains with tools, materials, equipment, etc., to avoid an electrical short circuit, damage to the cathodic protection system, or potential injury from electrical shock.

Locating of Grantor's active gas main prior to water main crossing shall be via hydro-excavation or air-knife excavation method to avoid damage to the gas main and its coating system. Hydro-excavation or air-excavation digging equipment shall not be parked over Grantor's active gas main. Grantor's Asset Protection Inspector shall be present for both the depth verification and crossing of Grantor's active gas main and will provide guidance on the approximate location of the gas mains and be available for questions while digging over the gas mains.

The water main crossing of both Grantor's active and retired gas mains shall be witnessed by the Grantor's Asset Protection Inspector to ensure separation requirements and for avoidance and damage to the mains. Backfilling of Grantor's exposed active gas main shall be with clean, chloride-free, chemical-free, sand (only). Backfill shall be compacted to avoid settlement of the same. At the direction of Grantor's Asset Protection Inspector, rock shield, or other coating protection material, may be provided for lowering into the opening prior to backfilling. Grantor will provide the coating protection material.

The plans and specifications as submitted by Grantee meet Grantor's approval provided Grantee conforms to the following terms and conditions:

1. The benefits and rights conferred by Grantor to Grantee by execution of this Encroachment Agreement shall continue to exist in perpetuity, unless terminated as provided herein.
2. Grantee agrees to obtain all necessary rights from the owners of the lands crossed by Grantor's exclusive easement in the event Grantor does not own said lands and rights.
3. The Encroaching Facilities shall not be modified or replaced without Grantor's prior written consent, which Grantor may withhold or condition in its sole reasonable discretion.
4. Grantee agrees to use said area within Grantor's exclusive easement in such a manner as will not interfere with Grantor's facilities installed thereon. Grantee shall install said encroachment(s) with the minimum cover and or clearance specifications required by Grantor.
5. Grantee agrees that the use of Grantor's exclusive easement as herein provided shall in no way affect the validity of Grantor's easements and shall in no way modify or restrict the use or rights of Grantor, its successors or assigns, in and to Grantor's exclusive easement or the area to be used. Grantee acknowledges Grantor's right and title to said easements and the priority of Grantor's exclusive easement use and hereby agrees not to resist or assail said priority.
6. The use of said area within said exclusive easement by Grantee shall be at the sole risk and expense of Grantee, and Grantor is specifically relieved of any responsibility for damage to the Encroaching Facilities resulting or occurring from the use of said exclusive easement by Grantor. Grantee covenants to indemnify Grantor in that instance.
7. Grantee hereby agrees and covenants not to use and will prohibit agents, employees and contractors of Grantee from using on said exclusive easement any tools, equipment or machinery in such a manner as will do damage to Grantor's facilities.
8. Notwithstanding anything contained herein, the Grantee agrees to reimburse Grantor for all cost and expense for any damage to Grantor's facilities resulting from the use by Grantee of said area within said exclusive easement. Also, Grantee agrees that if it becomes necessary, as a result of the exercise of the permission herein granted, to relocate, rearrange, change, raise or lower any of Grantee's facilities, in a non-emergency situation and upon one-hundred twenty (120) days prior notice to Grantee of expected date of completion, to work with Grantor and obtain all necessary approvals to perform said relocation, rearrangement, change, raising or lowering of Grantee's facilities. In the event of: (i) an emergency situation; or (ii) if Grantee is unable to perform any necessary relocation, rearrangement, change, raising or lowering of Grantee's facilities on or before the expected date of completion after proper notice provided, Grantee agrees to reimburse Grantor, within thirty (30) days of any such emergency notice or notice of non-performance, for all cost and expense involved in such relocation, rearrangement, change, raising or lowering, of said facilities.

9. Grantee agrees that if Grantor will incur increased cost for maintaining Grantor's Facilities, as a result of the exercise of the permission herein granted, upon notice from Grantor, of such increased costs, that Grantee shall either: (i) reimburse Grantor, within thirty (30) days of said notice, for any and all such actual incurred cost and expenses; or (ii) remove the Encroaching Facilities within one-hundred twenty (120) days.
10. Grantee shall not operate or permit the operation of any heavy equipment or store materials (i.e., soil or supplies) on Grantor's exclusive easement without Grantor's prior written consent, which consent shall not be unreasonably withheld. Heavy equipment shall only be allowed to cross Grantor's Facilities at locations designated by Grantor. Grantee shall comply with all precautionary measures required by Grantor to protect Grantor's Facilities and Grantor's exclusive easement.
11. Grantee shall not reduce or increase the depth of cover on Grantor's exclusive easement, nor shall Grantee alter the drainage of Grantor's exclusive easement without Grantor's prior written consent, which Grantor may withhold or condition in its sole discretion. Grantee shall restore all areas affected by the construction within said area to as near as possible to the conditions and original lay of the land prior to said activities.
12. Grantee agrees to submit a ONE CALL JULIE ticket of the location and to notify, or have its contractor notify, Grantor's Land Department representative Edward Zaengle (Phone: 224-217-0063), located at Nicor Gas Company – Land Service Department, 1844 Ferry Road, Naperville, Illinois 60563 and Hector Ibarra (Phone: 630-669-9321), Nicor Gas Company's Asset Protection representative, at least two (2) business days prior to actual construction on Grantor's exclusive easement. Hector Ibarra must be present on site to witness the crossing of Grantor's exclusive easement and facilities.
13. Grantee hereby agrees to defend, indemnify, and hold harmless the Grantor from the payment of any sum of money to any person whomsoever on account of claims or suits growing out of injuries to persons (including death) or damage to property (including damage to property of Grantor) caused by the use of said exclusive easement by Grantee, its agents, employees, contractors or any combination of these including but without limitation all liens, garnishments, attachments, claims, suits, judgments, costs, and reasonable attorney's fees. cost of investigation and of defense. Provided, however, that the Grantee shall not be responsible to defend, indemnify or hold harmless the Grantor for losses or damages caused by or resulting from the sole negligence or intentional misconduct of the Grantor, its agents, employees.
14. If any part, term or provision of this Agreement is, by a court of competent jurisdiction or regulatory authority having jurisdiction over Grantor's exclusive easement, held to be illegal, void or unenforceable, or to be in conflict with the law of the state which Grantor's exclusive easement lies, the validity of the remaining provisions or portion hereof shall not be affected, and the rights and obligations of Grantee and Grantor shall be construed and enforced as if this Agreement did not contain the particular part, term, or provision held to be invalid.
15. Except as specifically herein described, all of the terms and conditions of the Grantor's exclusive easement shall remain in full force and effect.
16. Subject to the terms of this Agreement, all the covenants, agreements and provisions of this Agreement, including both the benefits and burdens, shall be continuing rights and covenants running with the land and shall be binding on and inure to the benefit of the Grantee and Grantor and their respective permitted successors and assigns.

[Signatures on Following Page]

**NORTHERN ILLINOIS GAS COMPANY d/b/a
NICOR GAS COMPANY**

BY: _____

TITLE: _____

DATE: _____

VILLAGE OF OAK BROOK

BY: _____
Signature

Print Name

TITLE: _____

DATE: _____

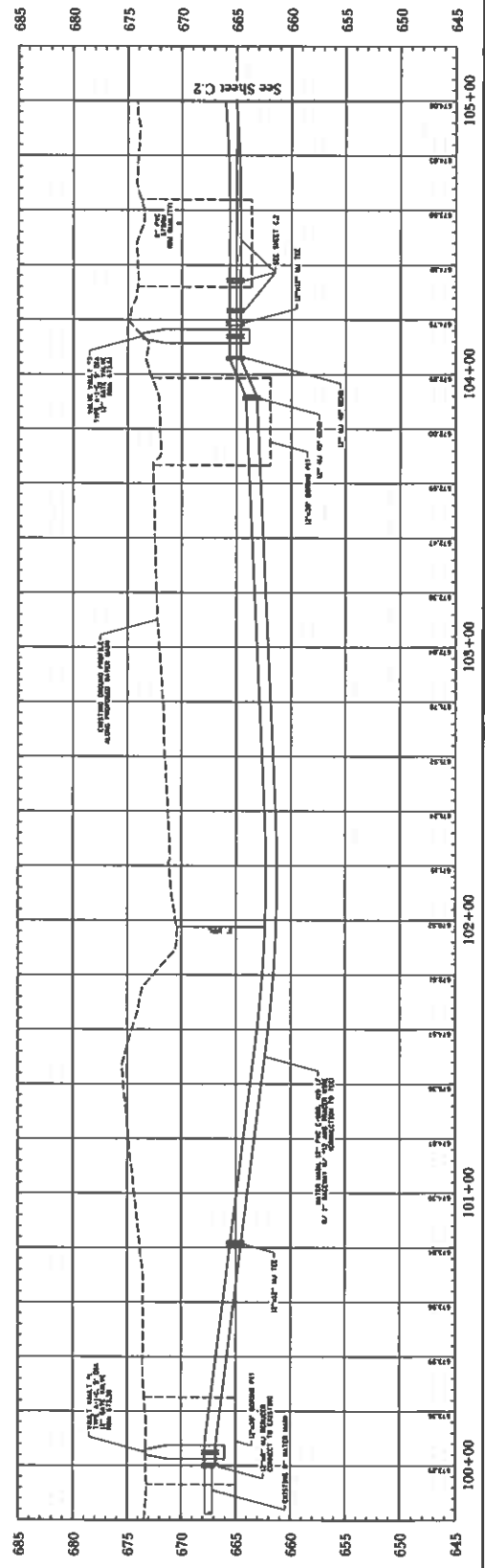
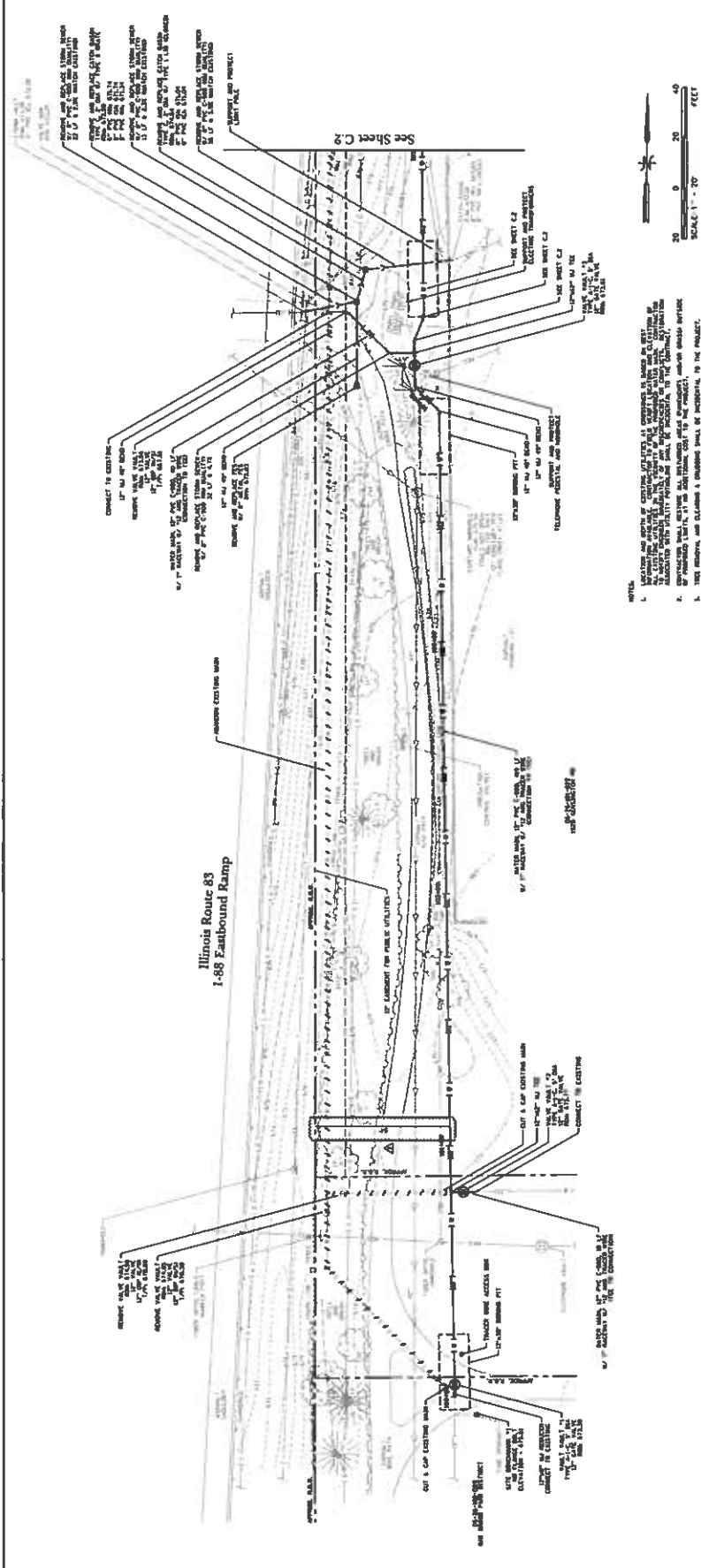
Exhibit A
See attached

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Drawn By	W. J. HARRIS
Check By	W. J. HARRIS

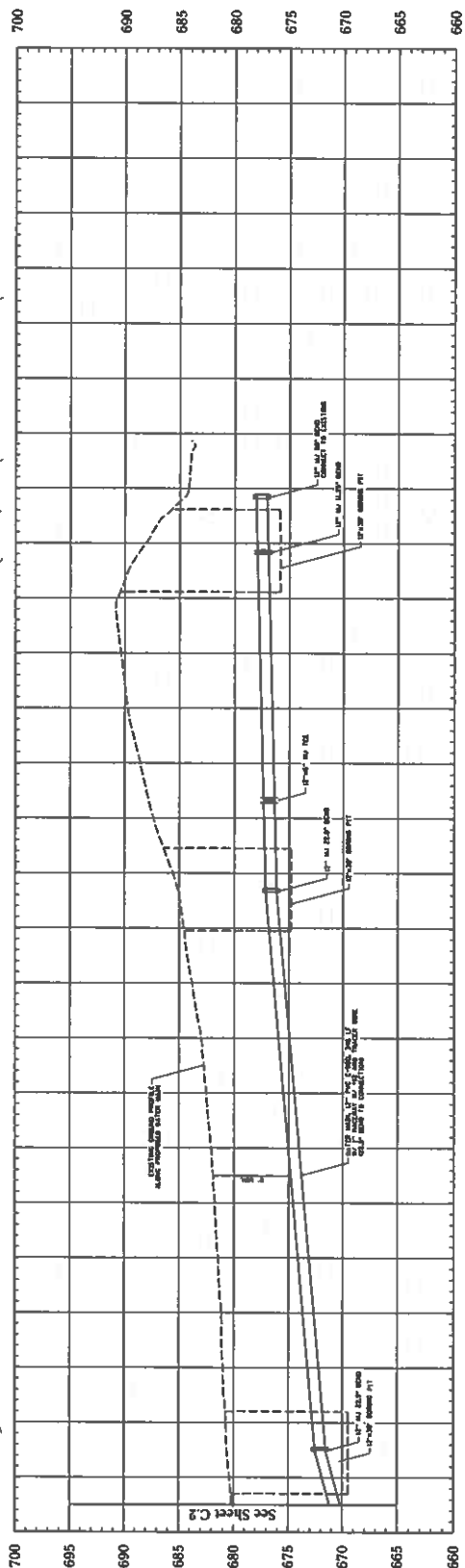
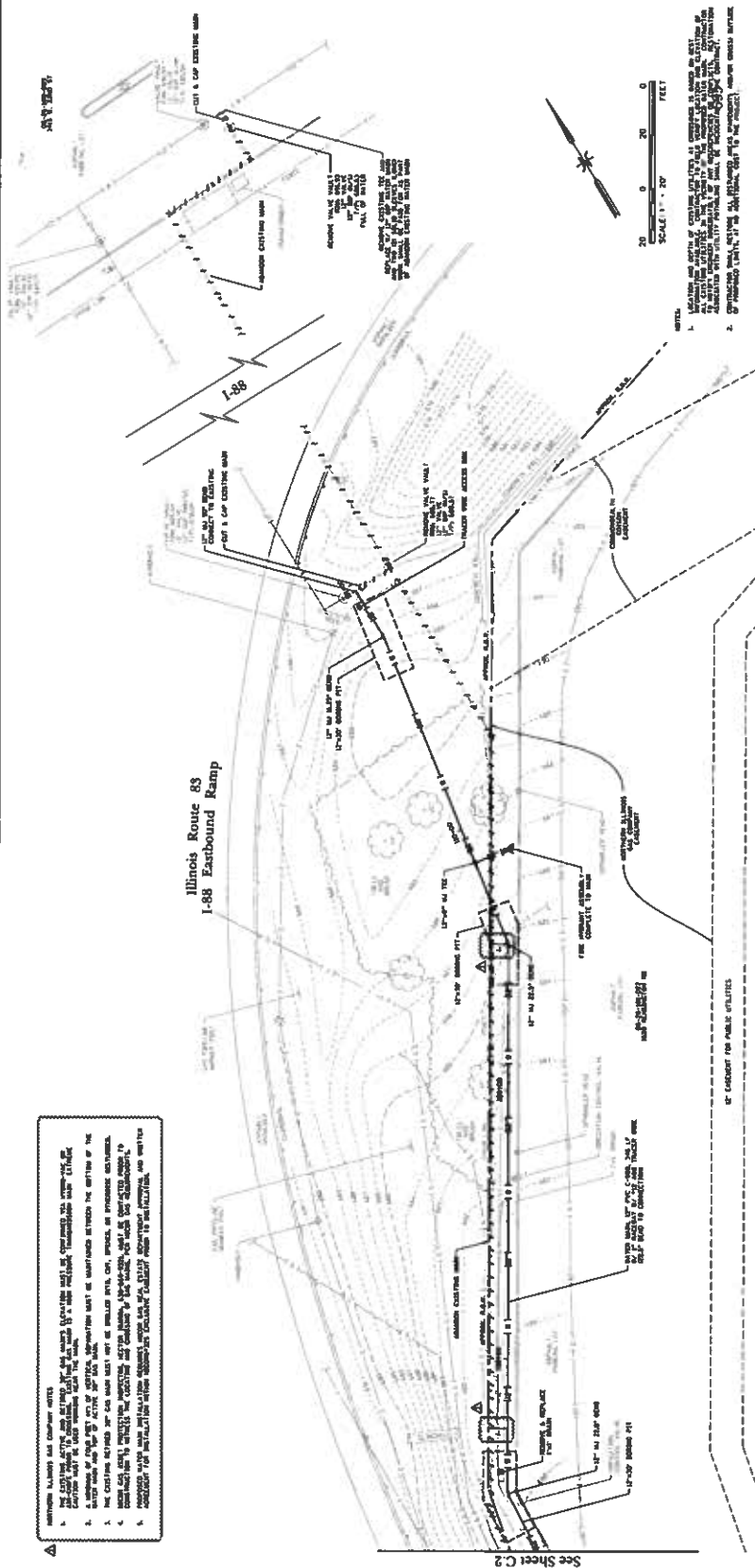
Route 83 and I-88 Water Main Replacement
 Water Main Plan and Profile
 Oak Brook, DuPage County, Illinois



PROJECT NAME	ROUTE 83 AND I-88 WATER MAIN REPLACEMENT
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SHEET NO.	C.1
DATE	11/17/11
DESIGNED BY	W. J. HARRIS
CHECKED BY	W. J. HARRIS
APPROVED BY	W. J. HARRIS
SCALE	AS SHOWN



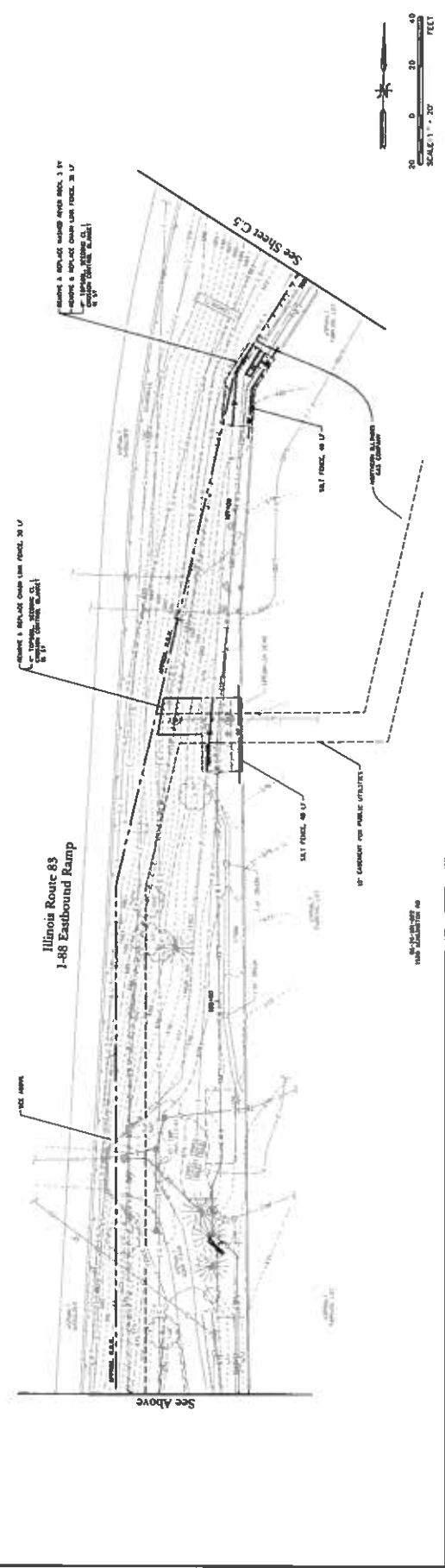
Route 83 and I-88 Water Main Replacement
Water Main Plan and Profile
Oak Brook, DuPage County, Illinois

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Route 83 and I-88 Water Main Replacement
Restoration Plan
Oak Brook, DuPage County, Illinois

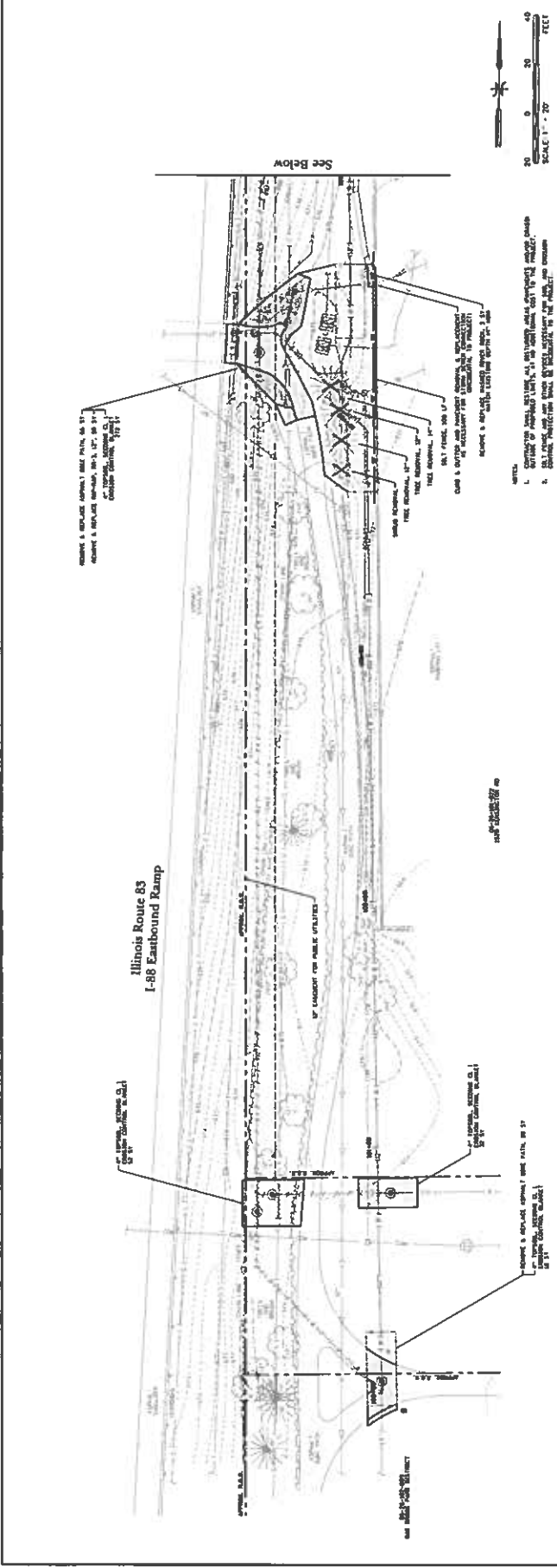
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Plot Date	11/27/11
Scale	1" = 30'
Sheet Number	

HYDROTECH
ENGINEERS AND SURVEYORS
11111 N. LEXINGTON AVE., SUITE 100
CHICAGO, IL 60631
TEL: (773) 399-1111
FAX: (773) 399-1112

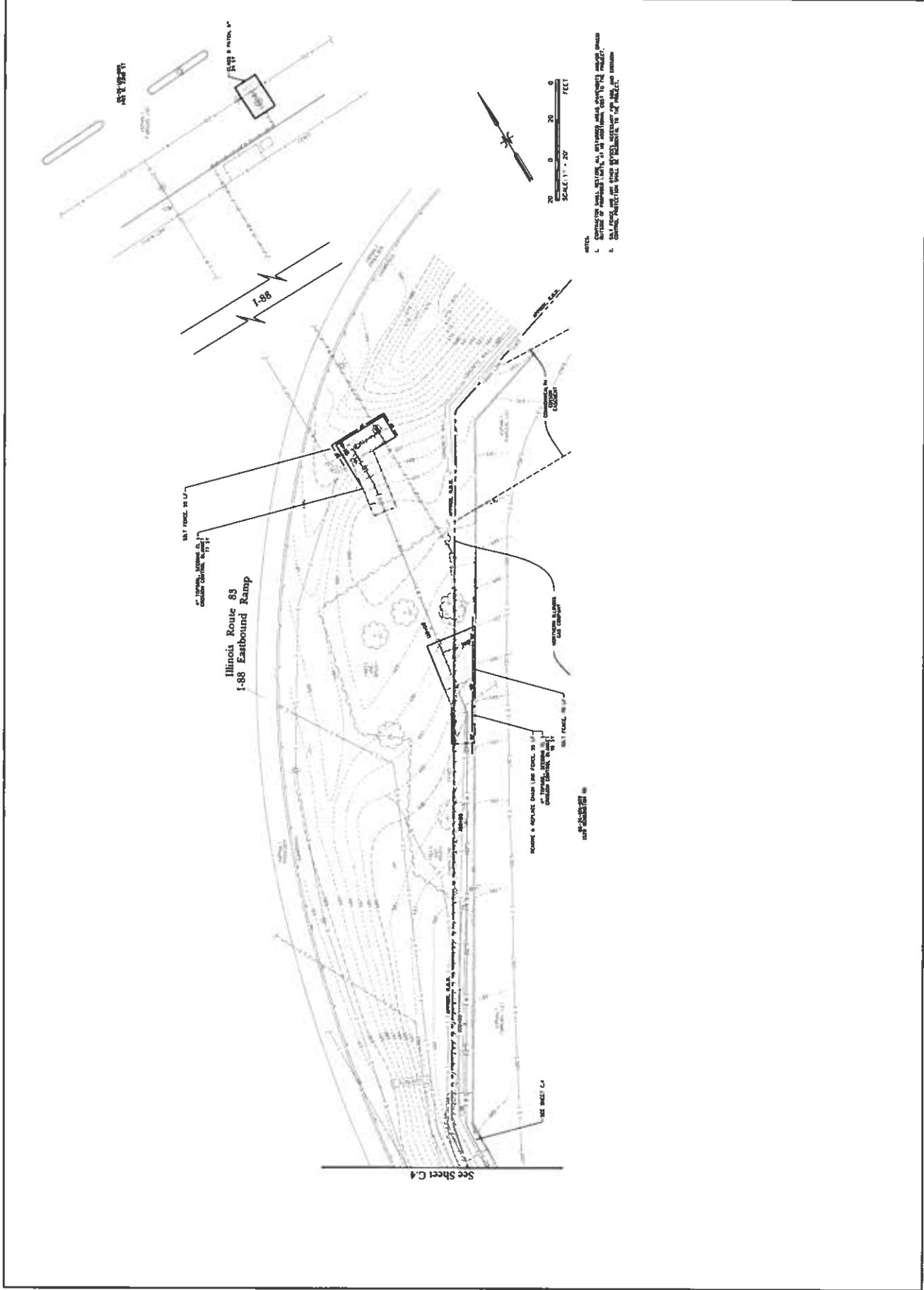


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Route 83 and I-88 Water Main Replacement
 Restoration Plan
 Oak Brook, DuPage County, Illinois



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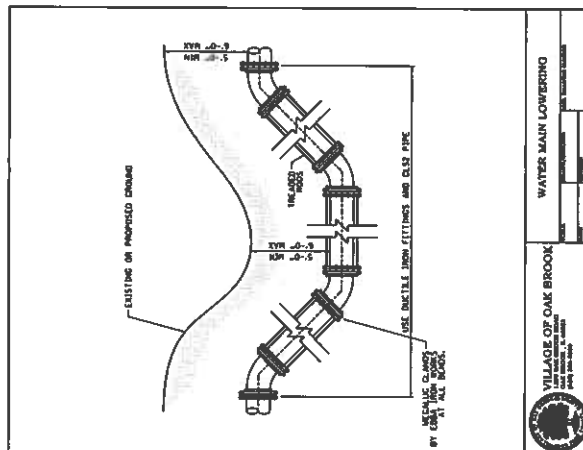


Route 83 and I-88 Water Main Replacement
Details
Oak Brook, DuPage County, Illinois

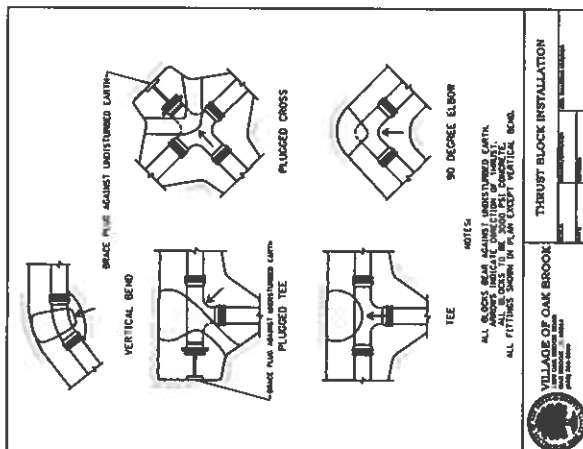
ZIMMERMANN ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
100 WEST 10TH STREET
OAK BROOK, ILLINOIS 60110
TEL: (630) 581-1000
FAX: (630) 581-1001
WWW.ZIMMERMANN-ASSOCIATES.COM

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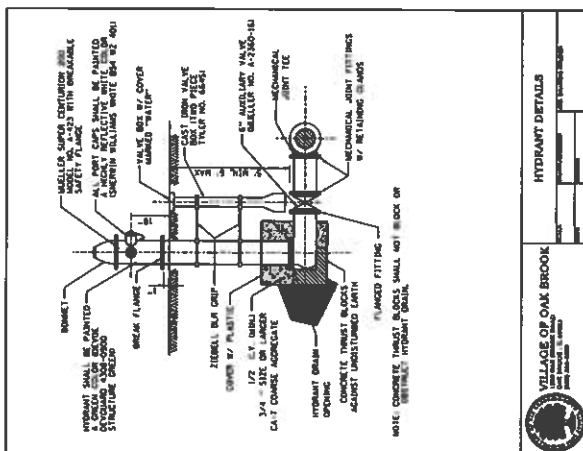
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 VILLAGE OF OAK BROOK 100 East Madison Street Oak Brook, IL 60151 630.584.1000 www.oakbrook.org		HYDRANT DETAILS 100 East Madison Street Oak Brook, IL 60151 630.584.1000 www.oakbrook.org	
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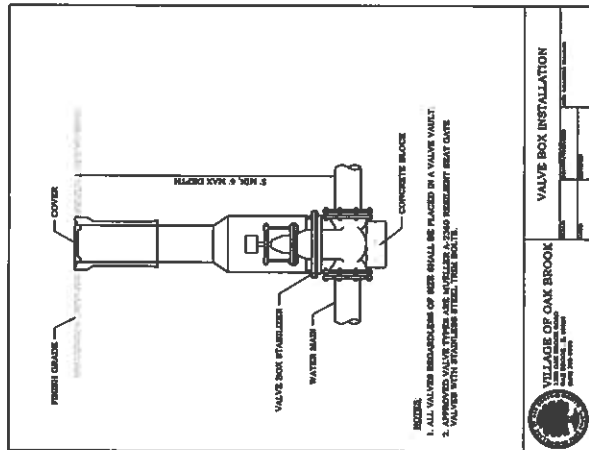


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CHECKED		07/07/20	
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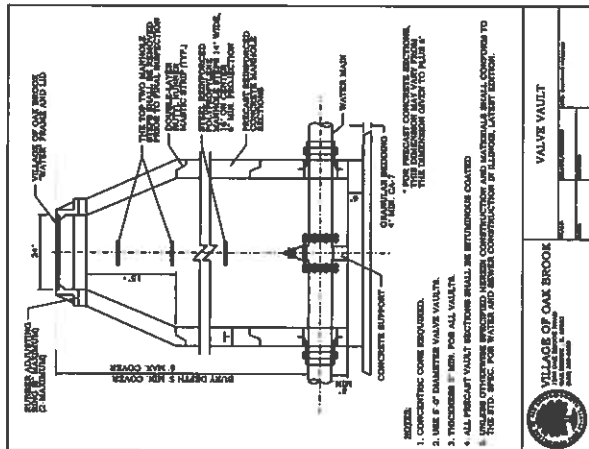


VILLAGE OF OAK BROOK
 1000 EAST MILLER ROAD
 OAK BROOK, ILL. 60151
 (708) 583-6000

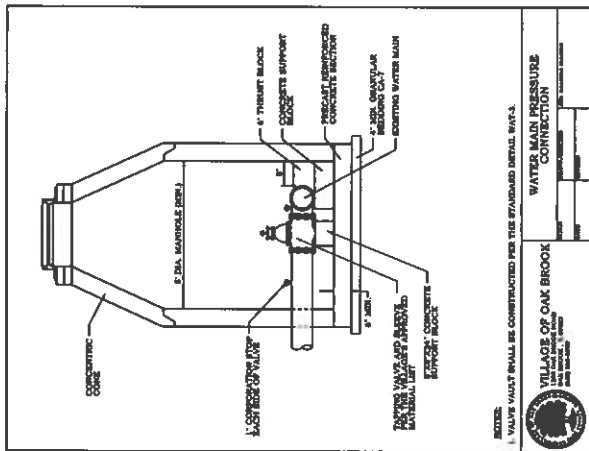
VALVE BOX INSTALLATION



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2	ISSUED FOR BIDDING	07/07/20	



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BY	07/07/20	CHECKED	07/07/20
APPROVED	07/07/20	REVISIONS	
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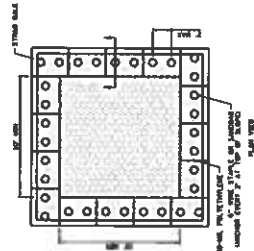
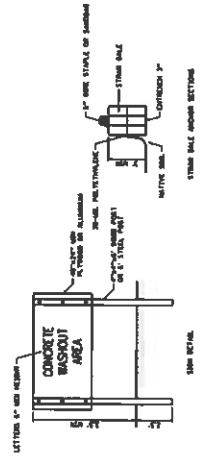
Route 83 and I-88 Water Main Replacement
Oak Brook, DuPage County, Illinois
Details

ZYLOTTER
ENGINEERS AND SURVEYORS
1000 N. LAUREL AVE.
OAK BROOK, ILL. 60110
TEL: (630) 581-1000
FAX: (630) 581-1001
WWW.ZYLOTTER.COM

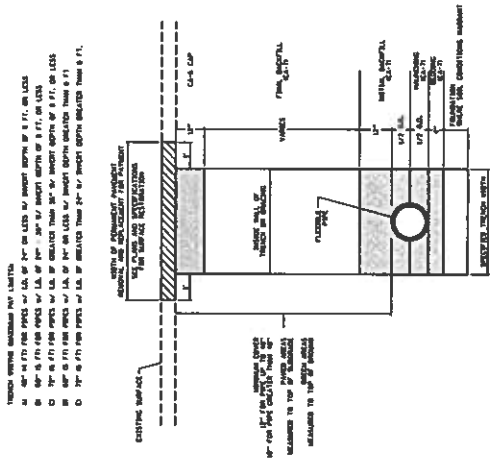
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Temporary Concrete Washout Facility - Straw Bale

- NOTES:
1. THIS FACILITY IS TO BE USED TO WASHOUT TRUCKS AND EQUIPMENT BEFORE THEY ENTER THE PROJECT AREA.
 2. THE FACILITY SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' WIDE AND 10' DEEP.
 3. THE FACILITY SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' WIDE AND 10' DEEP.
 4. THE FACILITY SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' WIDE AND 10' DEEP.
 5. THE FACILITY SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' WIDE AND 10' DEEP.

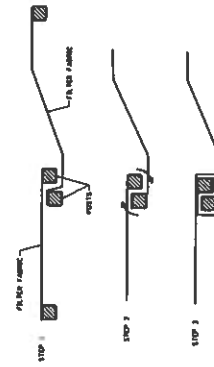


Pipe Installation

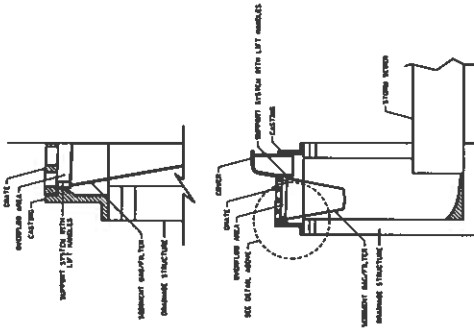


Silt Fence Splicing

- NOTES:
1. THE SILT FENCE SHALL BE SPliced AT THE END OF EACH SECTION.
 2. THE SILT FENCE SHALL BE SPliced AT THE END OF EACH SECTION.
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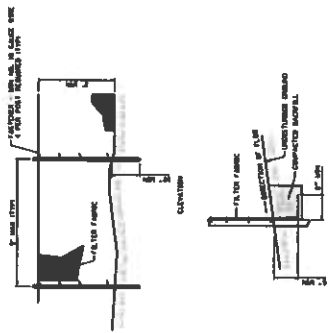


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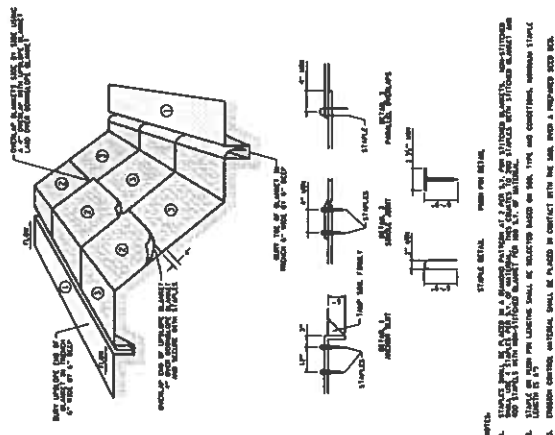


Silt Fence

- NOTES:
1. THE SILT FENCE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' WIDE AND 10' DEEP.
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 5. THE SILT FENCE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10' WIDE AND 10' DEEP.



Erosion Control Blanket Installation





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 24, 2024

SUBJECT: Resolution Authorizing an Illinois Transportation Enhancement Program (ITEP) Grant Application

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2236, A Resolution authorizing an Illinois Transportation Enhancement Program (ITEP) Grant Application

Background/History:

Illinois Transportation Enhancement Program (ITEP) grants are for pedestrian/bicycle facilities (on-road and off-road). ITEP funds projects through a bi-annual competitive cycle with the application submittal period opening in the late summer of every even numbered calendar year. The goal of the Illinois Transportation Enhancement Program (ITEP) is to allocate resources to well-planned smaller scale, but critically important, projects that provide and support connected alternate modes of transportation that are safe for all users, enhance the transportation system, as well as to improve the quality of life for members of the communities impacted. ITEP requires sponsors to coordinate efforts to develop and build safe, equitable, valuable, and functional facilities in a timely manner. To be eligible for state funding, the grant application requires the Village to approve a Resolution of Authorization.

The Village of Oak Brook is a prime destination for users of our shared use pedestrian/bike path system and is also part of the Salt Creek Greenway Trail. The Salt Creek Greenway Trail is nearly a 25 mile-long, regional pedestrian/bicycle trail that extends from Busse Woods in Elk Grove Village to the Brookfield Zoo in Brookfield, Illinois. It serves as a key link in the development of a 210-mile integrated trail network in Northeast Illinois that includes the Illinois Prairie Path and the Great Western Trail. The section of the Shared-Use path that the Village is planning to improve through this grant is along York Rd from 22nd Street to Oak Brook Road (31st St). This area is currently unpaved. The current Shared-Use path runs between York Rd and the Oak Brook Golf Course. If approved, this project would bring the path up to current

construction standards as well as compliance with the Americans with Disabilities Act (ADA).

Recommendation:

Staff recommends that the Village Board approve Resolution R-2236, A Resolution authorizing an Illinois Transportation Enhancement Program (ITEP) Grant Application

Attachments:

1. 2024-PW-ITEP-GRNT-R-2236 9-24-24

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2024-PW-ITEP-GRNT-R-2236

A RESOLUTION
IN SUPPORT OF AN ILLINOIS TRANSPORTATION
ENHANCEMENT PROGRAM (ITEP) GRANT APPLICATION
FOR BICYCLE AND PEDESTRIAN IMPROVEMENTS

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 24th day of September 2024

RESOLUTION NO. 2024-PW-ITEP-GRNT-R-2236

A RESOLUTION
IN SUPPORT OF AN ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP)
GRANT APPLICATION FOR BICYCLE AND PEDESTRIAN IMPROVEMENTS

WHEREAS, the Village of Oak Brook (hereinafter referred to as "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's shared use pedestrian/bike path system is part of the Salt Creek Greenway Trail, a nearly a 25 mile-long, regional pedestrian/bicycle trail that extends from Busse Woods in Elk Grove Village to the Brookfield Zoo in Brookfield, Illinois;

WHEREAS, the Village desires to participate in the reconstruction of bicycle and pedestrian facilities with crosswalk improvements on the west side of York Road, between 22nd Street and Oak Brook Road (31st Street) (the "Project"), to enhance the path network in this area and enhance non-motorized transportation along the York Road corridor;

WHEREAS, the Village is preparing to submit an Illinois Transportation Enhancement Program (ITEP) Grant application that will fund 80% of eligible construction and construction engineering of the proposed improvements with the remaining costs and ineligibles to be paid for with local funds;

WHEREAS, to be eligible for the ITEP Grant, the Village must approve a resolution of authorization;

WHEREAS, Staff recommends the Village President and Board of Trustees (collectively the "Corporate Authorities") approve and authorize the execution of this resolution of authorization for the reasons provided for herein; and

WHEREAS, the Village of Oak Brook Corporate Authorities have determined that the Project is consistent with the strategic plans of the Village are of the opinion that it is in the best interests of the Village of Oak Brook to approve this resolution for the purposes referenced herein.

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

Section One – Recitals

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

Section Two – Approval

The Corporate Authorities does hereby commit to paying up to 20% required local match to complete construction and construction engineering, and all ineligible costs associated with the Project.

Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute any necessary documentation to apply for the state funding referenced herein.

Section Four - Other Actions Authorized

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

Section Five - 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 Six – Effective Date

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

Section Seven - Publication

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

Section Eight – Conflict Clause

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

Section Nine – 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 Ten – Recording

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

PASSED THIS 24th day of September 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of September 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk



OAK BROOK
Illinois

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 24, 2024

SUBJECT: A Resolution Awarding a Professional Engineering Services Agreement to Civiltech Engineering, Inc., Itasca, Illinois for the Village's Roadway Aesthetic and Branding Improvement Concepts.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: \$275,000 was included for Design in 171-90400 in the FY 2024 Budget.

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2229, A resolution awarding a Professional Engineering Services Agreement for the Village's Roadway Aesthetic and Branding Improvement Concepts to Civiltech Engineering, Inc., Itasca, Illinois, in the amount of \$82,203.60, pending final attorney review.

Background/History:

On August 9, 2024, staff requested proposals for the Roadway Aesthetic and Branding Improvement Concepts from the list of ten consultants that were pre-qualified in the applicable engineering disciplines as part of the Village's August 2022 Request for Qualifications for Professional Consulting Engineering Services. The Village wishes to improve the aesthetics and/or add branding features along various roadway corridors in commercial/business areas in the Village. The concept will offer various aesthetic and branding improvements, including landscaped medians, Village gateway and marker signage, improved lighting under viaducts and other viaduct enhancements. The planned improvements will showcase the Village's scenic design and natural landscapes.

The consultant shall develop concept plans for six areas for review and approval by the Village, the public, and the various highway jurisdictional agencies. This work will be completed to obtain concept-level approvals from the applicable jurisdictional agencies, which vary by site. If/when concepts are approved, preparation of detailed design plans for bidding and construction will occur as part of a subsequent contract after another RFP process.

Additionally, the consultant will review alternates for a new 12” watermain that is needed on the east side of Route 83, connecting 16th Street to 22nd Street to complete a loop around Oak Brook Mall to increase fire service flow along Route 83. Three proposals were received on or prior to the September 5, 2024, deadline. Seven of the ten consultants chose not to submit a proposal. Proposed fees are as follows.

Civiltech	Gewalt Hamilton	Thomas Engineering
\$82,203.60	\$124,408.00	\$208,559.79

All proposals were reviewed for consistency of project approach, scope of services, and consultant project experience. All proposals were deemed generally compliant with the Request for Proposals and Village needs.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2229, A Resolution awarding a Professional Engineering Services Agreement for the Village’s Roadway Aesthetic and Branding Improvement Concepts to Civiltech Engineering, Inc., Itasca, Illinois, in the amount of \$82,203.60 pending final attorney review.

Attachments:

1. 2024-PW-AG-AE-RDWY-R-2229
2. 2024.09.05_Roadway Corridor Aesthetics and Branding Improvement Concepts_Civiltech

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2024-PW-AG-AE-RDWY-R-2229

A RESOLUTION
AWARDING A PROFESSIONAL ENGINEERING SERVICES
AGREEMENT TO CIVILTECH ENGINEERING, INC., ITASCA,
ILLINOIS FOR THE VILLAGE'S ROADWAY AESTHETIC AND
BRANDING IMPROVEMENT CONCEPTS

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 24th day of September 2024

RESOLUTION NO. 2024-PW-AG-AE-RDWY-R-2229

A RESOLUTION

AWARDING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT TO CIVILTECH ENGINEERING, INC., ITASCA, ILLINOIS FOR THE VILLAGE'S ROADWAY AESTHETIC AND BRANDING IMPROVEMENT CONCEPTS

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

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

WHEREAS, on August 9, 2024, Staff requested proposals for engineering for the Roadway Aesthetic and Branding Improvement Concepts (the "Services") from the list of ten consultants that were pre-qualified in the applicable engineering disciplines as part of the Village's August 2022 Request for Qualifications for Professional Consulting Engineering Services, and whereby three (3) proposals were received and opened on September 5, 2024;

WHEREAS, of the three proposals that were received, Staff reviewed each for consistency of project approach, scope of services, and consultant project experience;

WHEREAS, Staff has determined that Civiltech Engineering, Inc., of Itasca, Illinois, (the "Company") had submitted the proposal providing the best overall value to the Village for the Services desired, as further detailed in the Professional Engineering Services Agreement (the "Agreement") attached hereto and incorporated herein as Exhibit A;

WHEREAS, Staff now recommends the Corporate Authorities to award the Agreement for the Services to Company, for the reasons provided for herein; and

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

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

Section One – Recitals

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

Section Two – Award of Contract

The Corporate Authorities hereby awards the Agreement, substantially in the form attached hereto and made a part hereof as Exhibit A, to Company for the Services referenced herein.

Section Three – Authorization and Direction

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

Section Four - Other Actions Authorized

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

Section Five - Authorization of Expenditures

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

Section Six - Acts of Village Officials

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

Section Seven – Effective Date

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

Section Eight - Publication

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

Section Nine – Conflict Clause

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

Section Ten – Saving Clause

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

Section Eleven – Recording

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

PASSED THIS 24th day of September 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 24th day of September 2024.

LAURENCE E. HERMAN,
Village President

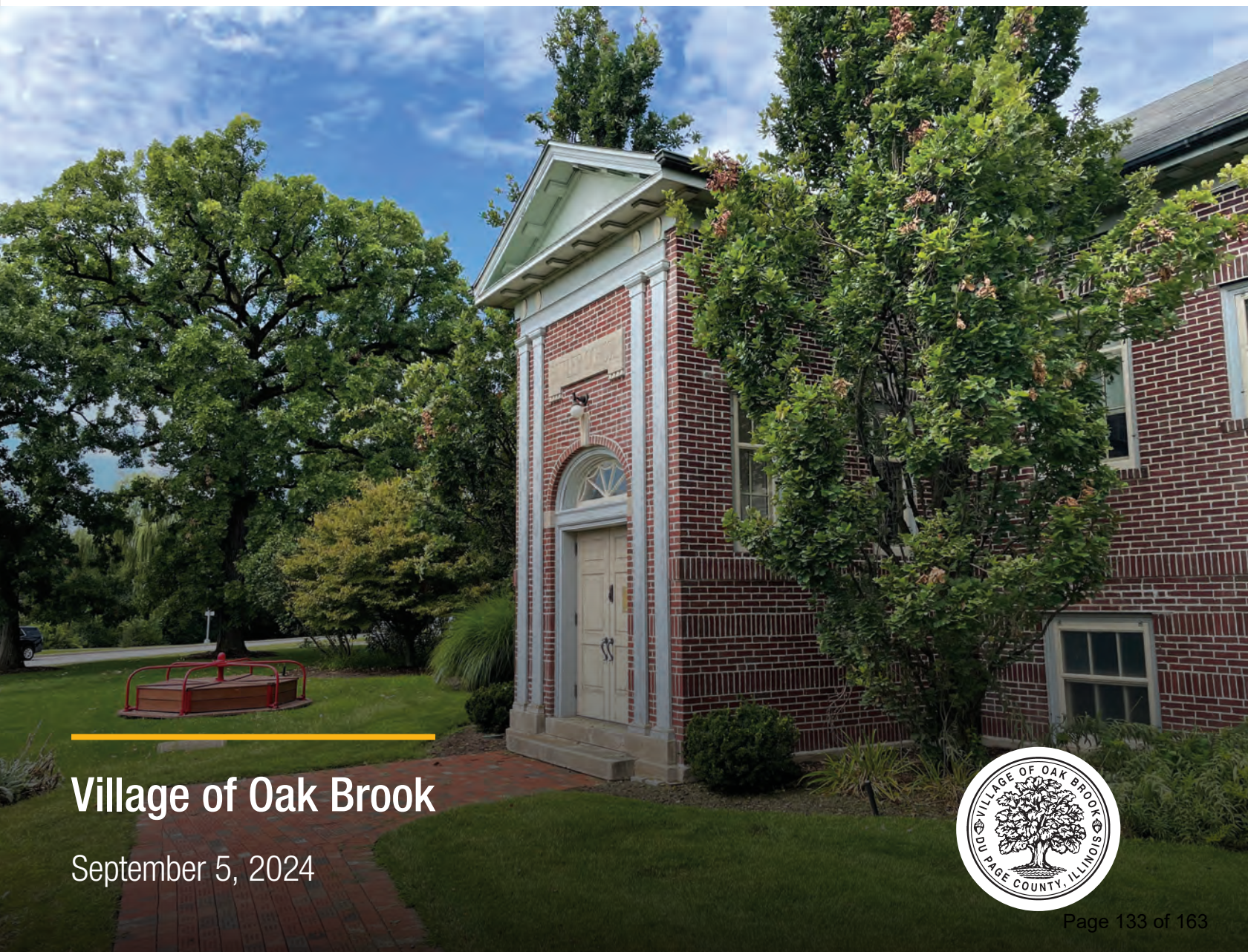
ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]

Roadway Aesthetics and Branding Improvement Concepts



Village of Oak Brook

September 5, 2024





SECTION 1

Cover Letter

Project Understanding and Approach

Scope of Services

Key Personnel

Representative Projects

Project Schedule

Cost Estimate of Consultant Services

Direct Costs and Subconsultant Expenses Table

Attachments

**Date**

September 5, 2024

To

Mr. Tim O'Malley
Public Works Director
Village of Oak Brook Public Works
3003 Jorie Boulevard
Oak Brook, IL 60523
obpw-proposals@oak-brook.org

Re

Request for Proposals
for Professional Consulting
Engineering Services
Roadway Aesthetics and Branding
Improvement Concepts

Civiltech Engineering, Inc.

www.civiltechinc.com



630.773.3900

**Itasca**

Two Pierce Place, Suite 1400
Itasca, IL 60143

Chicago

30 N LaSalle Street, Suite 3220
Chicago, IL 60602

Milwaukee

330 E Kilbourn Avenue
Tower One, Suite 1215
Milwaukee, WI 53202

Follow us on social media.



Dear Mr. O'Malley:

Civiltech Engineering, Inc. enthusiastically submits our proposal for the Village of Oak Brook's **Roadway Aesthetics and Branding Improvement Concepts**. We offer the Village a strong and uniquely suited team that will produce concept designs that will provide a unique and high-level aesthetic improvement, while also being implementable and adhering to roadway design and agency requirements.

We will bring many team members to this project with familiarity working in the Village of Oak Brook, including **Lissa Sweeney, AICP, LEED AP** who is currently running the Oak Brook Multi-Use Path and Bike Route Master Plan. Our team will also include **Josie Willman** for public engagement and graphics, as well as **John Magill** as Landscape Designer. John and Josie have both worked closely with our planning team in the Village of Oak Brook. John also brings experience working on aesthetic and branding projects in the Village of Elk Grove Village, as well as projects in Glen Ellyn, Schaumburg, Joliet and Naperville. John will work closely with the Village to develop design concepts that are dynamic, and fully coordinated with the constraints and requirements that these spaces feature.

Our team also includes **Keith Nowakowski** for Branding and Graphics. Keith is Civiltech's Creative Director on our marketing team and has expertise in the development of branding, graphics and logos. Keith brings over 20 years of experience working in the advertising, branding and marketing industry, including developing branding for the Downtown Naperville Alliance, DuPage Medical Group, and the Village of Lemont.

Overall, our multidisciplinary team consists of Landscape Architects, Engineers, Planners and Creative experts. We bring a diverse staff armed with creative energy and can deliver all of this without utilizing subconsultants. Our expansive in-house expertise in these areas will allow us to quickly respond and deliver results that are fully coordinated across all disciplines. Also, with a staff of over 140, Civiltech has a deep bench of talent from a wide range of disciplines available to provide any additional consulting, support and expertise that may arise.

As Director of Landscape Architecture Services, I will be bringing my own 25 years of experience developing and designing streetscapes, community branding and identifiers and landscape designs to the project. I have experience working on projects throughout our region, most recently for the Village of Glen Ellyn, City of Joliet, City of Naperville and the City of Chicago. I am passionate about providing the highest level of quality for our clients and am able to answer any questions regarding this proposal. Please call me with questions at 312.564.3698, or contact me by email at phutchinson@civiltechinc.com. Thank you for your consideration of our proposal. We are very excited for the opportunity to provide consulting services to the Village of Oak Brook on this project, and as stated above, we believe we offer the perfect team of professionals, as well as relevant experience that will be a benefit to the Village.

Very truly yours,

Phillip J. Hutchinson, PLA
Director of Landscape Architecture Services
CIVILTECH ENGINEERING, INC.



SECTION 2

Cover Letter

Project Understanding and Approach

Scope of Services

Key Personnel

Representative Projects

Project Schedule

Cost Estimate of Consultant Services

Direct Costs and Subconsultant Expenses Table

Attachments



OAK BROOK AESTHETIC AND BRANDING CONCEPT DESIGN APPROACH

Our approach to the Village of Oak Brook's Aesthetic and Branding design is rooted in the principals of placemaking. Each of the six sites is an opportunity to create unique spaces, elements and features that will help establish and reinforce the identity of the Village of Oak Brook. Our design approach is to create an overall cohesive family of design elements that will create a sense of uniformity across the sites, while having unique details specific to the context of each location.





Proposal for Professional Consulting Engineering Services
Roadway Aesthetics and Branding Improvement Concepts

Village of Oak Brook



We have a strong familiarity with the Village of Oak Brook

We have extensive experience providing Phase I, Phase II, and Phase III Engineering services to Oak Brook including our work on York Road, Harger Road, and 31st Street. Currently, Civiltech provides the Village with in-house engineering services and is completing the Village Multi-Use Path and Bike Route Master Plan. Our work and familiarity with the Village helps us better understand how these unique placemaking opportunities can be developed. We have experience in Oak Brook talking to the community and seeking input from residents on these projects, and that provides our team with insights into community priorities and how best to gather public and stakeholder input for Aesthetics and Branding design.



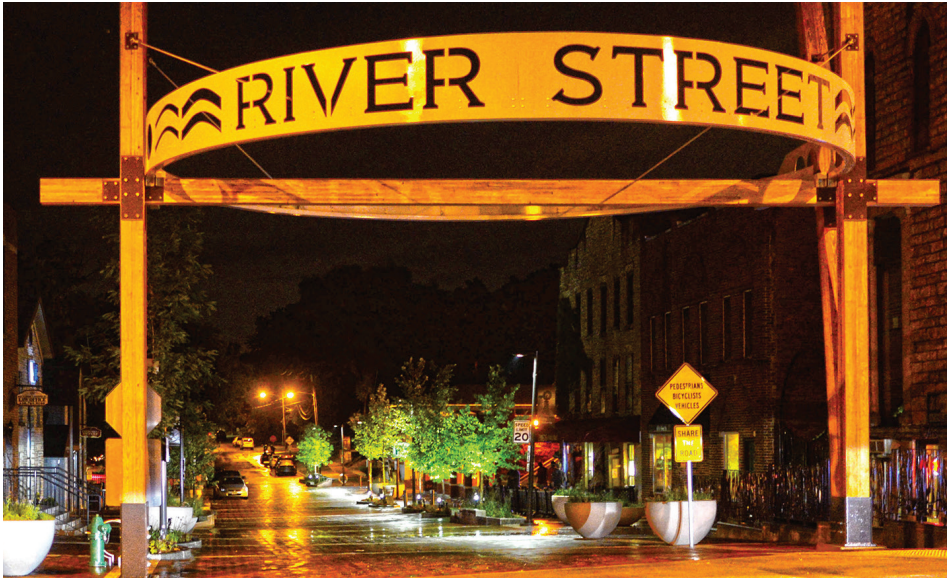
Our team brings exceptional institutional knowledge of Oak Brook infrastructure, standards, and expectations and an outstanding working relationship with Village staff.



We understand the project goals

Phil Hutchinson, our Director of Landscape Architectural Services, has years of experience designing, refining and implementing projects like this. A cornerstone of his design philosophy is to seek out placemaking opportunities in public right of way spaces, and his projects range from designing small details to large over-the-road gateways. Phil understands how to develop designs that work within the constraints of roadway design standards and the rigid requirements that agencies have. Phil will work to develop designs that are compatible with the history, context and overall aesthetics of Oak Brook, while providing new and dynamic ideas to create a unique sense of place.

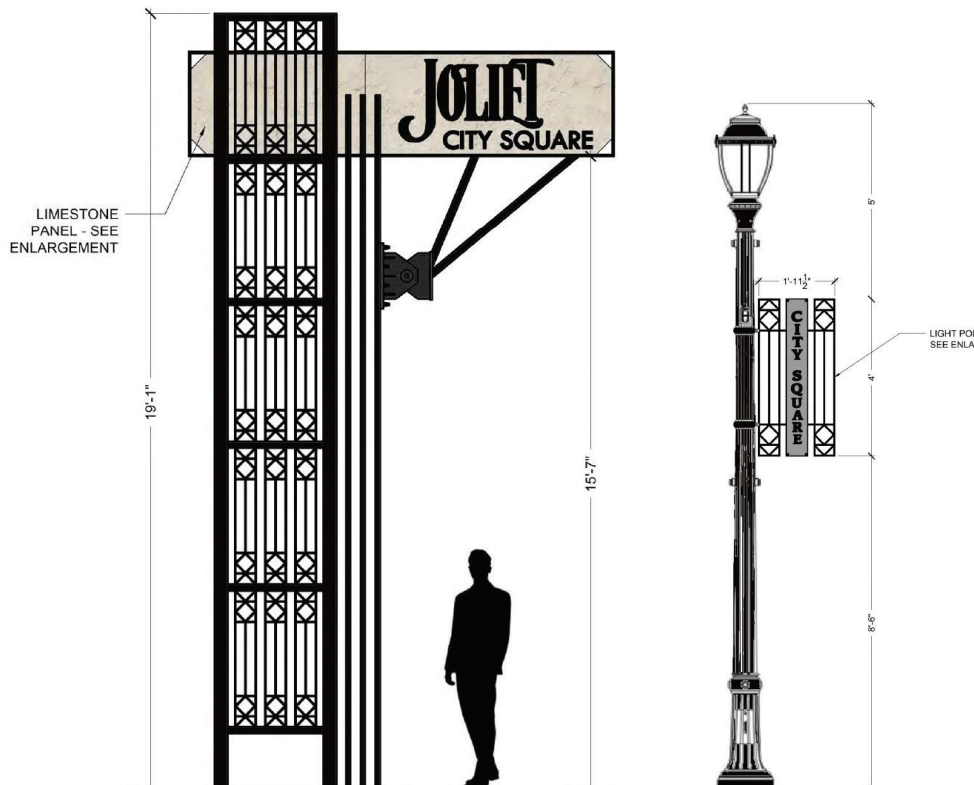
The six sites selected for proposed improvements each present unique landscape and urban design opportunities to establish and enhance the aesthetics and branding of the Village of Oak Brook. Our design team will carefully evaluate each site and the surrounding areas to ensure that our designs are complementing the existing context. The design of new planted medians and landscape space will be developed in conjunction with concepts for Village identification monumentation to create a softer, more welcoming gateway into the Village of Oak Brook that conveys the identity and aesthetics of the community while highlighting the use of trees and native plants .



Jackson Park - Proposed Underpass Planting Palette

			MIX 1: COREOPSIS LANCEOLATA, BOUTELOUA CURTIPENDULA AND LIATIS CYLINDRACEA
			MIX 2: SCHIZACHYRIUM SCOPARIUM, PENSTEMON HERCUTUS AND SPOROBOLUS HETEROLEPIS
			MIX 3: ALLIUM CERNUUM, CAREX PENNSYLVANICA AND AQUILEGIA CANADENSIS
			MIX 4: SILENE REGIA, LUPINUS PERENNIS AND DIERVILLA LONICERA
			MIX 5: Zizia aurea, Baptisia alba var. macrophylla and Symphyotrichum ericoides





Community Based Design Approach

Civiltech prioritizes a community based design approach that involves actively engaging with local residents and stakeholders to create solutions that reflect the community's unique needs, values and aspirations. This approach fosters collaboration, ensuring that the resulting

designs are culturally relevant, sustainable, and widely supported by the community.

A community based design approach will provide design inspiration that can be developed into materials and details to form the backbone of community identifiers. Collaboration with community members and stakeholders will arm the design team

with the information and tools necessary to provide design options that resonate with their shared sense of identity and pride. The resulting designs can serve as unifying symbols that foster a sense of place and help visually communicate a community's presence and identity to both residents and visitors.





Proposal for Professional Consulting Engineering Services
Roadway Aesthetics and Branding Improvement Concepts

Village of Oak Brook



We prioritize functional designs that look great

Civiltech's team of Landscape Architects and engineers will evaluate and develop a palette of materials for planting and design elements that are a reflection of the local community and character of Oak Brook. Our team has experience working in communities throughout the Chicago region and we know how to balance aesthetics with functionality. The weather extremes in our region place unique demands on materials and maintenance that our design teams will consider when proposing and developing landscape designs. Providing designs that are functional and maintainable is a key priority and critical for ensuring the future success of every design project that we are involved in.

Our design team prioritizes collaboration

Starting with the site evaluations and continuing through community engagement, evaluating roadway standards, utility conflicts and agency coordination, Civiltech has extensive experience working with clients and communities to deliver designs that are fully coordinated and ready for construction.

Our design team is comprised of in-house experts with extensive experience working in all areas of community identifier design, aesthetics, branding, utility design, drainage design and agency coordination. By providing these services in-house, we are able to be highly responsive and provide collaborative designs that achieve all of the complex goals that these projects present.





SECTION 3

Cover Letter

Project Understanding and Approach

Scope of Services

Key Personnel

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Cost Estimate of Consultant Services

Direct Costs and Subconsultant Expenses Table

Attachments



ANTICIPATED SCOPE OF SERVICES

The proposed scope for this Aesthetics and Branding concept development project is outlined below.

The goals of this project are to develop design options to establish a cohesive aesthetic and branding design that will be utilized for monument signage, community identifiers and other placemaking opportunities at various sites within the Village. We will accomplish this by studying each of the sites to evaluate feasibility, generating multiple design concepts that are coordinated with utility and agency requirements, and developing graphics, renderings and exhibits to present ideas and solicit feedback from the public. Our designs will then be refined and submitted to the Village, IDOT and the Illinois Tollway for concept level approvals.

Following are highlights of what a potential scope of services will entail.



Task 1:

Data Collection and Early Coordination

Our first step will involve coordinating a kick-off meeting with the Village and scheduling site visits to each of the 6 sites being considered. We will obtain and review digital aerial photography, record/as-built roadway and structure plans and any GIS information and develop base plans to utilize during those site visits. Once on site, we will photograph each site, and start to consider potential locations for the proposed improvements and evaluate how those will fit into the overall context of each location.

During this phase we will also submit a Design-Stage JULIE utility locate and review utility atlas plans to identify any utilities within the areas of proposed improvements to gain an understanding of any design constraints or coordination that will be required.

Task 2:

Develop and Identify Village-Preferred Concept Plan

This task will develop design alternates for the 6 sites selected for proposed improvements. We will work to develop initial design concepts and evaluate those ideas with our internal design teams to identify opportunities and ensure concepts are adhering to design standards and accounting for any constraints. Designs for the six selected sites will be developed concurrently, allowing us to produce cohesive design elements that will carry throughout each of the individual components. For each site we will develop site-specific design elements, prepare a conceptual landscape plan with a proposed species palette, and develop preliminary costs.

a. IL Route 83 from 22nd Street to 16th Street

This location features the design of a center lane raised barrier planted median, and our design team will evaluate options for maximizing landscaping space while working within the constraints of roadway design standards. This location will also include the conceptual layout and routing for a new 12" watermain on the east side of Route 83 from 16th to 22nd streets.

b. Monument signage at IL Route 83 and 22nd St intersection

In coordination with sites (d) and (e), our design team will develop three unique concepts for village branding and signage that can be incorporated into landscaped areas at the SW and NE corners of this intersection. This design work will include developing concepts that incorporate electronic message displays and will be developed using 3D modeling software to evaluate concepts in all dimensions.



c. Detention basin at NE corner of Route 83 and 22nd street

This area will feature the design of a dry bottom detention basin that provides an opportunity to create a unique landscape space featuring native plants and trees.

d. Monument signage at the NW corner of 22nd St and York Rd

In coordination with sites (b) and (e) we will develop three unique concepts for a vertical community identifier to be installed at this location, along with adjacent landscape spaces. The designs will be developed using 3D modeling software to evaluate concepts in all dimensions.

e. I-88 bridge viaduct over 22nd St

In coordination with sites (b) and (d) we will develop three unique concepts for a signage, branding and aesthetic treatments to the bridge structure that carries I-88 over 22nd street and landscape treatments to the areas immediately adjacent to the bridge. The designs will be developed using 3D modeling software to evaluate concepts in all dimensions

f. York Street Dover to I-88/I-294 Connector

This section of York Street will include developing a more robust planting design for the existing turf and tree planted medians that will enhance the overall aesthetics. This site also will include the evaluation of existing trees on 22nd St to provide recommendations for preservation and/or removal/replacement.

We will work with the Village to develop materials and messaging that will help highlight the project and provide opportunities for community feedback.

Task 3:

Public Involvement

a. Advertisements for use on Village website, newsletters, etc

We will develop advertisements that highlight the project goals and scope, to publicize the project and solicit feedback

b. Project brochures:

Our team will develop text, graphics and imagery and compile that into project brochures that provide an overview of the proposed improvements and ways that feedback can be provided

c. Display exhibits:

Our public engagement team will work closely with our Landscape Architects to develop display exhibits highlighting the proposed improvements for use at public meetings and community events.

d. Attend public meeting, prepare meeting summary and disposition of comments:

Our Public Engagement team, along with our Landscape Architecture team, will attend and present proposed designs at a public meeting to solicit and receive feedback and answer questions about the proposed improvements. After the meeting or team will produce a summary of feedback received, and provide responses to comments.



Task 4:

Submit Preferred Concept Designs to Jurisdictional Agencies for review/approval

This task will involve incorporating feedback received from the public involvement, and refining the designs into a concept plan design package that will be submitted to the Village, IDOT and the Illinois Tollway (for item e). Our team will coordinate the preparation of a pre-final concept design package submittal for comments. Once comments are received from the village and/or agencies, our team will provide design refinements and a disposition of comments, and produce a final concept design package that will be submitted for final approval.

Task 5:

Meetings and General Project Coordination

We will manage all aspects of this project and ensure it is a successful process with desired outcomes and deliverables. We will setup virtual coordination meetings with the Village Development Services project team, as well as meetings with IDOT and the Illinois Tollway to review and discuss the proposed improvements.

Civiltech takes pride in delivering reports, studies and contract documents of the highest quality to our clients. Our QC/ QA program includes reviews by experienced transportation design professionals not involved with the project. Our interdisciplinary team of landscape, traffic, geometric, and structural engineers typically review concept designs for feasibility and to ensure successful future design development.





ANTICIPATED SCOPE OF SERVICES

Task 1

- Kick-Off Meeting Agenda, Minutes, Materials
- Data Request List
- Photographs from each site
- JULIE utility locate request
- Utility atlases

Task 2

- Color rendered concept design layout plans for roadway and landscape areas
- 3D perspective sketches for proposed monument signs, community identifier and viaduct improvements
- Color rendered sections/elevations for the detention basin design, planted median designs, monument signs and viaduct improvements
- Proposed planting palette for trees, shrubs, perennials and grasses
- Cost estimates and quantities for all aspects of the proposed improvements

Task 3

- Advertisements delivered in digital file formats compatible with the intended use
- Project brochures will be developed with text, graphic and images and provided in PDF format and printed for distribution at the public meeting
- Display exhibits will be developed with text, graphics and images illustrating the proposed designs, and provided in PDF format and printed in large scale format, clipped to boards for use at the public meeting or other community events
- Meeting summary and disposition of comments will be provided in digital format

Task 4

- Concept plan submittals will be developed in digital PDF format following the standards set by IDOT and the Illinois Tollway, showing all proposed improvements





SECTION 4

Cover Letter

Project Understanding and Approach

Scope of Services

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Cost Estimate of Consultant Services

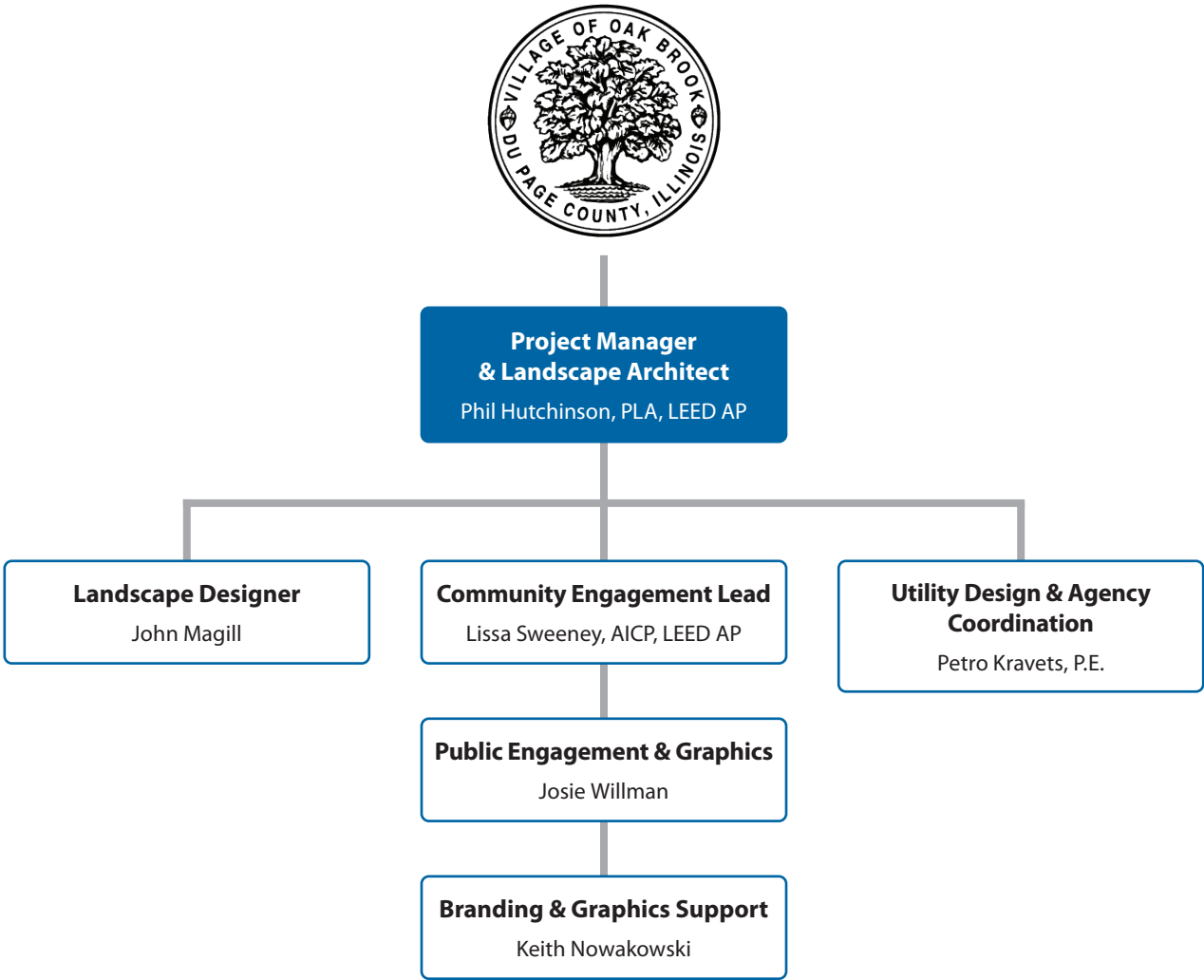
Direct Costs and Subconsultant Expenses Table

Attachments



KEY PERSONNEL

Organizational Chart





PROJECT TEAM



Phil Hutchinson, PLA, LEED AP | Project Manager & Landscape Architect

Phil is the Director of Civiltech's Landscape Architecture Services department and will serve as Project Manager for this project. Phil brings extensive experience in the landscape architecture field and in leading the urban design and landscape architecture components of streetscape projects. He specializes in designing and developing pedestrian environments, community identifiers and gateways for streetscape projects in historic settings, and green infrastructure elements. His talents ensure that streetscape and urban environment improvements include community identity and sense of place as leading design factors. Phil is passionate about designing from a bike/pedestrian point of view in addition to the transportation experience. In addition to leading the Landscape Architecture department, Phil manages Civiltech's growing digital rendering team.



John Magill | Landscape Designer

John will serve as a Landscape Designer for this project. John specializes in landscape design with an ecological and sustainability focus, which he brings to multimodal transportation planning projects to help the team holistically consider all potential opportunities of roadway projects. In addition, he excels in graphic presentations, streetscape design, community identification, and custom site furnishings.



Lissa Sweeney, AICP, LEED AP | Community Engagement Lead

Lissa is a public involvement industry leader in Civiltech's Transportation Planning department. Lissa's talent lies in bringing multiple stakeholders to the table, guiding them through complex issues and advocating for creative solutions and action. She is passionate about improving the built environment and has managed many transportation and sustainability projects. As a certified planner (AICP), Lissa takes a holistic approach to projects. Her experience in the not-for-profit, private and public sectors positions her to implement innovative and custom approaches for each client. Lissa brings experience in complex multimodal planning and design projects with a focus on the safety and accessibility of all users and a multitude of heavily-engaged stakeholders with her work on Civiltech's North DuSable Lake Shore Drive Phase I Study.



Josie Willman | Public Engagement and Graphics

Josie brings her infographic and visual presentation talents to make our planning projects digestible and exciting. She also brings an analytics background to transportation planning, and is a published co-author on pedestrian and bicycle crash papers. She has extensive experience conducting research and developing strategies to encourage walking and bicycling as viable commute options. She has experience with multimodal planning, including pedestrian, bicycle, freight, and transit design.



Keith Nowakowski | Branding and Graphics Support

Keith is Civiltech's Creative Director and is responsible for company branding and printed marketing collateral including proposal graphics, advertisements, brochures, exhibits, direct mail pieces, and newsletters. In addition, he handles web and interactive projects such as updates to the company website, project websites, PowerPoint presentations, and email blasts. Keith specializes in creating visual presentations to utilize as engagement tools.



Petro Kravets, P.E. | Utility Design and Agency Coordination

Petro has worked for Civiltech since May 2008, where his duties involve plan and special provision preparation, geometric design, drainage design, and cost estimating. His experience includes a wide range of projects of varying scope, from large Federal Aid projects to small local let Municipal designs. Petro has significant expertise in taking advantage of 3D modeling tools to streamline and improve the design process.



SECTION 5

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Proposal for Professional Consulting Engineering Services Roadway Aesthetics and Branding Improvement Concepts

Village of Oak Brook

Project Experience



Northcenter Town Square Chicago Department of Transportation

Creating a Place for People. Civiltech provided Design Engineering and Landscape Architecture services to transform an under utilized vehicular space into a vibrant pedestrian plaza in Chicago's Northcenter neighborhood.

West Belle Plaine Avenue has been repurposed into a pedestrian environment and the adjacent existing plaza has been rehabilitated. The combined area creates a dynamic new pedestrian plaza providing the neighborhood with formal and informal gathering spaces and an event venue. Improvements included raising W. Belle Plaine Avenue to align with the existing plaza, thus increasing its size; replacing pavement within the plaza; and installing an informal children's play area. Additional improvements included upgraded lighting, site furniture, custom signage, a stage with an additional power supply, a raised seating area, fencing, and decorative paving consisting of pavers, scored concrete, and painted surfaces. Landscape improvements included the addition of shade trees.

The Northcenter Town Square Final Concept Design and Summary, prepared by PORT Urbanism (Port), was submitted in August, 2017. The study looked at site context, existing conditions, site challenges, and the ways in which the site was being utilized, including community programs and events. Civiltech included PORT Urbanism on our team to ensure that the design process was a seamless extension of the Final Concept Design and that our work began with a strong understanding and continuity of the early design studies and community input.

Civiltech's scope of services included Phase II Design Engineering and Landscape Architecture. The contract plans and specifications were prepared in accordance with CDOT's Complete Streets and Sustainable Urban Infrastructure Design Guidelines.

Client Contact

Lubica Benak • Chicago Department of Transportation
lubica.benak@cityofchicago.org • 312.742.2837



City Square City of Joliet

Creating an Urban Green Oasis for all Joliet Residents. Civiltech is currently working with the City of Joliet to design City Square, converting a parking lot into a vibrant gathering space in the heart of the city.

The design of City Square builds upon the 2018 Chicago Street Corridor Plan to create a "green oasis" in the city center, serve as an urban quad for students from nearby institutions, and provide a place of respite for local employees and residents. It will also transform into an entertainment venue for local and regional events.

As part of City Square design, Civiltech interviewed City Council members during which a Visual Preferences Survey was completed to understand City priorities. A Community Input Group was established with key stakeholders to provide input at significant points in the design process. Additional stakeholder meetings included local business owners and managers, along with a focus group on the Children's Area – a space within the City Square Design.

Civiltech developed multiple design concepts, in addition to specific design elements and potential themes, for feedback from the community. Design elements include open lawn, planters with water features, a small stage, custom seating, shade structures, community identifiers, and paver flex streets. Multiple community open houses will be held, along with a public survey, to ensure all Joliet residents have a voice in the future of this public gathering space.

Client Contact

Lisa Dorothy • City of Joliet
ldorothy@joliet.gov • 815.724.4211



Central Business District Streetscape and Utility Improvements

Village of Glen Ellyn

Improving the Pedestrian Experience. Civiltech provided Design Engineering services for streetscape and utility improvements project in Glen Ellyn's historic CBD area, beloved by Village residents and the many shoppers and diners who frequent the area.

All of the streets within the Central Business District (CBD) are being reconstructed or resurfaced, and all of the pedestrian walkways are being brought up to current ADA standards. Utilities are being replaced or rehabilitated throughout the CBD. Through modifications of curb lines and parking areas, more area outside the roadway will become usable for pedestrians, green space, and streetscape elements such as bicycle racks and outdoor cafes.

The project began with reviewing the Village's past studies of the area and moved ahead with extensive coordination with a newly formed project steering committee. This committee was comprised of Village staff, key business leaders, students, and other community leaders. The committee has participated in walking tours, conditions reviews, and design charrettes led by Civiltech staff so that their beneficial input can be used to narrow down alternate treatments. A final open house presented the recommended alternate to the public for comment.

Access to all businesses is being maintained while the entrances to most businesses are brought up to ADA standards. The utility replacements are being coordinated with the streetscape improvements so that all utility lids and above ground features synchronize with proposed trees and curb extensions. The streetscape and utility construction contract was let first by the Village and followed by a resurfacing project that utilizes federal funds to be let by IDOT.

Client Contact

Richard Daubert, P.E. • Village of Glen Ellyn
rdaubert@glenellyn.org • 630.547.5507



SECTION 6

Cover Letter

Project Understanding and Approach

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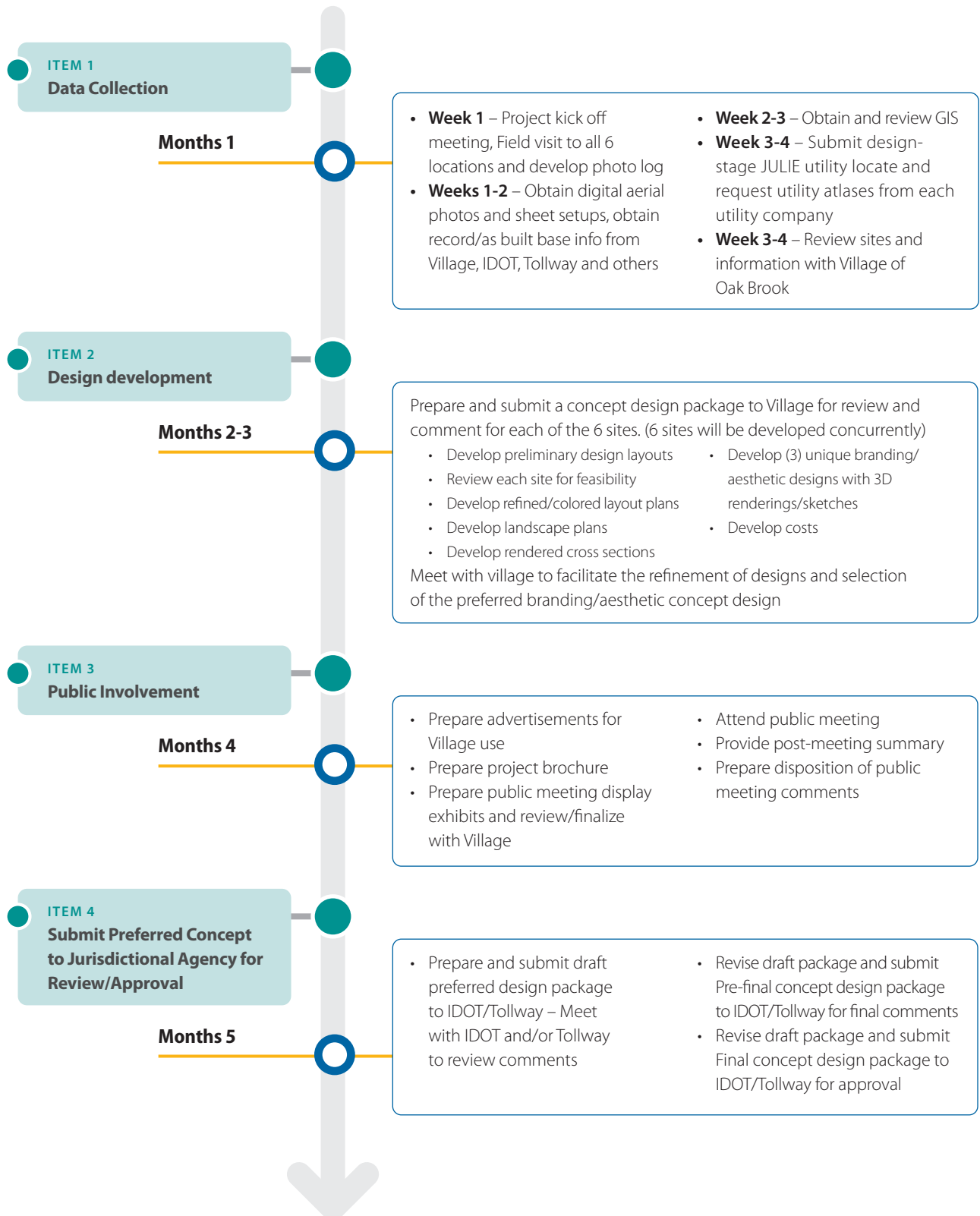
Cost Estimate of Consultant Services

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PLAN SCHEDULE





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Proposal for Professional Consulting Engineering Services
Roadway Aesthetics and Branding Improvement Concepts

Village of Oak Brook

COST ESTIMATE OF CONSULTANT SERVICES

Work Item	Staff Classifications, Billing Rate and Workhours										Employee Classification	% of Workhours	Labor Cost
	Director & QC/QA	Sr. Project Manager	Project Manager	Engineer III	Sr. Design Technician	Sr. Landscape Designer	Landscape Designer	Digital Rendering Artist	Planning PM	Planner III			
<i>Billing Rate</i>	\$75.00	\$69.00	\$46.75	\$41.50	\$35.00	\$75.00	\$39.50	\$41.00	\$51.00	\$37.50			
Item 1 - Data Collection and Early Coordination	0	0	10	14	0	1	4	0	0	0	29	5%	\$1,281.50
Item 2 - Develop and Identify Village-Preferred Concept Plan	7	20	32	46	0	62	274	0	0	0	441	71%	\$20,783.00
Item 3 - Public Involvement	0	3	0	0	0	3	3	0	10	28	47	8%	\$2,110.50
Item 4 - Submit Preferred Concept to Jurisdictional Agency for I	3	9	12	12	0	6	0	0	0	0	42	7%	\$2,355.00
Item 5 - Meetings and General Project Coordination	0	18	20	0	0	18	8	0	0	0	64	10%	\$3,843.00
Total Workhours by Staff Classification:	10	50	74	72	0	90	289	0	10	28	623		
Percentage of Total Workhours:	2%	8%	12%	12%	0%	14%	46%	0%	2%	4%	100%		
Direct Labor Cost by Staff Classification:	\$750.00	\$3,450.00	\$3,459.50	\$2,988.00	\$0.00	\$6,750.00	\$11,415.50	\$0.00	\$510.00	\$1,050.00			
												Total Labor Cost:	\$30,373.00
												2.70 Multiplier:	\$82,007.10
												Total In-House Direct & Subconsultant Costs (see separate calculation):	\$196.50
PROJECT TOTALS:											623	100%	\$82,203.60



Proposal for Professional Consulting Engineering Services
Roadway Aesthetics and Branding Improvement Concepts
 Village of Oak Brook

WORKHOURS

Work Item and Sub-items		Staff Classifications & Workhours								Total Workhours	% of Workhours
		Director & QC/QA	Sr. Project Manager	Project Manager	Engineer III	Sr. Landscape Architect	Landscape Designer	Planning PM	Planner III		
Item 1 - Data Collection and Early Coordination											
By Civiltech											
a.	Field visit 6 sites and develop photo log			4	4	1	4			13	44.8%
b.	Obtain digital aerial photography.				2					2	6.9%
c.	Obtain record/as-built roadway and structure plans.			2	2					4	13.8%
d.	Obtain and review applicable GIS layers from Village.			2	2					4	13.8%
e.	Submit Design-Stage JULIE utility locate request and request atlases from each utility company.			2	4					6	20.7%
Subtotal:		0	0	10	14	1	4	0	0	29	100%
Item 2 - Develop and Identify Village-Preferred Concept Plan											
By Civiltech											
(a)i	IL Route 83 from 22nd Street to 16th Street - develop concepts to add planted medians,barrier walls and landscaping. Review feasibility, develop plans, cross sections, proposed landscaping and costs	1	3	4	8	12	56			84	19.0%
(a)ii	IL Route 83 from 22nd Street to 16th Street - develop concept watermain layout	1	2	8						11	2.5%
(b)i	Monument signage at IL Route 83 and 22nd Street intersection - develop concepts for monument sign layouts, review feasibility, develop color layout plans, elevations, proposed landscaping and costs	1	3	4	8	12	28			56	12.7%
(b)ii	Monument signage at IL Route 83 and 22nd Street intersection - develop 3D perspective sketches of proposed monument signs (3 concepts)					6	24			30	6.8%
(c)	Detention basin at NE corner of IL Route 82 and 22nd Street- develop concepts, review feasibility, develop landscape plans and costs	1	3	2	4	8	32			50	11.3%
(d)i	Monument signage at the NW corner of 22nd Street/York Road - develop concepts for monument sign layouts, review feasibility, develop color layout plans, elevations, proposed landscaping and costs	1	3	4	8	4	16			36	8.2%
(d)ii	Monument signage at the NW corner of 22nd Street/York Road - develop 3D perspective sketches illustrating concepts for vertical/columnar identifier and fillage branding/signage (3 concepts)					4	16			20	4.5%
(e)	22nd Street at I-88 viaduct - develop 3 concepts for both elevations of the existing roadway structure that carries I-88 over 22nd street. 3D perspectives, plans, sections, feasibility and costs.	1	3	6	10	8	48			76	17.2%
f.	York Street Dover to I-88/I-294 Connector - develop concept to upgrade existing turf/tree medians to more robust landscape median. Development to include feasibility,layout/landscape plans and costs.	1	3	4	8	8	54			78	17.7%
Subtotal:		7	20	32	46	62	274	0	0	441	81.0%



Proposal for Professional Consulting Engineering Services
Roadway Aesthetics and Branding Improvement Concepts

Village of Oak Brook

WORKHOURS

Work Item and Sub-items		Staff Classifications & Workhours							Total Workhours	% of Workhours	
		Director & QC/QA	Sr. Project Manager	Project Manager	Engineer III	Sr. Landscape Architect	Landscape Designer	Planning PM			Planner III
Item 3 - Public Involvement											
By Civiltech											
a.	Prepare advertisement for use on Village website, newsletter, etc							1	3	4	9.5%
b.	Prepare project brochure							1	8	9	21.4%
c.	Prepare display exhibits								15	15	35.7%
d.	Attend public information meeting		3			3	3	5		14	33.3%
e.	Prepare meeting summary							3		3	7.1%
e.	Prepare disposition of public meeting comments								2	2	4.8%
Subtotal:		0	3	0	0	3	3	10	28	47	111.9%
Item 4 - Submit Preferred Concept to Jurisdictional Agency for Review/Approval											
By Civiltech											
a.	Prepare/submit Draft preferred design package to IDOT and/or Illinois Tollway.	1	3	4	4	2				14	33.3%
b.	Revise Draft package and submit Pre-Final package to IDOT and/or Tollway for final comments.	1	3	4	4	2				14	33.3%
c.	Revise Pre-Final package and sumit Final package to IDOT and/or Tollway for concept approval.	1	3	4	4	2				14	33.3%
Subtotal:		3	9	12	12	6	0	0	0	42	100.0%
Item 5 - Meetings and General Project Coordination											
By Civiltech											
a.	Project kick-off meeting.		2	4		2				8	12.5%
b.	Meet with Village staff to review Village comments on concept plan submittal.		4	4		4				12	18.8%
c.	Meet with Village, IDOT and/or Tollway to review comments on Draft Preferred Concept Design submittal.		4	4		4				12	18.8%
d.	Internal coordination meetings. 4 meetings, 4 people each.		8	8		8	8			32	50.0%
e.	Project setup, monthly budgeting, invoicing.									0	
Subtotal:		0	18	20	0	18	8	0	0	64	100.0%
Total:		10	50	74	72	90	289	10	28	623	
% of Workours:		1.61%	8.03%	11.88%	11.56%	14.45%	46.39%	1.61%	4.49%		



SECTION 8

Cover Letter

Project Understanding and Approach

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Cost Estimate of Consultant Services

**Direct Costs and Subconsultant
Expenses Table**

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DIRECT COSTS

Item No.	Work Item	In-House Direct Cost	Sub-Consultant Cost
Item 1 - Data Collection and Early Coordination			
	Mileage: 2 trips @ 60 mi./round trip @ \$0.655/mi.	\$78.60	
	Item 1 Subtotal	\$78.60	
Item 2 - Develop and Identify Village-Preferred Concept Plan			
	Mileage: 2 trips @ 60 mi./round trip @ \$0.655/mi.	\$78.60	
	Item 2 Subtotal	\$78.60	
Item 3 - Public Involvement			
	Mileage: 1 trip @ 60 mi./round trip @ \$0.655/mi.	\$39.30	
	Item 2 Subtotal	\$39.30	
Item 4 - Submit Preferred Concept to Jurisdictional Agency for Review/Approval			
	Item 3 Subtotal		
Item 5 - Meetings and General Project Coordination			
	Item 4 Subtotal		
Total In-House Direct Costs:		\$196.50	-
Total Subconsultant Costs:		-	
TOTAL IN-HOUSE DIRECT & SUBCONSULTANT COSTS:		\$196.50	



SECTION 9

Cover Letter

Project Understanding and Approach

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ATTACHMENT A

PROPOSAL SUBMITTED BY Civiltech Engineering, Inc
DATED September 5, 2024

