



OAK BROOK
Illinois

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

Regular Meeting
Wednesday, October 2, 2024
6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - A. Regular Planning & Zoning Commission Meeting Minutes dated September 4, 2024
4. UNFINISHED BUSINESS
5. NEW BUSINESS
 - A. 3601 & 3505 Adams Road - Subdivision Amendment
 - B. Rivian EV Charging Stations Setback Variation - 100 Oakbrook Center
 - C. 2222 35th Street - Map Amendment
6. PUBLIC COMMENT
7. ADJOURNMENT

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



OAK BROOK
Illinois

ITEM 5.A

SUBDIVISION AMENDMENT **3601 & 3505 ADAMS**

INDEX

PAGE	CONTENTS
6	Staff Report dated September 24, 2024 and Previous Resolution/Ordinance
5-5.d	Engineering Reviews of L2KM2 Final Plat dated August 19 & September 20, 2024
4	Resident Letter dated September 12, 2024
3	Board of Trustees Referral Meeting Minutes dated September 24, 2024 (not included)
2	Referral Memo Village Board Agenda September 24, 2024
1-1.a	Subdivision Regulations – Plats Required Section 14-3-1 and 14-3-2

Application Materials

A	Subdivision Application
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 September 13, 2024
G	Surveys and Engineering Plans

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: September 25, 2024

CASE NO: 2024-13-SR-FP

DESCRIPTION: Subdivision Amendment L2KM2 Subdivision – 7.64 acres – Final Plat

PETITIONERS: Doug Pertz – DJ Legacy Capital LLC & L2M2 Ohana Capital LLC
432 South Prairie, Elmhurst IL 60126

ADDRESS: 3601- 3505 Adams Road – 2 undeveloped residential lots

EXISTING ZONING: R-1, Single-Family Detached Residence District, R-2, Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North: R-1 and R-2, Single-Family Detached Residence District, single-family home;

South: R-1 and R-2, Single-Family Detached Residence District, single-family home;

East: R-2, Single-Family Detached Residence District, single-family homes;

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

DISCUSSION: Doug Pertz, the owner of the 7.64 acre parcel known as the L2KM2 Subdivision is seeking approval of a final plat of subdivision in order to adjust the lots lines between the two existing parcels of the Michael E. Scheid Subdivision. Lot 1 will be 152,525 sq. ft. (3.5 acres) and Lot 2 of the L2KM2 Subdivision will be 180,280 sq. ft. (4.14 acres).

In 1999, the Michael E. Scheid Subdivision was approved under Resolution R-715 (attached). The subdivision, originally proposed in 1995 (S-833), created the two lots and approved a stormwater variance. The approvals created the Lot 2 flag lot and provided waivers from the provisions of Section 14-6-3 of Title 14, (Subdivision Regulations) relative to sidewalks, curbs and gutters, streetlights and street trees.

Staff Comments

Please note the following:

1. The property was annexed into the Village of Oak Brook in October of 1962.
2. The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.

STAFF REPORT – FINAL PLAT
SUBDIVISION AMENDMENT L2KM2 – FINAL PLAT
CASE NO. 2024-13-SR-FP

3. The proposal complies with the minimum lot size and setback requirements for the R-1 Single-Family Detached Residence District and no zoning variations are being requested.
4. The flag lot is preexisting from the 1990's approvals of the original subdivision.
5. The subdivision amendment includes a vacation of existing easements and replacement of easements related to the proposed parcel lines.
6. The Village Engineer has reviewed this submittal and his comments are summarized in the September 20, 2024 memorandum included in the case file.
7. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required stormwater detention.
8. This property is located in the regulatory floodplain. (See the memorandum from the Village Engineer).

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

RESPONSIBILITIES OF HEARING BODIES:

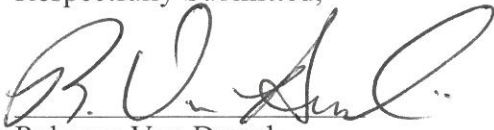
The Planning & Zoning (P&Z) Commission has the responsibility to make a recommendation on this the final plat of subdivision to the Village Board.

CONCLUSION:

If the Planning & Zoning Commission is of the opinion that the applicant has satisfied the requirements of the Subdivision Regulations for approval of the final plat, a recommendation would be in order to approve this request as presented, subject to the following:

1. All other provisions of Resolution R-715 and covenants will remain in full force and effect.
2. Final engineering approval prior to recording of the Plat.
3. Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

Respectfully Submitted,



Rebecca Von Drasek
Director of Development Services

R-715

RESOLUTION 98-SD-FP-EX1-R-715

**A RESOLUTION AMENDING 95-SD-R-658
TO CHANGE THE NAME OF A SUBDIVISION FROM
JOHN R. MITCHELL SUBDIVISION TO MICHAEL E. SCHEID SUBDIVISION
AND APPROVING AN AMENDED FINAL PLAT**

(3601 Adams Road, Oak Brook, IL 60523)

WHEREAS, Resolution 95-SD-R-658 was approved on November 28, 1995 for the John R. Mitchell Subdivision, a two-lot subdivision located at 3601 Adams Road, Oak Brook, Illinois; and

WHEREAS, Michael E. Scheid has assumed the Mitchell Subdivision Final Plat application and acquired interest in all of the engineering and plat plans heretofore developed; and

WHEREAS, Michael E. Scheid wishes to change the name of the subdivision to the Michael E. Scheid Subdivision and to adjust the lot lines between the two lots to a minor extent; and

WHEREAS, the Village President and Board of Trustees considered the recommendation of staff and concur with the same, subject to certain conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK, DU PAGE AND COOK COUNTIES, ILLINOIS as follows:

Section 1: That the Michael E. Scheid Subdivision Final Plat consisting of two sheets and prepared by Bollinger, Lach & Associates, Inc., dated as last revised November 1, 1998, be and is hereby approved subject to the conditions enumerated in Section 2 of this Resolution.

Section 2: That the approval of the Final Plat of Michael E. Scheid Subdivision as given in Section 1 hereof be and is hereby expressly made subject to the following conditions:

- (a) That the requirements for sidewalks, curb and gutters, street lights and street trees be waived.
- (b) That the final plat and final engineering be revised and approved by the Village Engineer.
- (c) That all plat requirements be completed within a period of six months from the passage of this resolution.

Section 3: That this Resolution is limited and restricted to the property located at 3601 Adams Road, Oak Brook, Illinois, which property is legally described in Exhibit A attached.

Section 4: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

L-715

Resolution 98-SD-FP-EX1-R-715
Amending 95-SD-R-658
John R. Mitchell Subdivision to
Michael E. Scheid Subdivision
Page 2

PASSED AND APPROVED this 8th day of December, 1998 by the President and Board of Trustees of the Village of Oak Brook, DuPage and Cook Counties, Illinois, according to a roll call vote as follows:

Ayes: Trustees Caleel, Kenny, McInerney, Savino and Shumate

Nays: None

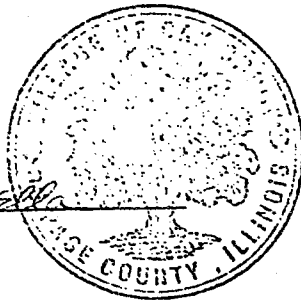
Absent: Trustee Bartecki

Abstain: None

Karen M. Busby
Village President

ATTEST:

Linda G. Gensler
Village Clerk



R-715

Resolution 98-SD-FP-EX1-R- 715
Amending 95-SD-R-358
John R. Mitchell Subdivision to
Michael E. Scheid Subdivision
Page 3

EXHIBIT A
LEGAL DESCRIPTION
(3601 Adams Road, Oak Brook, Illinois 60523)

The North 347.45 feet, as measured on the East line and on the West line of the following described tract of land to wit: that part of the Southeast Quarter of Section 35, Township 39 North, Range 11 East of the Third Principal Meridian, described by commencing at the quarter section post in the East line of said Section 35, and running thence South 1056.0 feet to the Southeast corner of land formerly owned by D. Tallmadge; thence West 825.0 feet to the Northwest corner of land owned by Greenup H. Butler for a place of beginning; thence West 495.0 feet to the division line of said quarter, thence North along said division line 615.78 feet to land formerly owned by R. Reed and now owned by Edward Opler; thence East along said Reed (now Opler) South line 706.86 feet to the Northwest corner of land formerly owned by W. Burbank; thence South along said Burbank West line 615.78 feet to the Butlers North line; thence West 211.86 feet to the place of beginning; also the North 347.45 feet as measured on the East line and on the West line of the West 283.14 feet of the East 613.14 feet of the South 615.78 feet of the North 1056.0 feet of the Northeast Quarter of the Southeast Quarter of Section 35, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, IL. PIN 06-35-401-002.

L-715

STATE OF ILLINOIS)
COUNTIES OF COOK AND DU PAGE) SS.

I, Linda K. Gonnella, do hereby certify that I am the duly elected and acting Village Clerk of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

I DO FURTHER CERTIFY that on December 8, 1998, the corporate authorities of the above municipality passed and approved Resolution 98-SD-FP-EX1-R-715

A RESOLUTION AMENDING 95-SD-R-658 TO CHANGE THE NAME OF A SUBDIVISION FROM

JOHN R. MITCHELL SUBDIVISION TO MICHAEL E. SCHEID SUBDIVISION AND

APPROVING AN AMENDED FINAL PLAT (3601 Adams Road, Oak Brook, IL 60523)

I DO FURTHER CERTIFY that the original documents, of which the annexed copy is a true copy, is entrusted to my care for safekeeping and I am the keeper of the same.

I DO FURTHER CERTIFY that I am the keeper of the records, journals, entries, resolutions, ordinances and documents of the said Village of Oak Brook, DuPage and Cook Counties, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Brook this 18th day of October, 1999.



Linda K. Gonnella
Linda K. Gonnella
Village Clerk
Village of Oak Brook
DuPage and Cook Counties, IL

R-715



J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
OCT. 28, 1999 3:52 PM
OTHER 06-35-401-002
005 PAGES R1999-228915

(Above Space For Recorder's Office Only)

VILLAGE OF OAK BROOK
1200 Oak Brook Road
Oak Brook, Illinois 60523-2255

RECORDED DOCUMENT TITLE PAGE

Title of Document RESOLUTION 98-SD-FP-EX1-R-715 A RESOLUTION AMENDING 95-SD-R-658
TO CHANGE THE NAME OF A SUBDIVISION FROM JOHN R. MITCHELL SUBDIVISION TO
MICHAEL E. SCHEID SUBDIVISION AND APPROVING AN AMENDED FINAL PLAT (3601 Adams
Road, Oak Brook, IL 60523)

Property Address/es 3601 ADAMS ROAD, OAK BROOK, IL 60523
(If vacant land, state vacant land and list nearest cross streets, Oak Brook, IL 60523.)

Pin/s Number 06-35-401-002

Name & Address of Applicant MICHAEL E. SCHEID, 385 MAY STREET, ELMHURST, IL 60126

Name & Address of Responsible MICHAEL E. SCHEID

Party to Receive Recorded 385 MAY STREET, ELMHURST, IL 60126

Document and Billing:

G/L Account # to be Charged 10-1365

Prepared By: Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Return To: Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Name & Address of Recipient
of Consideration (when applicable): N/A
G/L Account # to be Charged _____

W/R-715

ORDINANCE 95-ZO-V-DU-SWM+FP-S-833

AN ORDINANCE GRANTING A VARIANCE FROM THE
DU PAGE COUNTY COUNTYWIDE STORMWATER AND FLOOD PLAIN ORDINANCE
(3601 ADAMS ROAD)

WHEREAS, as a result of the flooding that occurred in DuPage County during the mid to late 1960's, DuPage County and all DuPage municipalities created the DuPage County Countywide Stormwater and Flood Plain Ordinance (the "Ordinance"); and

WHEREAS, the Ordinance was adopted by DuPage County in 1991 and subsequently by the Village of Oak Brook, as a full waiver community; and

WHEREAS, as a full waiver community, the Village has the responsibility for administration of the Ordinance within its corporate limits; and

WHEREAS, an application has been filed requesting a variance from the provisions of Article 9 of the DuPage County Countywide Stormwater and Flood Plain Ordinance, to exempt the applicant's property from the requirements for stormwater detention; and

WHEREAS, a public hearing on such application has been conducted on August 1, 1995 by the Zoning Board of Appeals of the Village sitting as the Village's Oversight Committee to oversee the implementation and enforcement of the Ordinance, pursuant to due and appropriate legal notice; and

WHEREAS, in its report dated August 3, 1995, the Zoning Board of Appeals made its findings and recommendation to approve the petition; the applicant's professional engineer testified that in his opinion, the omission of detention on this property would not increase flood risk for downstream properties to any appreciable extent; rather the abundance of trees on the property provides natural storage through absorption rather than run off; and

WHEREAS, the requested variance allows the preservation of the forested character of the subject property and strict enforcement of the DuPage Ordinance will create an undue hardship on the owner and would, according to the applicant's professional engineer, require the destruction of 1.4 acres of trees as required by the Ordinance; and

WHEREAS, the subject property is unique, as it is steeply sloped, highly wooded, and lies near Salt Creek, with a tributary of the creek running through it. Stormwater runoff into the tributary occurs rapidly, long before the peak period of flooding. If detention were to be provided, it would release runoff gradually and actually increase the runoff at the peak flow period; and

WHEREAS, the corporate authorities of the Village of Oak Brook deem the passage of this Ordinance to be in the best interest and in furtherance of the general welfare of the Village of Oak Brook;

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:

W/R-715

Ordinance 95-ZO-V-DU-SWM+FP-S-833
Granting a Variance from the
DuPage County Countywide
Stormwater and Flood Plain
Ordinance, 3601 Adams Road
Page 2

Section 1: That the provisions of the preamble hereinabove set forth are hereby adopted as though fully set forth herein.

Section 2: That a variance is hereby granted from the provisions of Article 9 of the DuPage County Countywide Stormwater and Flood Plain Ordinance to exempt the property at 3601 Adams Road, in the Mitchell Subdivision, which property is legally described as follows:

The North 347.45 feet, as measured on the East line and on the West line of the following described tract of land to wit: that part of the Southeast Quarter of Section 35, Township 39 North, Range 11 East of the Third Principal Meridian, described by commencing at the quarter section post in the East line of said Section 35, and running thence South 1056.0 feet to the Southeast corner of land formerly owned by D. Tallmadge; thence West 825.0 feet to the Northwest corner of land owned by Greenup H. Butler for a place of beginning; thence West 495.0 feet to the division line of said quarter, thence North along said division line 615.78 feet to land formerly owned by R. Reed and now owned by Edward Opler; thence East along said Reed (now Opler) South line 706.86 feet to the Northwest corner of land formerly owned by W. Burbank; thence South along said Burbank West line 615.78 feet to the Butlers North line; thence West 211.86 feet to the place of beginning; also the North 347.45 feet as measured on the East line and on the West line of the West 283.14 feet of the East 613.14 feet of the South 615.78 feet of the North 1056.0 feet of the Northeast Quarter of the Southeast Quarter of Section 35, Township 39 North, Range 11 East of the Third Principal Meridian in DuPage County, IL. PIN 06-35-401-002.

Section 3: That the variance herein granted in Section 2 of this Ordinance is expressly subject to the following conditions:

- (1) That the property be developed as a two-lot single-family detached subdivision.
- (2) That the wooded character of both newly created lots be protected by covenants running with the land.
- (3) That the impervious area of each lot be not more than 33% or one acre, whichever is less.
- (4) That the owner provide an impact statement from a professional engineering firm which finds that the subdivision will have no undue, adverse impact on surrounding property.

Section 4: That this ordinance shall be in full force and effect from and after passage and approval pursuant to law.

PASSED THIS 28th day of November, 1995.

W/2-715

Ordinance 95-20-V-DU-SWM+FP-S-833
Granting a Variance from the
DuPage County Countywide
Stormwater and Flood Plain
Ordinance, 3601 Adams Road
Page 3

Ayes: Trustees Bartecki, Kennv, McInerney, Savino and Shumate

Nays: None

Absent: Trustee Pavovich

Abstain: None

APPROVED THIS 28th day of November, 1995.

Karen M. Busby
Village President

ATTEST:

Linda K. Gonsella
Village Clerk

Approved as to Form:

Richard A. Martens
Village Attorney

Published _____
Date _____ Paper _____

Not Published XX

Applicant: John & Sue Mitchell
Address: 7030 Seminole Drive
Darien, IL 60561

PIN 06-35-401-002

MICHAEL E. SCHEID SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DuPAGE COUNTY, ILLINOIS.

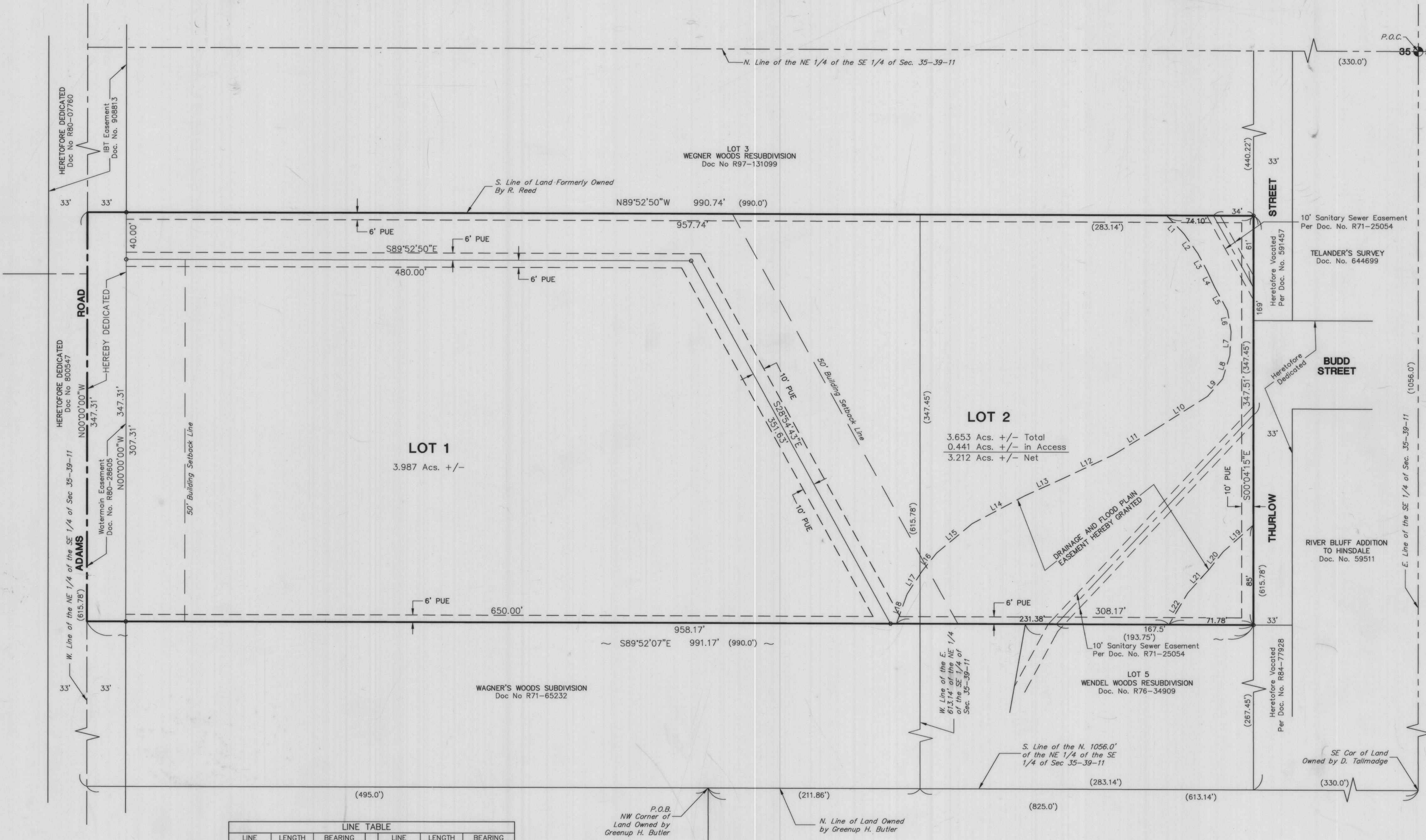
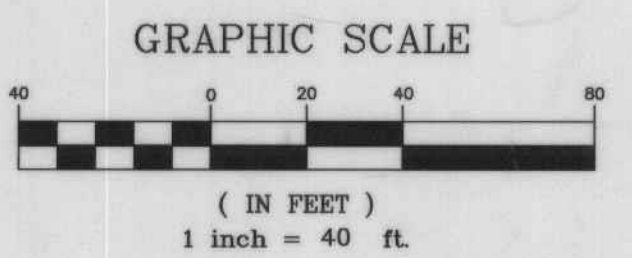
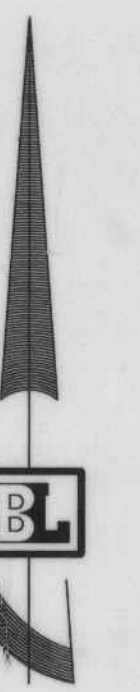
MICHAEL E. SCHEID SUBDIVISION
3601 ADAMS ROAD
OAK BROOK, IL 60523
PIN # 06-35-401-002

PREPARED AND
SUBMITTED BY:
VILLAGE OF OAK BROOK
1200 OAK BROOK RD.
OAK BROOK,
IL 60523

RETURN TO:
VILLAGE OF OAK BROOK
1200 OAK BROOK RD.
OAK BROOK,
IL 60523

BOOK-194
PAGE-30

PLAT
R1999-228916
OCT. 28, 1999
3:52 PM



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.61	N44°02'49"W	L12	46.46	N64°37'50"E
L2	20.84	N35°13'16"W	L13	36.20	N65°39'10"E
L3	17.02	N28°05'55"W	L14	50.67	N62°00'35"E
L4	14.34	N24°48'38"W	L15	39.24	N50°19'32"E
L5	22.86	N28°50'05"W	L16	19.18	N38°40'04"E
L6	18.26	N09°31'40"W	L17	23.82	N33°00'47"E
L7	20.02	N02°47'31"E	L18	26.54	N19°45'04"E
L8	20.86	N16°38'42"E	L19	34.35	N48°16'53"E
L9	19.69	N40°55'49"E	L20	19.18	N38°40'04"E
L10	52.23	N57°36'07"E	L21	26.86	N42°00'24"E
L11	42.12	N58°38'49"E	L22	31.46	N30°43'52"E

- LEGEND**
- o Iron Pipe Set
 - PUE Public Utility Easement
 - (0.00') Denotes Record Data
 - 0.00' Denotes Measured Data

REVISED: 12-22-98
REVISED: 11-01-98
PREPARED: 10-30-98

Bollinger, Lach & Associates, Inc.
1010 JORIE BLVD OAK BROOK, IL 60523 630 990 1385

DRAWN: GBE CHKD: FB: RF: DISK: JOB: 558-000

R1999-228916

MICHAEL E. SCHEID SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 39 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DuPAGE COUNTY, ILLINOIS.

DRAINAGE AND FLOOD PLAIN EASEMENT

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND ITS SUCCESSORS AND ASSIGNS WITHIN THE AREA ON THE PLAT MARKED "DRAINAGE AND FLOOD PLAIN EASEMENT". SAID EASEMENT SHALL BE FOR DRAINAGE AND STORM WATER RUNOFF AND FOR TEMPORARILY STORING EXCESS STORM WATER RUNOFF AND FLOOD WATERS. THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 2 SHALL GRANT TO THE VILLAGE SUCH ACCESS AS NECESSARY ACROSS LOT 2 FOR INSPECTING THE DRAINAGE AND FLOOD PLAIN EASEMENT AREA. PLACEMENT OF ANY MATERIAL (HEREINAFTER CALLED "OBSTRUCTION") WITHIN THIS EASEMENT AREA IS PROHIBITED UNLESS SPECIFICALLY PERMITTED BY THE VILLAGE. IF PLACEMENT OF ANY MATERIAL IS ACCOMPLISHED WITHOUT VILLAGE APPROVAL, THE OWNER OF THE PROPERTY ENCOMPASSING THE EASEMENT AREA SHALL REMOVE SUCH OBSTRUCTION WITHIN TEN (10) DAYS AFTER WRITTEN NOTICE FROM THE VILLAGE. IF SUCH OWNER FAILS TO REMOVE SUCH OBSTRUCTION UPON TEN (10) DAYS NOTICE, THE VILLAGE SHALL HAVE THE RIGHT TO UNDERTAKE SUCH REMOVAL AND, UPON COMPLETION, TO BE REIMBURSED FOR ALL OUT-OF-POCKET COSTS AND EXPENSES INCURRED IN CONNECTION WITH SUCH REMOVAL WITHIN THIRTY (30) DAYS FROM THE DATE OF SUCH COSTS OR EXPENSES. FAILURE OF ANY SUCH OWNER TO MAKE REIMBURSEMENT SHALL AUTHORIZE THE VILLAGE TO PLACE LIENS AGAINST PROPERTY OF THE AFFECTED OWNER FOR ITS COSTS INCURRED THEREIN AND TO ENFORCE SAID LIENS THROUGH ANY APPROPRIATE AND AVAILABLE LEGAL PROCEEDINGS EITHER AT LAW OR IN EQUITY.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

DATED THIS 22ND DAY OF January, A.D. 1999.

John M. West
ENGINEER
L100047 # 5205, I.N.O.

Michael E. Scheid
OWNER OR ATTORNEY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

DATED AT Burr Ridge, ILLINOIS, THIS 22ND DAY OF January, A.D. 1999.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS 28TH DAY OF October, A.D. 1999.

Gary A. King
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT R1999-228916 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE 28TH DAY OF October, A.D. 1999 AT 3:52 O'CLOCK P.M. AND WAS RECORDED IN BOOK 194 OF PLATS PAGE 30.

J.P. Carney
RECORDER OF DEEDS

SUBJECT PROPERTY SCHOOL DISTRICTS

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY DESCRIBED HEREON IS SITUATED WITHIN GRADE SCHOOL DISTRICT 53, HIGH SCHOOL DISTRICT 86 AND COMMUNITY COLLEGE DISTRICT 502 (COLLEGE OF DuPAGE)

DATED THIS 22ND DAY OF January, 1999.

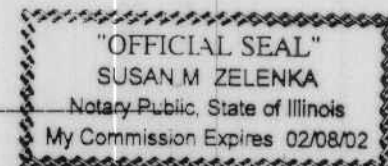
BY: *Michael E. Scheid*
OWNER

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT *Michael E. Scheid* PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ABOVE INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 22ND DAY OF January, 1999.

Susan M. Zelenka
NOTARY PUBLIC



CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS THIS 24TH DAY OF August, A.D. 1999.

Daniel H. Hanks
TREASURER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, *Linda K. Connella*, 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 December 2, A.D. 1998, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS 24TH DAY OF August, A.D. 1999.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS 16TH DAY OF October, A.D. 1995.

Chairman
CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS THIS 7TH DAY OF October, A.D. 1999.

Dale L. Durfey, Jr.
VILLAGE ENGINEER

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF DUPAGE)

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

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

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

DATED THIS 6TH DAY OF January, A.D. 1999.BY: *John T. Shubert* ATTEST: *President of Trust # 1088680*

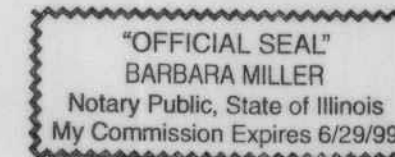
BY: _____ ATTEST: _____

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT *John T. Shubert* PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ABOVE INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 6TH DAY OF January, 1999.

Barbara Miller
NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

THE NORTH 347.45 FEET, AS MEASURED ON THE EAST LINE AND ON THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: THAT PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY FIVE (35), TOWNSHIP THIRTY NINE (39) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION POST IN THE EAST LINE OF SAID SECTION THIRTY-FIVE (35), AND RUNNING THENCE SOUTH 1056.0 FEET TO THE SOUTHEAST CORNER OF LAND FORMALLY OWNED BY D. TALLMADGE; THENCE WEST 825.0 FEET TO THE NORTHWEST CORNER OF LAND OWNED BY GREENUP H. BUTLER FOR A PLACE OF BEGINNING; THENCE WEST 495.0 FEET TO THE DIVISION LINE OF SAID QUARTER; THENCE NORTH ALONG SAID DIVISION LINE 615.78 FEET TO LAND FORMERLY OWNED BY R. REED AND NOW OWNED BY EDWARD OPLER; THENCE EAST ALONG SAID REED (NOW OPLER) SOUTH LINE 706.86 FEET TO THE NORTHWEST CORNER OF LAND FORMERLY OWNED BY W. BURBANK; THENCE SOUTH ALONG SAID BURBANK WEST LINE 615.78 FEET TO THE BUTLERS NORTH LINE; THENCE WEST 211.86 FEET TO THE PLACE OF BEGINNING; ALSO THE NORTH 347.45 FEET AS MEASURED ON THE EAST LINE AND ON THE WEST LINE OF THE WEST 283.14 FEET OF THE EAST 613.14 FEET OF THE SOUTH 615.78 FEET OF THE NORTH 1056.0 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 7.903 ACRES, MORE OR LESS.

AS SHOWN IN THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. WE FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. WE FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. WE FURTHER CERTIFY THAT THE PROPERTY SHOWN IN THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON COMMUNITY PANEL NUMBER 170214 0004 B, EFFECTIVE DATE: FEBRUARY 18, 1981.

GIVEN UNDER OUR HAND AND SEAL AT OAK BROOK, ILLINOIS, THIS 23RD DAY OF December, A.D. 1998.

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



REVISED: 12-22-98
REVISED: 11-01-98
PREPARED: 10-30-98

SHEET 2 OF 2
SHEETS

CONSULTING ENGINEERS & LAND SURVEYORS
DRAWN: GBE CHKD: _____ FB: _____ RF: _____ DISK: _____ JOB: 558-000

Bollinger, Lach & Associates, Inc.
1010 JORIE BLVD OAK BROOK, IL 60523 630 990 1385

R1999-228916

September 20, 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
3601 Adams Road	2024 13 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on September 13, 2024:

Document	Prepared By	Sheets	Date
L2KM2 Subdivision	Ridgeline Consultants	3	9-13-24
Preliminary Engineering Plan	Ridgeline Consultants	4	8-6-24

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 Subdivision without the typical requirement for a Preliminary Plat of Subdivision. A response to this comment is not necessary.
2. In accordance with Title 14-6-3.D.4 and Title 9-9-2.A.1, the proposed new impervious area for the development site will not exceed 25,000 SF. Therefore, stormwater detention is not required as part of this subdivision. The applicant should be aware that future improvements beyond what is shown on the preliminary engineering plans may require stormwater detention to be provided for the entire subdivision. A response to this comment is not necessary.
3. (2nd Request) The development site is located within a regulatory floodplain. Provide the applicable FIRM and FIS profile with the approximate location of the development site indicated on each. The BFE for the development site shall be indicated on the preliminary engineering plans, FIRM, and FIS profile.
4. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will require a standard building/engineering permit and are subject to all applicable provisions of the Village Code.

FINAL PLAT OF SUBDIVISION (L2KM2 SUBDIVISION)

5. Title 14-4-2.C.2 (and 14-6-2.B.8) – When compared to the topographic survey, the proposed limits of the Drainage and Floodplain Easement do not align with the indicated BFE of 668.4 as shown on the Preliminary Engineering Plans. Revise accordingly.
6. Title 14-6-2.B.1 – Please note that flag lots shall not be permitted unless after review by the Village Engineer, Planning and Zoning Commission, and Board of Trustees, a determination is made that the land in question cannot be reasonably developed in any other way. A response to this comment is not necessary.

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.

August 19, 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
3601 Adams Road	2024 13 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on August 7, 2024:

Document	Prepared By	Sheets	Date
L2KM2 Subdivision	Ridgeline Consultants	2	8-2-24
Boundary and Topographic Survey	Ridgeline Consultants	2	8-6-24

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 Subdivision without the typical requirement for a Preliminary Plat of Subdivision if preliminary engineering plans are submitted. The preliminary engineering plans are required if the proposed waiver to the stormwater detention requirement will be recommended for approval by the Village Engineer.
2. The development site is located within a regulatory floodplain. Provide the applicable FIRM and FIS profile with the approximate location of the development site indicated on each. The BFE for the development site shall be indicated on the preliminary engineering plans, FIRM, and FIS profile.
3. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will require a standard building/engineering permit and are subject to all applicable provisions of the Village Code.
4. Per an August 14, 2024 email from Matt Galas, the dimensions of Lot 1 and Lot 2 will be changing. Please implement the revisions in the next submittal.

FINAL PLAT OF SUBDIVISION (L2KM2 SUBDIVISION)

5. Title 14-4-2.B.1 – Include the term **FINAL PLAT** in the title of the document.
6. 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.
7. Title 14-4-2.C.2 – Revise the font (size, bold) along the south property line of Lot 1 for consistency with the rest of the plat. Generally, the dimensions and bearings of the proposed lots are bold. The existing lots are not.

8. Title 14-4-2.C.2 (and 14-6-2.B.8) – Update the limits of the Drainage and Floodplain Easement recorded under Doc. No. R1999-228916 in accordance with the updated floodplain limits (see comment #2 above). The same easement provisions can be used on this plat.
9. Title 14-4-2.C.2 – An existing 20' Public Utility Easement (centered on the shared property line between existing Lot 1 and Lot 2) shall be vacated. Grant a proposed 20' Public Utility Easement (centered on the proposed shared property line between proposed Lot 1 and Lot 2). Please note that a concept plan provided to Village staff for detention waiver purposes showed a proposed residence within the existing easement.
10. Title 14-4-2.C.2 – "Vacate" and reestablish the proposed building setback lines.
11. Title 14-4-2.D.1 – Update the lot numbers and school district numbers referenced.
12. Title 14-4-2.D.2 – Remove the second Notary's Certificate from sheet 2 (lower left corner).
13. Title 14-4-2.D.3 – Update the Land Surveyor license number (no. 4071) for Jianfeng Hua, PLS. The certificate references surveyor no. 2580. Please note the surveyor's seal shall be placed adjacent to the certificate prior to recording.
14. 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..."
15. Title 14-6-2.B.1 – Please note that flag lots shall not be permitted unless after review by the Village Engineer, Planning and Zoning Commission, and Board of Trustees, a determination is made that the land in question cannot be reasonably developed in any other way. A response to this comment is not necessary.

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

Sincerely,
EZA ENGINEERING PLLC



James Patterson, P.E.



VILLAGE OF

OAK BROOK
Illinois

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

September 12, 2024

Dear Resident:

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

The application has been filed by:	Doug Pertz 432 South Prairie Elmhurst, IL 60126
The property in question is located at:	3601 & 3505 Adams Road
Relationship of applicant to property:	Owner
Name of Subdivision	L2KM2 Subdivision

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 amend the property line between the two existing parcels.

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

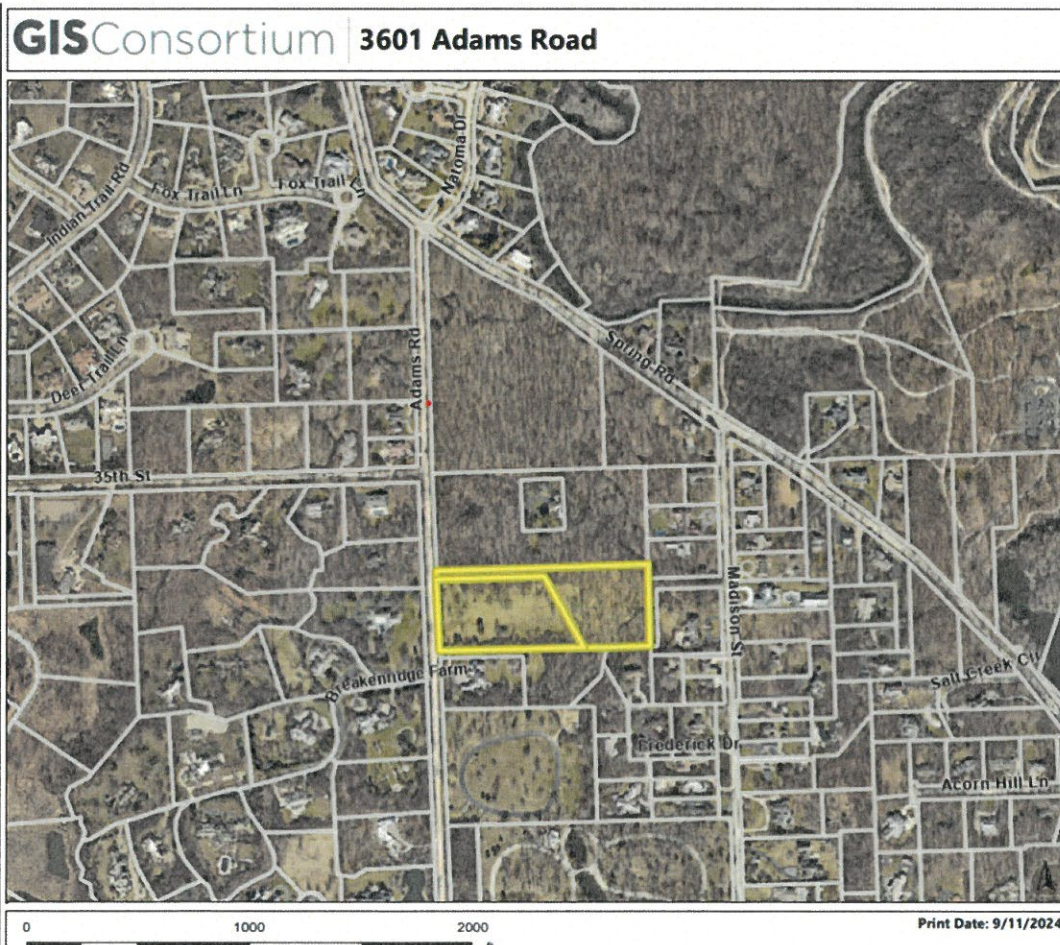
In accord with the provisions of the Americans with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the Village of Oak Brook should contact the Butler Government Center (Village Hall), at 630-368-5010 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 Meeting 6:30 p.m., Wednesday, October 2, 2024

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



ITEM 5.D.1.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
September 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

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



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)

SIZEING 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)	_____	\$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	<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 8/23/24 Fee Paid \$ 850.00 Receipt No. _____ Received By C. Chiarelli

HEARING DATES: Board of Trustees (Referral) 9/24/24 P&Z Commission 10/2/24 Board of Trustees _____

SIGNED - VILLAGE CLERK Natasha Sarpinet Date 8/25/24

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

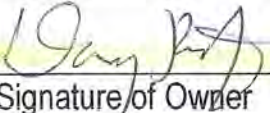
Surrounding Property Owners

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

LEGAL DESCRIPTION:

LOT 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 R1999-228916, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3505 ADAMS ROAD, OAKBROOK, ILLINOIS.

LEGAL DESCRIPTION:

LOT 1 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 R1999-228916, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3601 ADAMS ROAD, OAKBROOK, ILLINOIS.

Please Deposit Check in: Zoning Account 10-4302

For:

3601 Adams - Subdivision Amendment

NOTE: 2 check(s) - Total **\$ 850**

Variations Application \$750
Public Hearing Signs (1) \$100

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

MISCELLANEOUS PAYMENT RECPT#: 749010
DATE: 08/23/24 TIME: 14:35:52
CLERK: jwozniak DEPT:
CUSTOMER#:

COMMENT: 3601 ADAMS-SUB. AMEN

REVENUE:
1 10 43020 850.00
 ZONING/SUBDIV APPLICATION
 ZONING/SUBDIVISION
CASH:
99 1105 850.00
 CASH -PLD

AMOUNT PAID: 850.00

PAID BY: MATTHEW AND LINDSAY
PAYMENT METH: CHECK
 2225

REFERENCE:

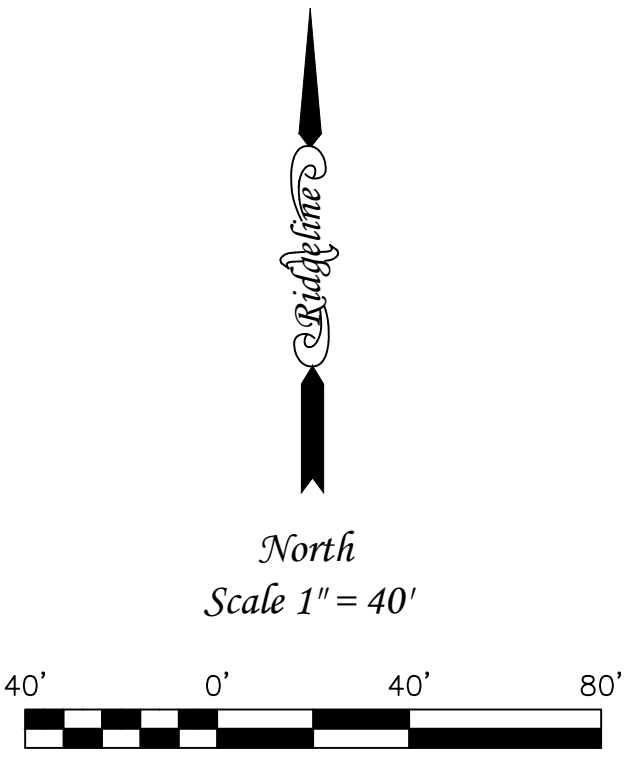
AMT TENDERED 850.00
AMT APPLIED 850.00
CHANGE 00

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

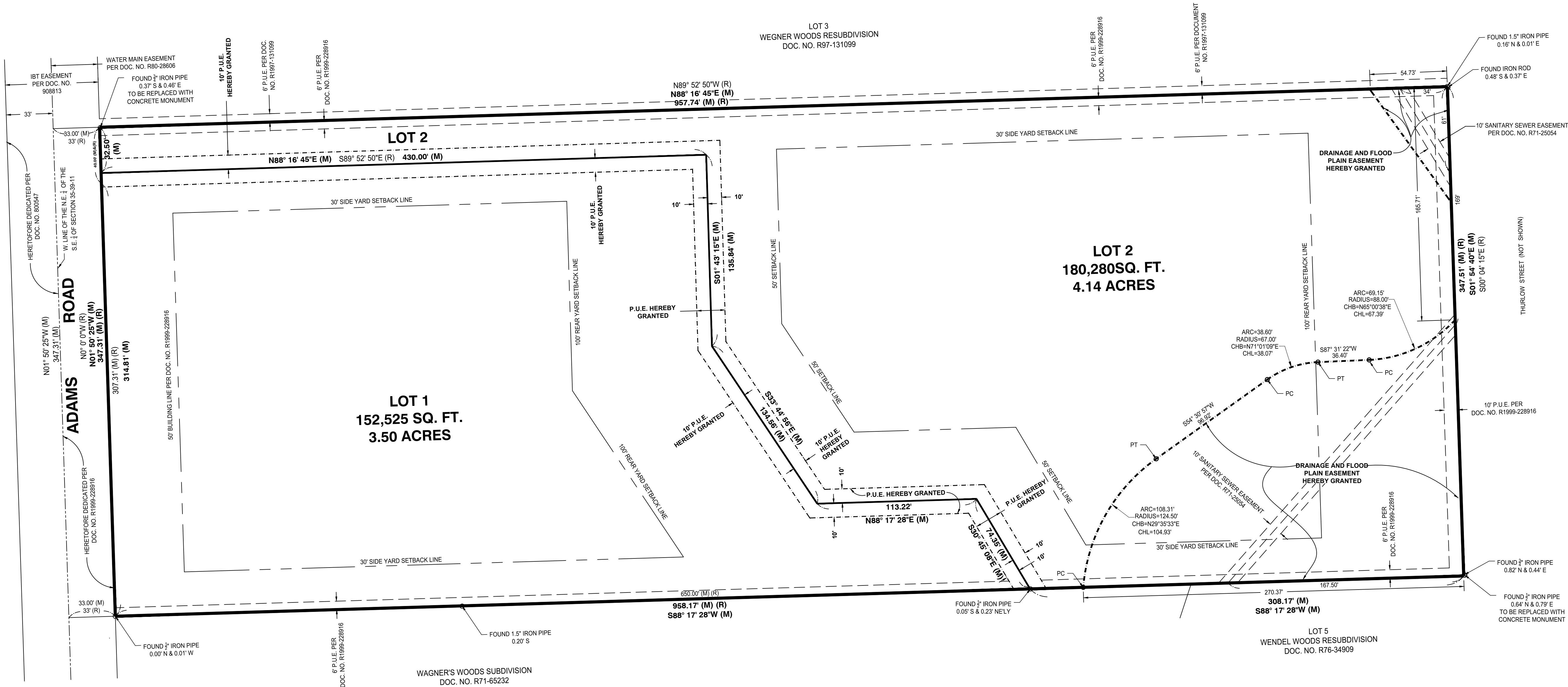
- = BUILDING LINE
- - - = EASEMENT LINE
- = IRON PIPE FOUND
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- - - = SECTION LINE
- = SUBDIVISION BOUNDARY LINE

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 TRIMBLES 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 Aurora 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

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

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

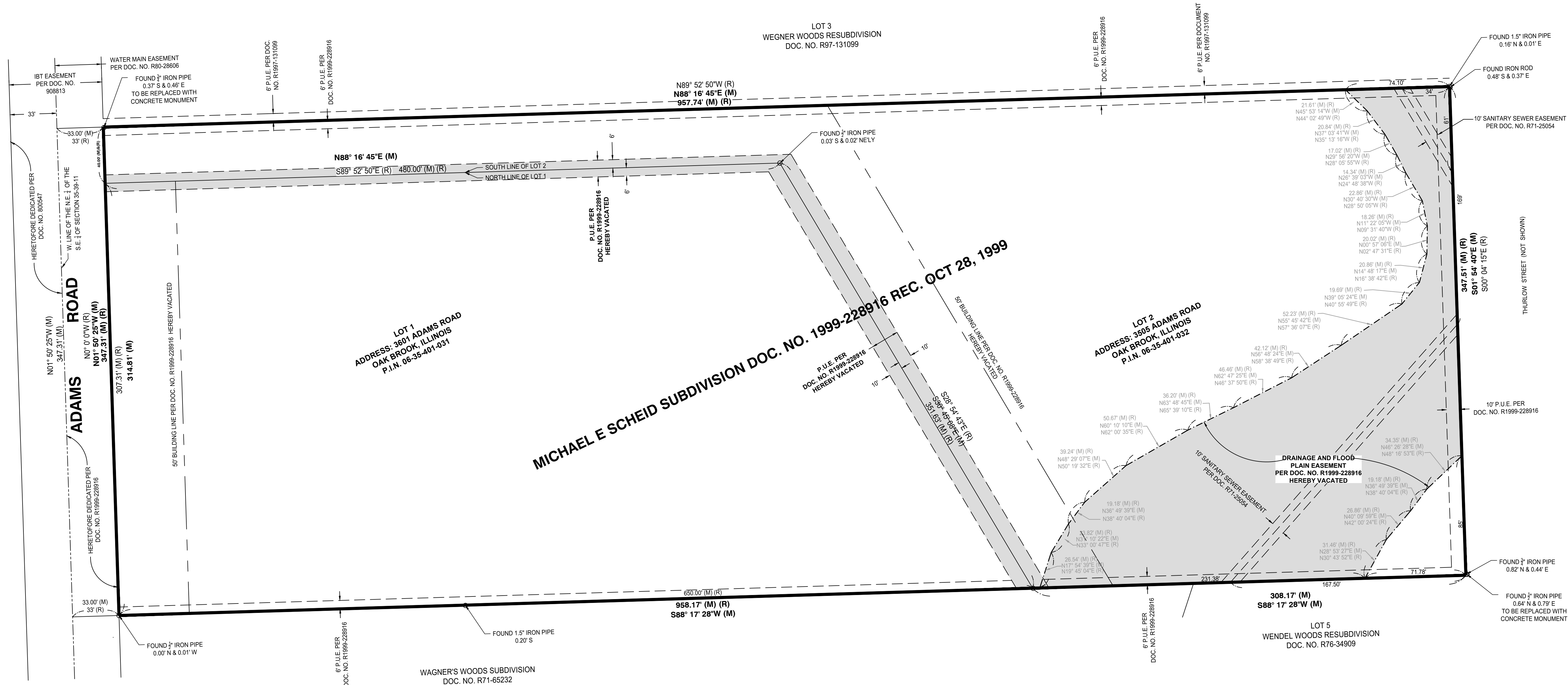
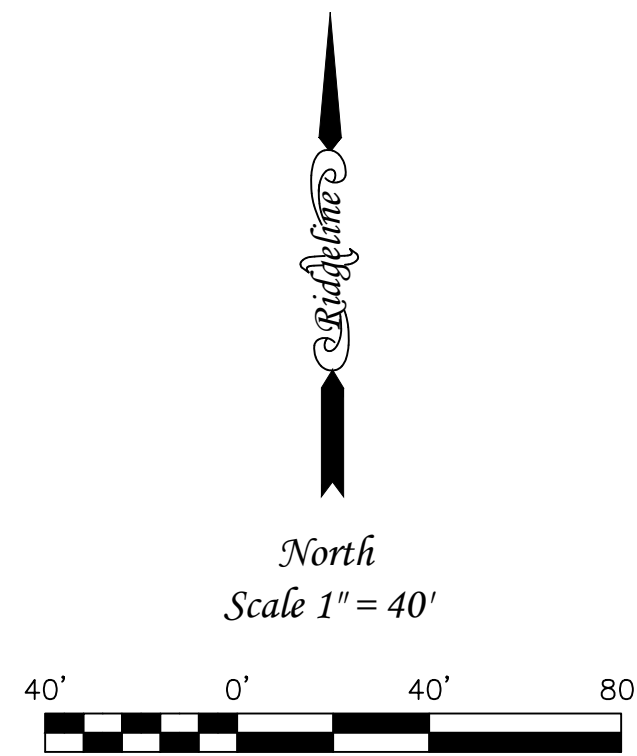
REVISION	DATE	DESC	BOOK	DWG SIZE	D
#1	8/15/24	RECONFIGURE LOTS	DRAWN: T.L.C (HH)	CHECKED: J.H.	
#2	8/22/24	REMOVE PER REVIEW LETTER DATED 8/19/24	REFERENCE		
#3	9/13/24	REMOVE MORTGAGE CERTIFICATE	DATE: 08/02/2024		
					2024-0175
					PROJECT NO.

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2024
Slacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

PREPARED FOR: **MATT GALAS**

PROPERTY ADDRESS: **3601 & 3505 ADAMS ROAD
OAKBROOK, ILLINOIS**

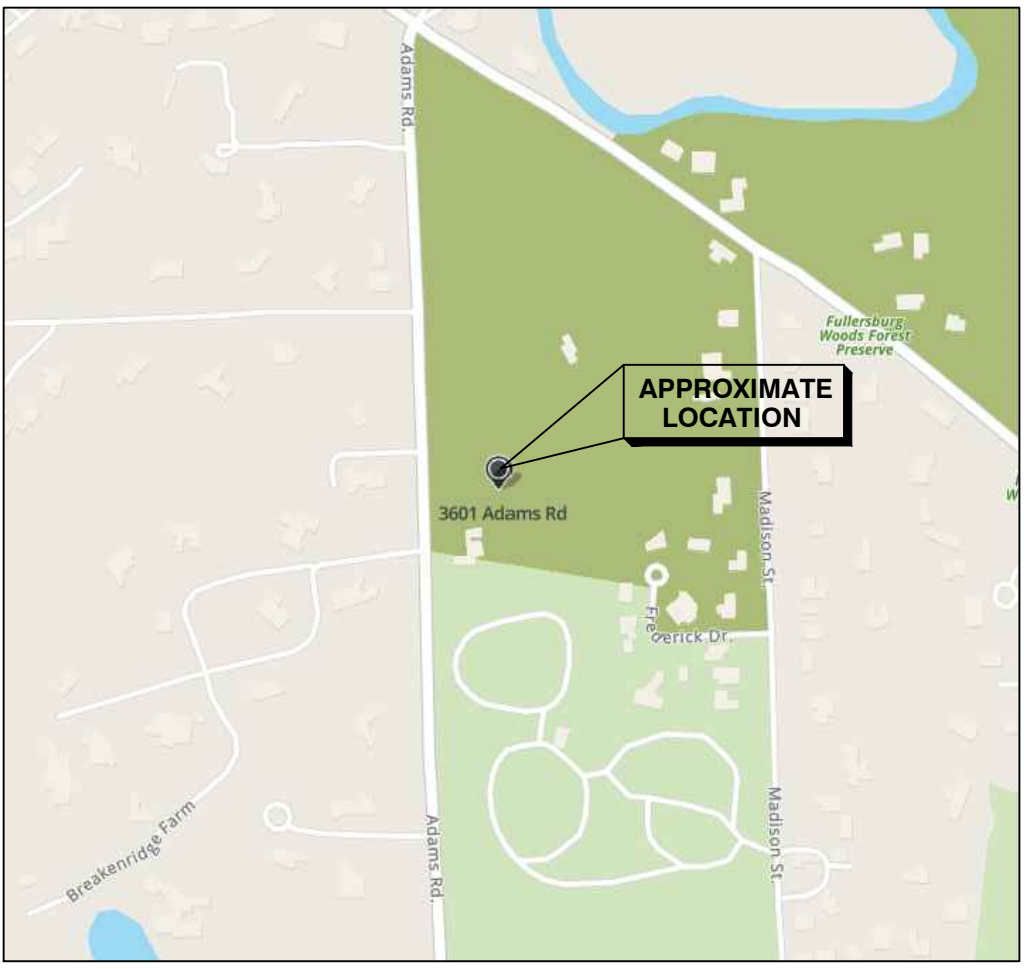
SHEET
2
OF
3



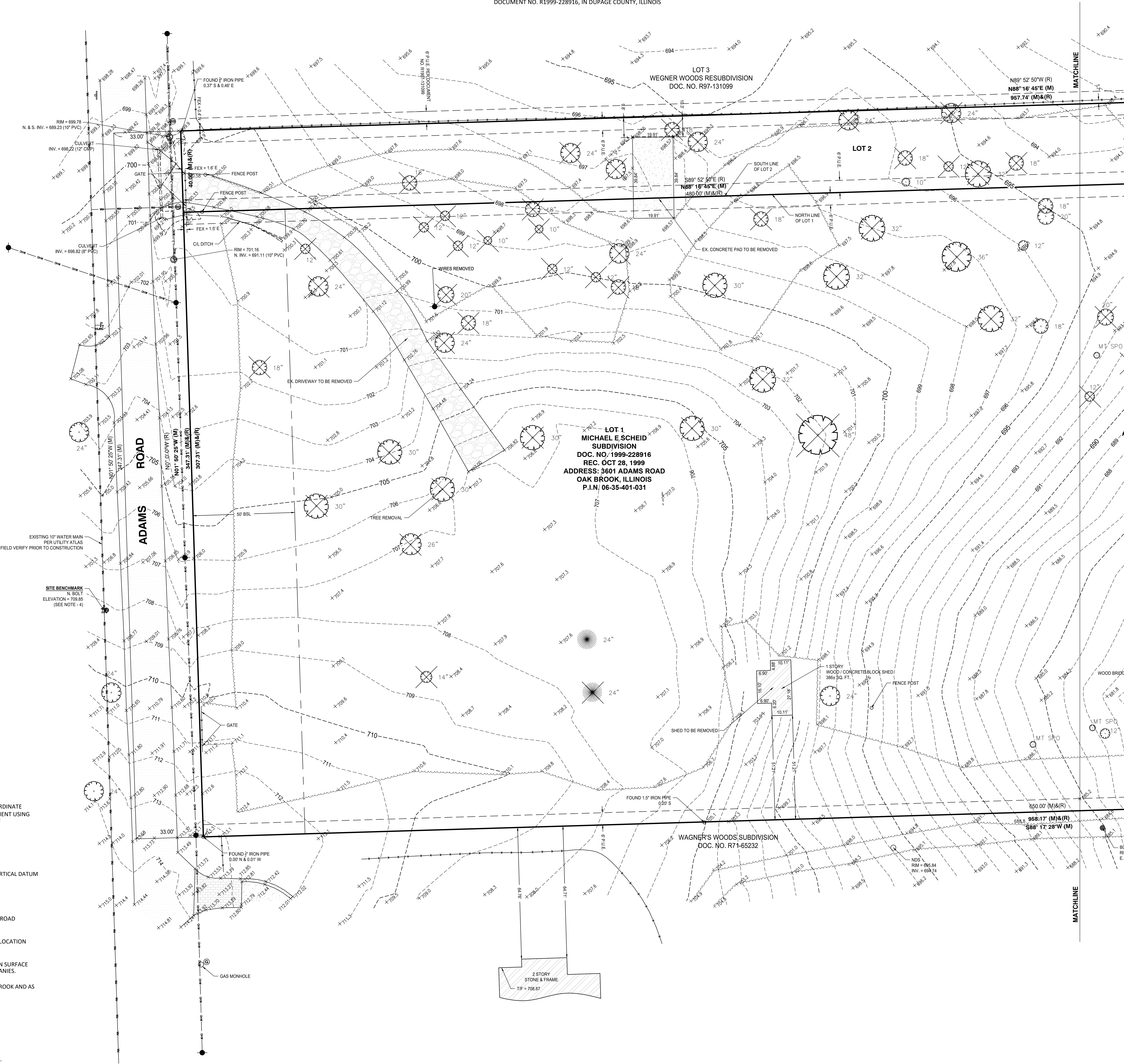
Boundary/Topographic Survey and Demolition Plan

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



Vicinity Map
(No Scale)

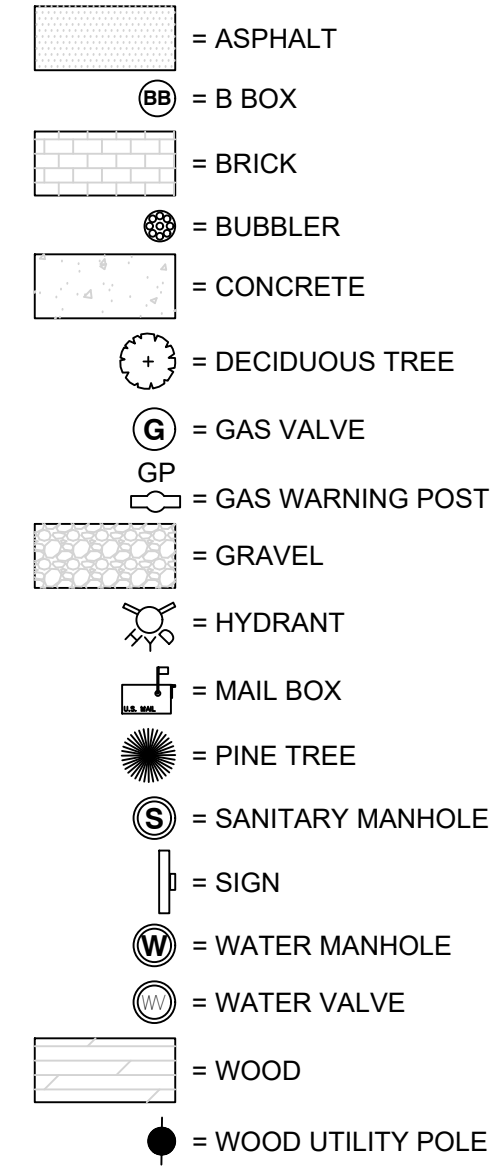


North
Scale 1" = 20'

ABBREVIATION LEGEND

BSL = BUILDING SETBACK LINE
CL = CENTERLINE
CPI = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
E = EAST
ELY = EASTERLY
FEX = FENCE CORNER
FF = FINISHED FLOOR ELEVATION
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
NLY = NORTHERLY
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
TF = TOP OF FOUNDATION ELEVATION
T/PIPE = TOP OF PIPE
W = WEST
WLY = WESTERLY

SYMBOL LEGEND



LINE TYPE LEGEND

ADJACENT LOT LINE = _____

BOUNDARY LINE = _____

BUILDING SETBACK = _____

EASEMENT = _____

FENCE = _____

CENTERLINE BETWEEN POLES
WITH OVERHEAD WIRES = _____ OHW _____ OHW _____ OHW

SANITARY SEWER = _____

STORM SEWER = _____

TREE OR BRUSH LINE = _____

WATER MAIN = _____ WM _____ WM _____ WM _____ WM

NOTES

- 1) 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 TRIMBLE VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- 4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS ESTABLISHED PER NGS OPUS-RS SOLUTION REPORT.

SITE BENCHMARK: N. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING)
ELEVATION = 709.85
- 5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
- 8) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 9) SURVEY FIELD WORK COMPLETED ON 5-17-2024.
- 10) ALL TREES LESS THAN 10 INCHES IN DIAMETER MAY NOT SHOWN HEREON.
- 11) PARCELS CONTAIN APPROXIMATELY 332,805 SQUARE FEET OR 7.64 ACRES.
- 12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766

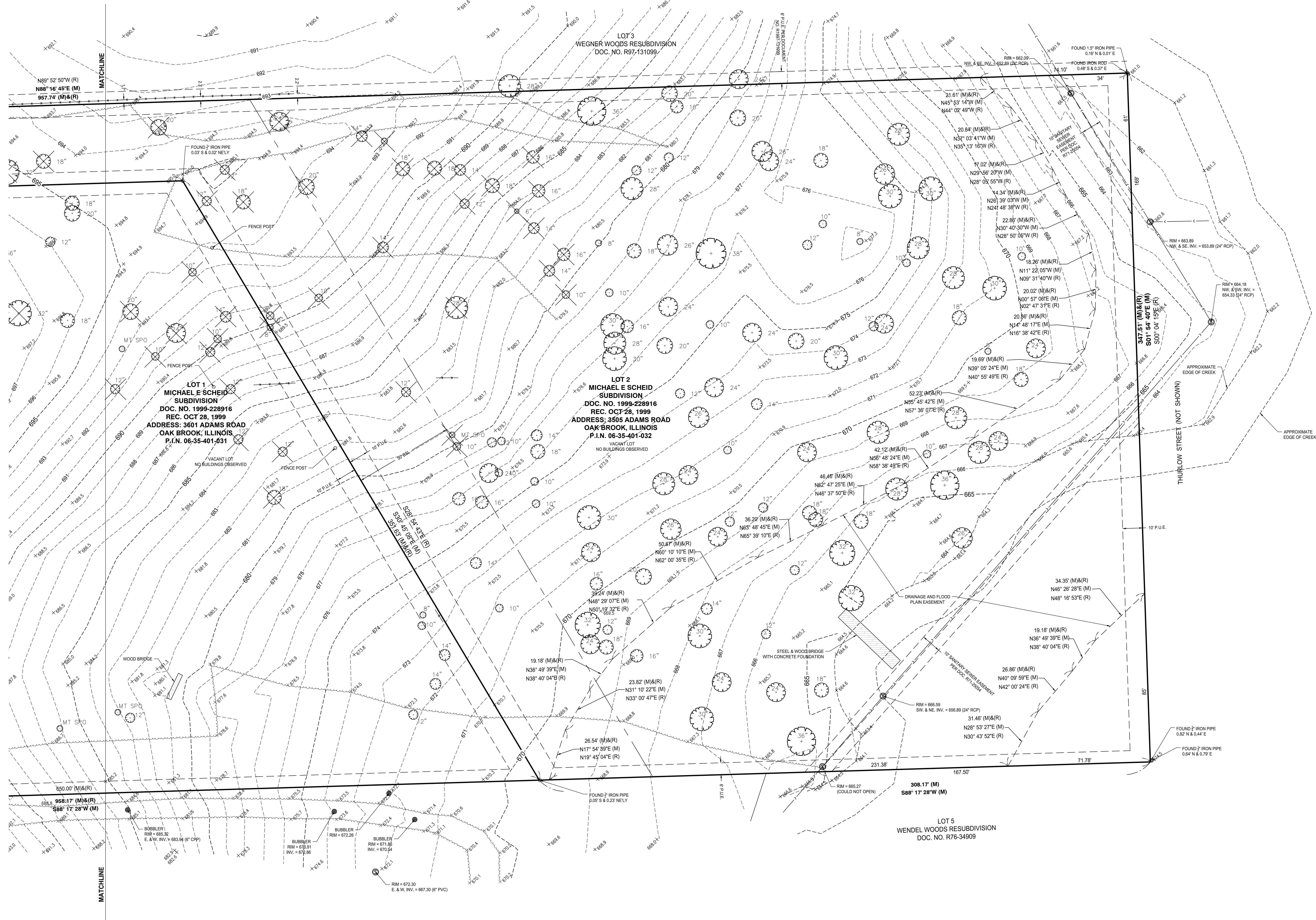
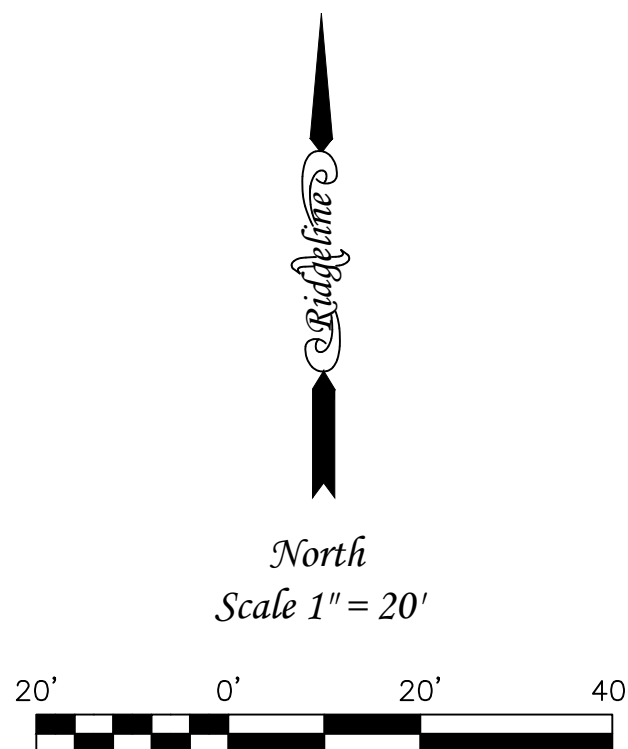


MATT GALAS

001 & 3505 ADAMS ROAD
OAK BROOK, ILLINOIS

1

Boundary/Topographic Survey and Demolition Plan



REVISION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1	01/11/2024	MM	ISSUED FOR PERMIT	01/11/2024	MM	ISSUED FOR PERMIT
2	01/11/2024	MM	REVISED PROPERTY ADDRESS	01/11/2024	MM	REVISED PROPERTY ADDRESS

PREPARED FOR:
PROPERTY ADDRESS:
3601 & 3505 ADAMS ROAD
OAK BROOK, ILLINOIS



DATE: 01/11/2024
PROJECT NO.: 2024-0175

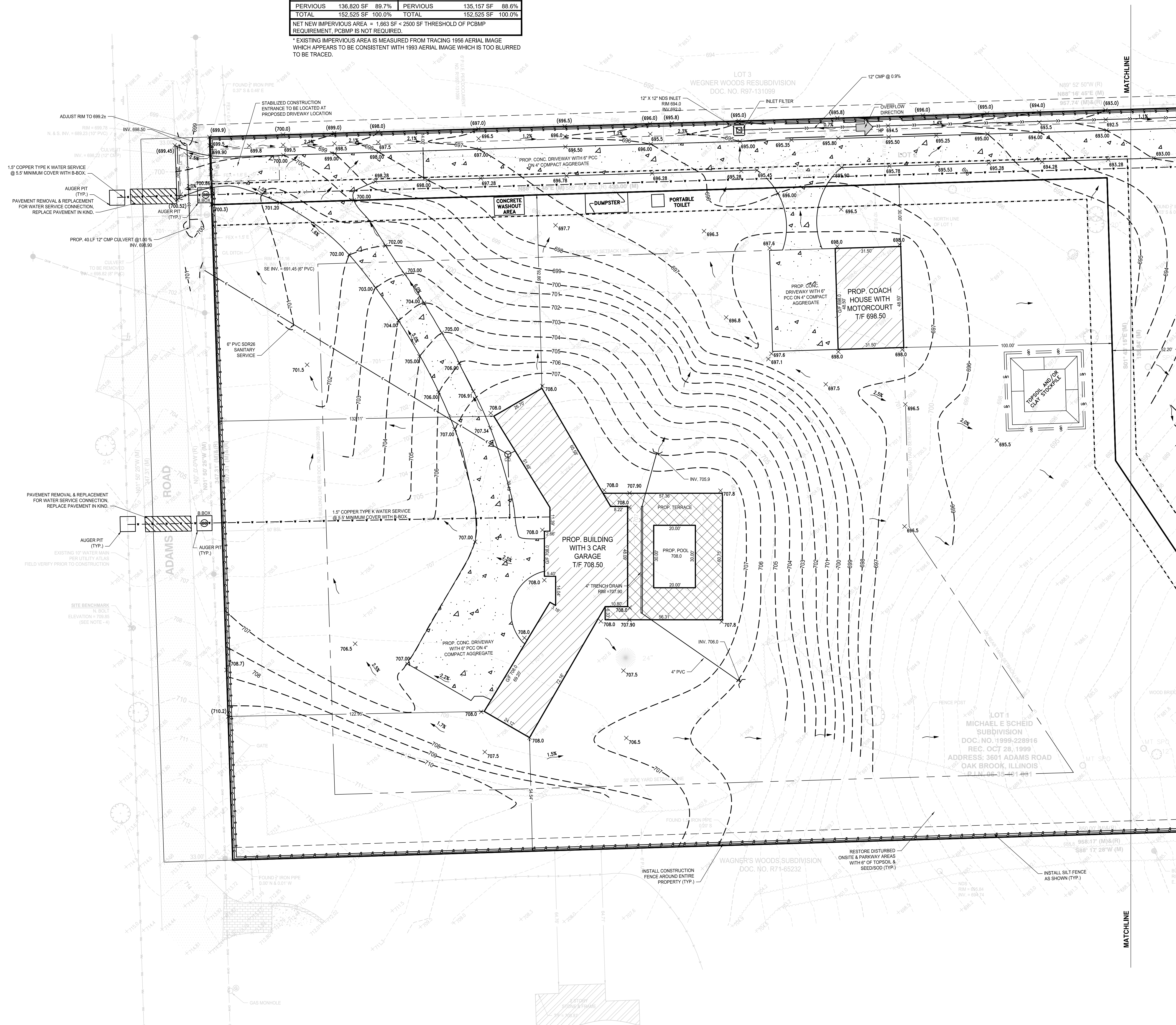
IMPERVIOUS AREA TABLE - LOT 1					
EXISTING CONDITION*			PROPOSED CONDITION		
IMPERVIOUS	15,705 SF	10.3%	IMPERVIOUS	17,368 SF	11.4%
EX BUILDING	4,518 SF		PR BUILDING	6,470 SF	
EX DRIVEWAY	7,441 SF		PR DRIVEWAY	8,001 SF	
EX CONCRETE WALK	2,481 SF		PR POOL	0.60 SF	
EX ASPHALT DRIVE	1,265 SF		PR TERRACE	2,297 SF	
EX ACCESSORY BUILDING	295 SF				
EX GARAGE	346 SF				
EX FLAGSTONE AREA	64 SF				
PERVIOUS	136,820 SF	89.7%	PERVIOUS	135,157 SF	88.6%
TOTAL	152,525 SF	100.0%	TOTAL	152,525 SF	100.0%
NET NEW IMPERVIOUS AREA = 1,663 SF = 2500 SF THRESHOLD OF PCBMP REQUIREMENT, PCBMP IS NOT REQUIRED.					

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

* EXISTING IMPERVIOUS AREA IS MEASURED FROM TRACING 1956 AERIAL IMAGE WHICH APPEARS TO BE CONSISTENT WITH 1993 AERIAL IMAGE WHICH IS TOO BLURRED TO BE TRACED.

* EXISTING IMPERVIOUS AREA IS MEASURED FROM TRACING 1956 AERIAL IMAGE WHICH APPEARS TO BE CONSISTENT WITH 1993 AERIAL IMAGE WHICH IS TOO BLURRED TO BE TRACED.



STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, JIUN-GUANG LIN OF RIDGELINE CONSULTANTS, LLC, DO HEREBY RENDER MY OPINION THAT THE DEVELOPMENT MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH DUPAGE COUNTY STORMWATER MANAGEMENT ORDINANCE.

DATED AT MONTGOMERY, ILLINOIS ON SEPTEMBER 13TH, 2024.



Expires 11/30/2025

ILLINOIS PE LICENCE NO. 062-057024

PLANS PREPARED FOR:
MATT GALAS
PHONE: (847)-204-6880
432 SOUTH PRAIRIE AVE.
ELMHURST IL 60126

[illegible]

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1395
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

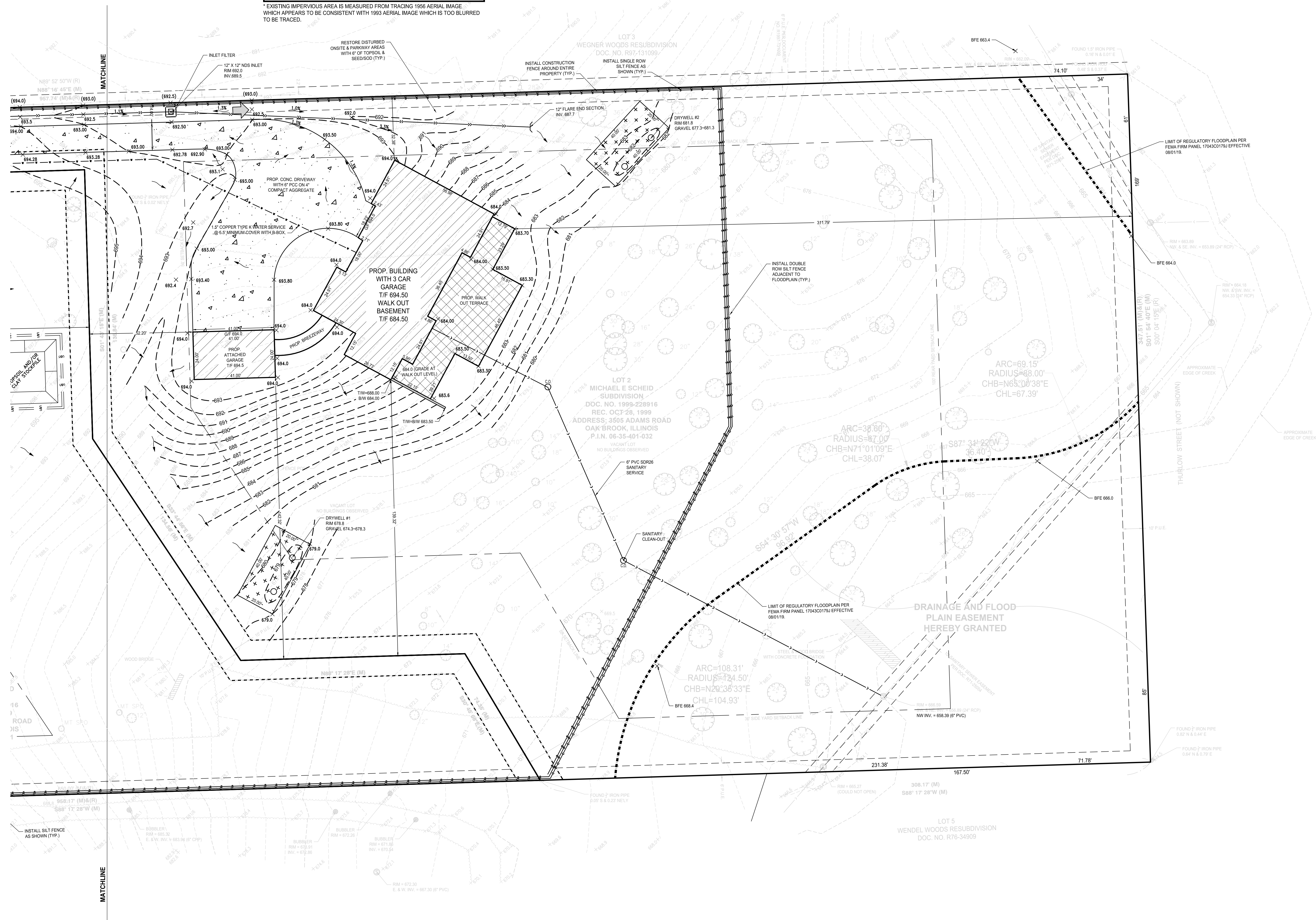


MATT GALAS
 & 3505 ADAMS ROAD
 WILMINGTON, ILLINOIS

SHEET
3 OF
4

IMPERVIOUS AREA TABLE - LOT 2					
EXISTING CONDITION*			PROPOSED CONDITION		
IMPERVIOUS	747 SF	0.4%	IMPERVIOUS	21,921 SF	12.2%
EX. GARAGE	452 SF		PR. BUILDING/GARAGE	6,170 SF	
EX. DRIVEWAY	293 SF		PR. DRIVEWAY	13,378 SF	
			PR. TERRACEWALL	2,375 SF	
PERVIOUS	179,533 SF	99.6%	PERVIOUS	158,359 SF	87.8%
TOTAL	180,280 SF	100.0%	TOTAL	180,280 SF	100.0%
NET NEW IMPERVIOUS AREA = 21,921 SF ± 2600 SF THRESHOLD OF PCBMP REQUIREMENT. PCBMP IS REQUIRED.					
REQUIRED PCBMP VOLUME: $21,921 \times 1.25^2 = 2,885$ C					
PROVIDED PCBMP VOLUME: $21,920 \times 40 \times 2 \times (D)$ (D) RYDWELLS = 2304 CF (36% POROSITY ASSUMED).					

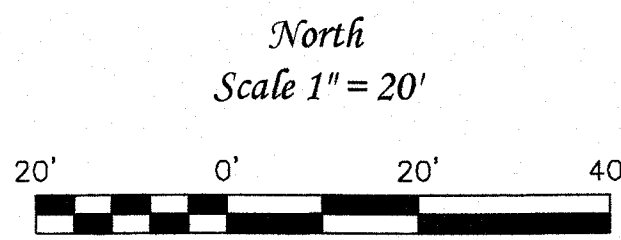
* EXISTING IMPERVIOUS AREA IS MEASURED FROM TRACING 1956 AERIAL IMAGE WHICH APPEARS TO BE CONSISTENT WITH 1993 AERIAL IMAGE WHICH IS TOO BLURRED TO BE TRACED.



Boundary and Topographic Survey

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

BSL = BUILDING SETBACK LINE
C/L = CENTERLINE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
E = EAST
E'LY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
N'LY = NORTHERLY
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
S'LY = SOUTHERLY
T/F = TOP OF FOUNDATION ELEVATION
T/PIPE = TOP OF PIPE
W = WEST
W'LY = WESTERLY

SYMBOL LEGEND

= ASPHALT
 = B BOX
 = BRICK
 = BUBBLER
 = CONCRETE
 = DECIDUOUS TREE
 = GAS VALVE
 = GAS WARNING POST
 = GRAVEL
 = HYDRANT
 = MAIL BOX
 = PINE TREE
 = SANITARY MANHOLE
 = SIGN
 = WATER MANHOLE
 = WATER VALVE
 = WOOD
 = WOOD UTILITY POLE

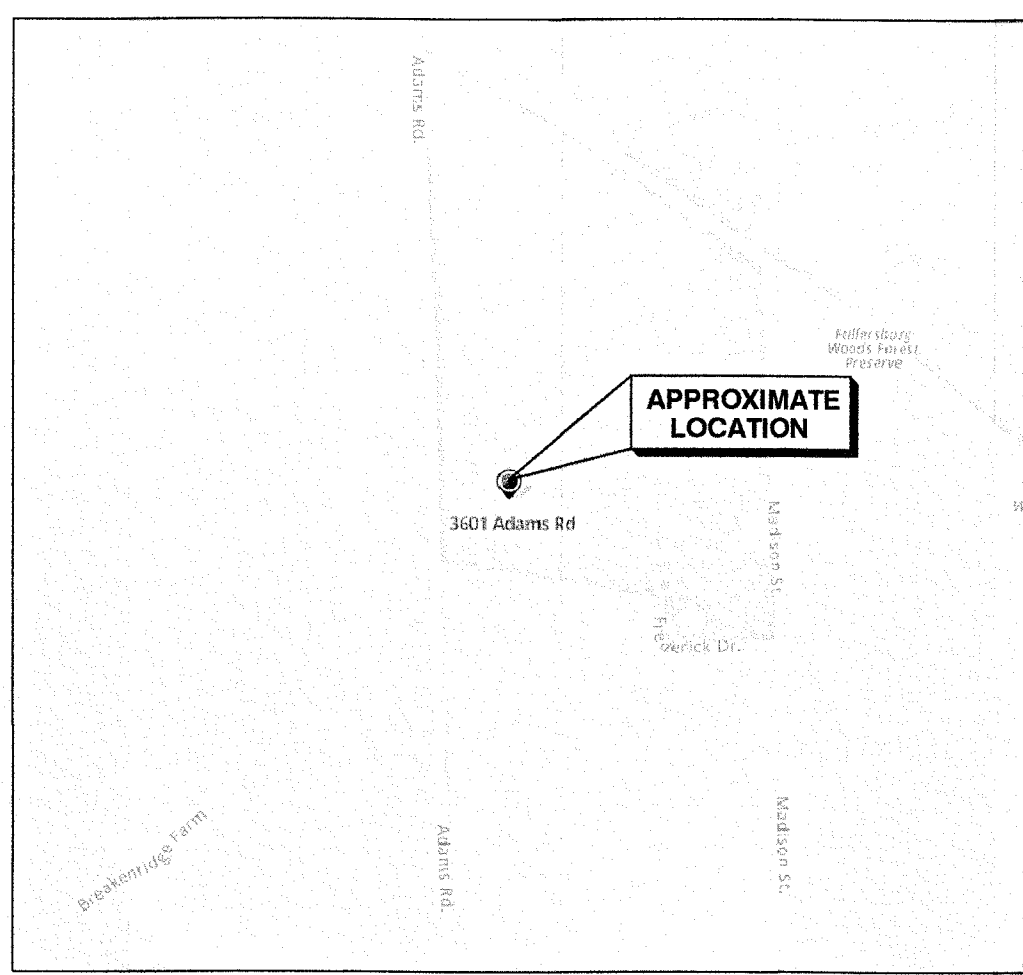
LINE TYPE LEGEND

ADJACENT LOT LINE =
BOUNDARY LINE =
BUILDING SETBACK =
EASEMENT =
FENCE =
CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES =
SANITARY SEWER =
STORM SEWER =
TREE OR BRUSH LINE =
WATER MAIN =

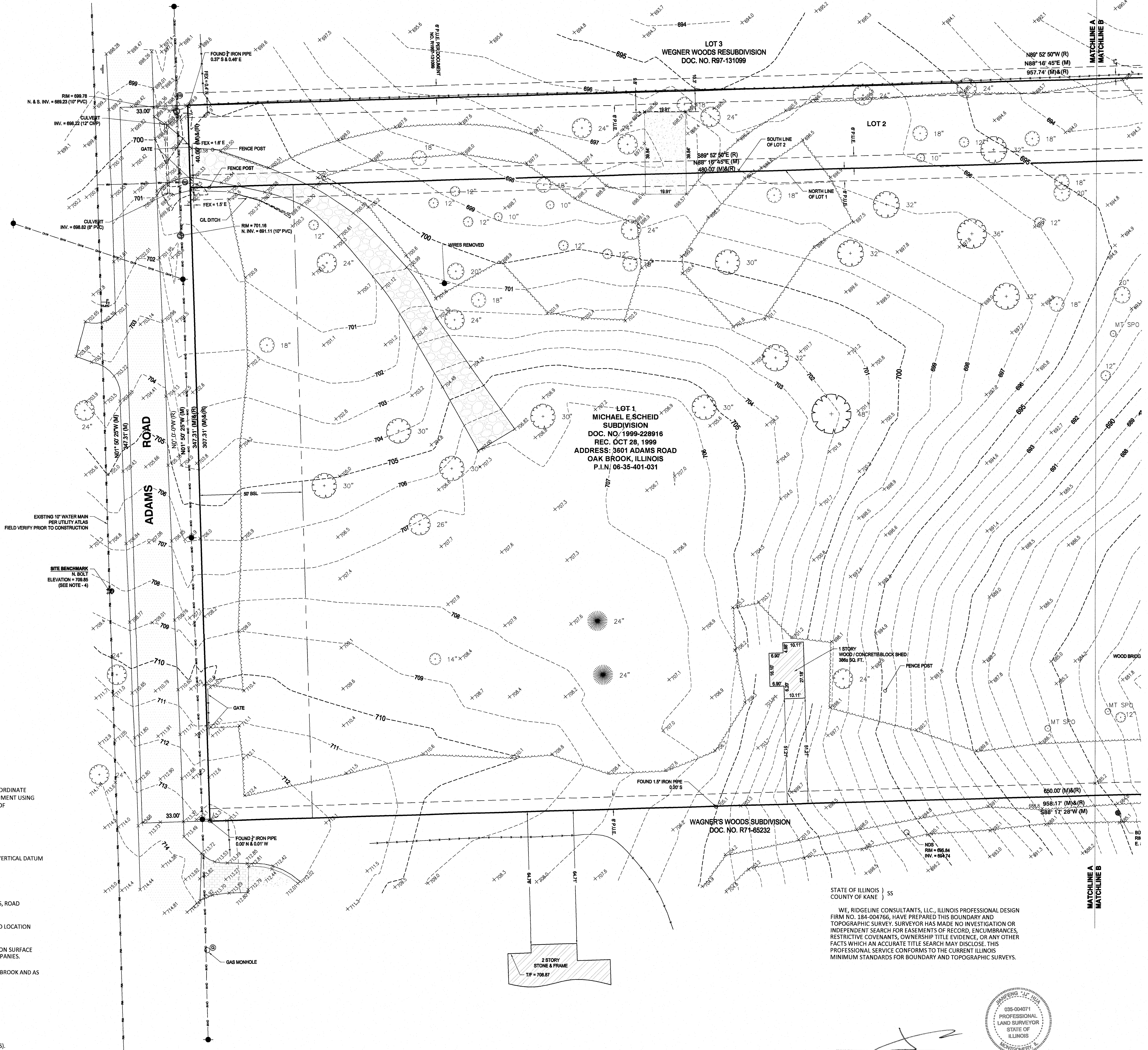
NOTES:

- 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 TRIMBLE SVS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- CONTOUR INTERVAL = 1.0'
- ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS ESTABLISHED PER NGS OPUS-RS SOLUTION REPORT.

SITE BENCHMARK: N. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING)
ELEVATION = 709.85
- A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- ALL UTILITIES MAY NOT BE SHOWN. CALL I.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
- THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- SURVEY FIELD WORK COMPLETED ON 5-17-2024.
- ALL TREES LESS THAN 10 INCHES IN DIAMETER MAY NOT SHOWN HEREON.
- PARCELS CONTAIN APPROXIMATELY 332,805 SQUARE FEET OR 7.64 ACRES.
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).



Vicinity Map
(No Scale)



STATE OF ILLINOIS) SS
COUNTY OF KANE)

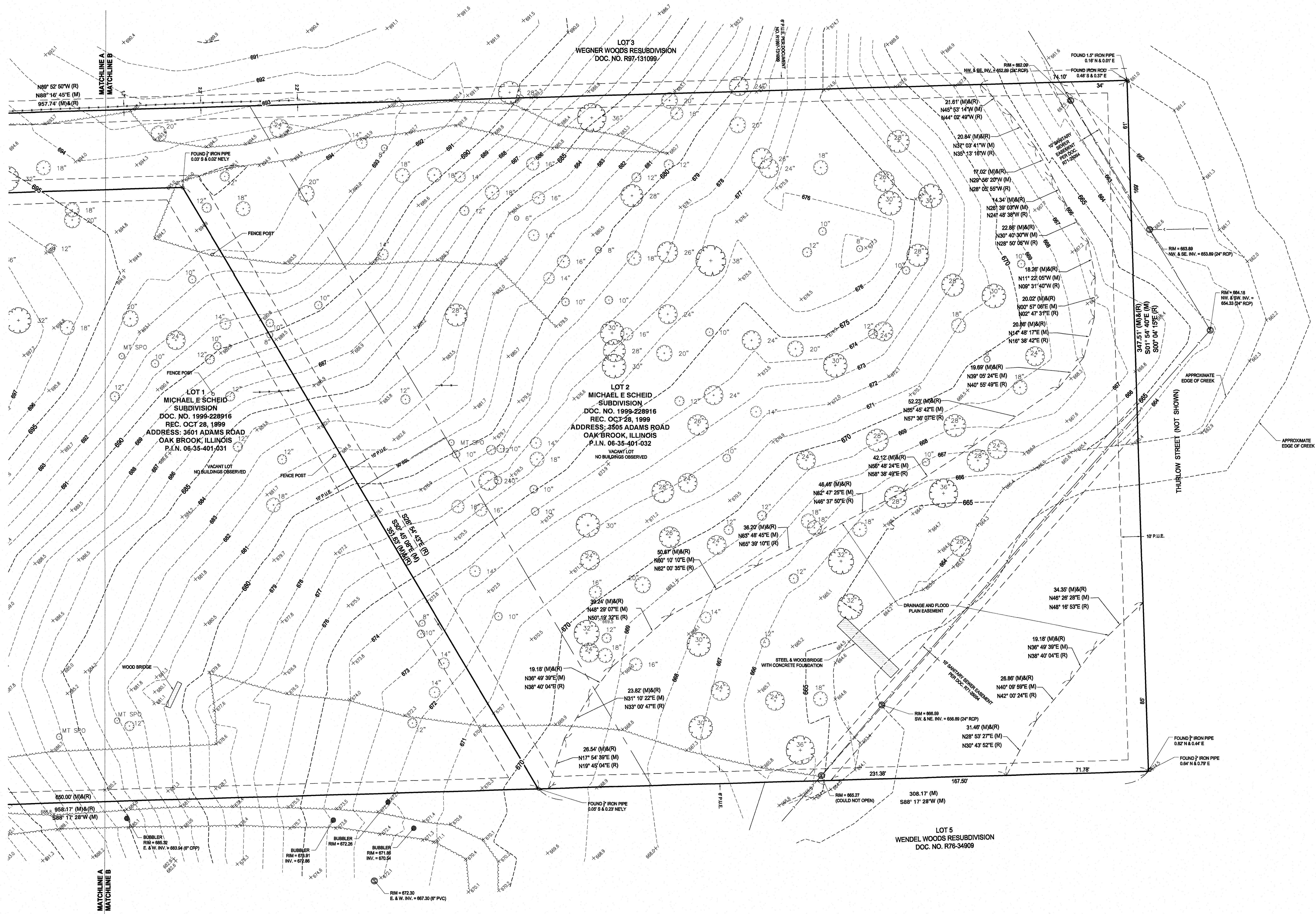
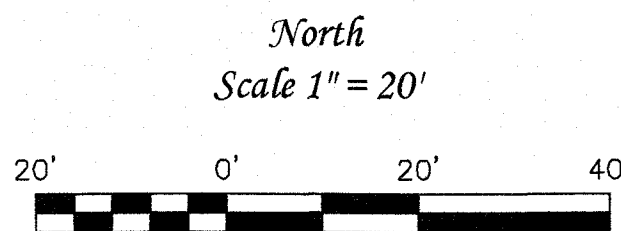
WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004756, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.



DATED AT MONTGOMERY, ILLINOIS ON AUGUST 6, 2024.

BOOK	DRAWING SIZE E1	DATE	PROJECT NO.
1	11x17	5-22-2024	2024-0175
RIDGE LINE CONSULTANTS, LLC 1807 Alton Road, Montgomery, IL 60138 PH: 630.891.2977 FAX: 630.271.1585 Jared L. Blum, P.L.S. 0416 Expiration Date 11/02/2024			
DATE	DATE	DATE	DATE
1	1	1	1
RIDGE LINE CONSULTANTS, LLC 1807 Alton Road, Montgomery, IL 60138 PH: 630.891.2977 FAX: 630.271.1585 Jared L. Blum, P.L.S. 0416 Expiration Date 11/02/2024			
MATT GALAS 3601 & 3505 ADAMS ROAD OAK BROOK, ILLINOIS			
SHEET 1 OF 2			

Boundary and Topographic Survey



BOOK: 1500
SHEET: 2
DATE: 1-20-2024
PROJECT NO: 2024-0175

DATE: 1-20-2024
DRAWN BY: MATT GALAS
CHECKED BY: JEFFREY L. BROWN
PROJECT NO: 2024-0175

DESCRIPTION: BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 1, LOT 2, LOT 3, AND LOT 5, WEGNER WOODS RESUBDIVISION, OAK BROOK, ILLINOIS.

PREPARED FOR: MATT GALAS
PROPERTY ADDRESS: 3601 & 3505 ADAMS ROAD
OAK BROOK, ILLINOIS

DATE: 1-20-2024
DRAWN BY: MATT GALAS
CHECKED BY: JEFFREY L. BROWN
PROJECT NO: 2024-0175

2
OF
2

Page 40 of 133



VILLAGE OF OAK BROOK *Illinois*

INDEX

ITEM
RIVIAN EV

PAGE	CONTENTS
6-6.c	Staff Report dated September 24, 2024
5-5.b	Village Engineer Comments dated September 27, 2024
4	Certificate of Publication dated September 13, 2024
3.3.a	Resident Letter dated September 12, 2024
	Board of Trustees Meeting Minutes dated September 24, 2024 (Not Attached)
2	Referral Memo – Board of Trustees Agenda dated September 24, 2024
1	Zoning Regulations – Setback Regulations –13-7B-3.B.1.a

Application Materials

A	Petition Application
B-B.2	Letter of Explanation & Property Owner Approval
C-C.1	Variation Standards
D-D.1	Certification of Surrounding Property Owners and List
E	Subject Property Verification
F	Beneficial Interests
G	Fee Receipt
H	Exhibits – Site Plan, Elevations, Equipment Details, Etc.

VILLAGE OF OAK BROOK
Planning and Zoning Commission

STAFF REPORT

DATE: September 27, 2024

CASE NOS: 2024-14-ZO-VAR

DESCRIPTION: Variation – To allow EV charging equipment within the 300’ setback from IL State Route 83.

PETITIONER: Rivian c/o SSC

ADDRESS: 100 Oakbrook Center

EXISTING ZONING: B-2, Regional Shopping Center District

ZONING/USE OF SURROUNDING PROPERTY:

North: B-2, Regional Shopping Center District

South: Same

East: Same

West: Rt 83, City of Oakbrook Terrace

DISCUSSION:

Rivian has submitted a petition seeking approval of a variation from the zoning regulations to permit and allow EV charging equipment within the 300’ setback from Rt. 83.

In particular, the applicant is seeking variation to the following section of the setback Regulations:

- *Section: 13-7B-3(B)(1)(a)*
 - B. Yards:*
 - 1. No structure, other than signs as provided for in subsection 13-7B-4A of this article shall be erected or maintained within the following distances:*
 - a. Three hundred feet (300') from the right-of-way of 22nd Street or Route 83 (Kingery Expressway);*

Rivian, an electric vehicle manufacturer has a lease agreement with Oakbrook Center for the installation of a Commercial Automobile Charging Facility, including nine (9) charging dispensers and (1) trailer stall. Rivian proposes to install equipment cabinets and a transformer in the parking lot within the 300’ setback from Rt. 83. The equipment enclosure is shown at a setback of 45’1”

**STAFF REPORT – RIVIAN
100 OAKBROOK CENTER
VARIATIONS – EV CHARGING EQUIPMENT
CASE NO. 2024-14-ZO-VAR**

from the West property line. The charging dispenser closest to the property line will be setback approximately 56-feet.

Staff Comments:

1. The Village Zoning Ordinance update will include definitions of these types of facilities. The Village's regulations have not yet fully incorporated this technology into the Building, Fire, and Zoning Code. Staff has treated other EV facilities as ancillary equipment and permitted them in many locations within the Village. Similar services are offered on the Oakbrook Center property within the parking field and garages and throughout the Village (i.e. village hall, library, the Oaks of Oak Brook, and the Promenade).
2. The proposal would remove 5 parking spaces. Previous documents from the Oakbrook Center indicate a surplus of 368 parking spaces.
3. The landscaping island would be about 1,090 sq. ft. in area for the equipment enclosure.
4. The mechanical equipment is about 6'6", the enclosure will be 8'3" in height. Landscaping will be provided to visually soften the enclosure.
5. The enclosure materials are proposed to match the monument sign at the intersection of Route 83 and the Oakbrook Center Entrance.
6. There are two previously approved Planned Developments, Pinstripes and RH, which allowed buildings within the setbacks of the B-2 District.
7. The requested Variation is specific to these proposed improvements, future proposals will require a Planned Development or Variation to construct anything within the B-2 District's setback.
8. Parking lot improvements (i.e. ComEd, Blistex, etc.) have not generally been considered Planned Developments.
9. The applicant has provided images depicting the signage and illumination included on the dispensers.
10. The Village Engineer has reviewed the improvements and stated that the project appears to comply with the Stormwater regulations.
11. The applicant will meet all other applicable regulations.

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

RESPONSIBILITIES OF HEARING BODIES:

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

“Section 13-14-6 D”. Standards:

1. The Zoning Board of Appeals shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
2. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making the determination whether there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence that:
 - a. The particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
 - b. The condition upon which the petition for variation is based would not be applicable generally to the other property within the same zoning classification.
 - c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
 - e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.”

**STAFF REPORT – RIVIAN
100 OAKBROOK CENTER
VARIATIONS – EV CHARGING EQUIPMENT
CASE NO. 2024-14-ZO-VAR**

CONCLUSION:

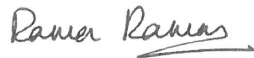
If the P&Z Commission is of the opinion that the applicant has satisfied the requirements for the requested variations to the B-2 District Regulations for the property located at 100 Oakbrook Center, a recommendation would be in order to approve the request subject to the following conditions:

1. The design and placement of the proposed EV charging dispensers, equipment cabinets, transformers, and landscaping shall be in substantial conformance with the plans as submitted and approved.
2. Add the condition “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

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

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

Respectfully Submitted,



Rama Raman
Village Planner



Rebecca Von Drasek
Development Services Director

Rebecca Von Drasek, MPA

From: James Patterson
Sent: Friday, September 27, 2024 8:50 AM
To: Rebecca Von Drasek, MPA
Subject: FW: Variation Application - Rivian EV Charging Stations - 100 Oak Brook Center



This electronic message and any attached files contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient or the employee or agent, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies. Unless otherwise stated, any opinions expressed in this electronic message are those of the author and are not endorsed by the Village.

Electronic messages sent to and from the Village of Oak Brook may be subject to discovery under the IL Freedom of Information Act.

Think Green! Please consider our environment before printing this electronic message.

From: James Patterson
Sent: Friday, August 23, 2024 9:01 AM
To: Rama Raman <rraman@oak-brook.org>
Subject: RE: Variation Application - Rivian EV Charging Stations - 100 Oak Brook Center

Hi Rama,

Per our conversation this morning, I am not concerned about the impervious area calculations for this variation. Oakbrook Center has a five figure (in SF) surplus of impervious area before PCBMPs would be required. We will update this number if/when the permit application is made.

Thank you,



This electronic message and any attached files contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient or the employee or agent, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the

sender by return electronic message or telephone, and destroy the original message without making any copies. Unless otherwise stated, any opinions expressed in this electronic message are those of the author and are not endorsed by the Village.

Electronic messages sent to and from the Village of Oak Brook may be subject to discovery under the IL Freedom of Information Act.

Think Green! Please consider our environment before printing this electronic message.

From: Rama Raman <rraman@oak-brook.org>
Sent: Thursday, August 22, 2024 3:21 PM
To: James Patterson <jpatterson@oak-brook.org>
Subject: FW: Variation Application - Rivian EV Charging Stations - 100 Oak Brook Center

Hi Jamie,

Please review sheet 1 of 1 from the attached (Rivian_IL-00002-Oak Brook_CD100_Rev3_O42324).

Thank you!

Sincerely,

Rama Raman



This electronic message and any attached files contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient or the employee or agent, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies. Unless otherwise stated, any opinions expressed in this electronic message are those of the author and are not endorsed by the Village.

Electronic messages sent to and from the Village of Oak Brook may be subject to discovery under the IL Freedom of Information Act.

Think Green! Please consider our environment before printing this electronic message.

From: Emily Roseberry <ERoseberry@ssc.us.com>
Sent: Thursday, August 22, 2024 12:40 PM
To: Cathy Chiarelli <cchiarelli@oak-brook.org>; Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Cc: Rama Raman <rraman@oak-brook.org>
Subject: Variation Application - Rivian EV Charging Stations - 100 Oak Brook Center

CAUTION: This email message originated from outside of the Village's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

On behalf of Rivian, I would like to submit an application for Variation of the 300' setback from RT 83 for proposed Rivian EV charging station in the parking lot of Oakbrook Center shopping mall. Please find attached:

- Variation Application, includes:
 - o Legal Description
 - o Disclosure of Beneficial Interests form (N/A- property not in trust)
 - o Surrounding Property Owner Certification
 - o Response to the Standards
- Legal Description Word Doc
- Standing Statement (property owner authorization)
- Copy of current real estate tax bill
- Surrounding Property Owner List from York Township assessor's office
- Surrounding Property Owner mailing labels
- Construction Drawings, include:
 - o Plat of Survey
 - o Site Plans
 - o Elevation Plans

Please let me know if you need anything else to accept and process this application for the October 2nd Planning & Zoning Commission meeting.

Thank you so much,

Emily Roseberry | SSC | Permitting Coordinator

7171 W. 95th Street, Suite 600

Overland Park, KS 66212

p 913.438.7700 ext. 2272

f 913.438.7777

c 913.645.5269

www.ssc.us.com

This message is a confidential and privileged communication and is intended for the recipient(s) only. Should you receive this message in error, please contact me immediately as indicated above and delete the message. Any other use of this message is prohibited.

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, October 2, 2024 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering an application from SSC, Inc. 7171 W. 95th Street #600, Overland KS 66212, acting as Agent for Rivian EV. The applicant is seeking a variation as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended. The applicant is seeking approval of a variation to allow the placement of equipment within the 300-foot setback from Route 83, at address 100 Oakbrook Center with the PIN as follows:

PARCEL NUMBER: 06-23-300-045

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

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

Netasha Scarpiniti

Village Clerk

Published at the direction of the Corporate Authorities and the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois
Published in Daily Herald September 13, 2024 (260336)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/13/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 260336





OAK BROOK
Illinois

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

September 12, 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: Rivian EV

Agent: SSC, Inc.
7171 W. 95th Street #600
Overland Park, KS 66212

The property is located at: 100 Oakbrook Center 22nd 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 variation to allow the placement of equipment within the 300-foot setback from Route 83.

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.

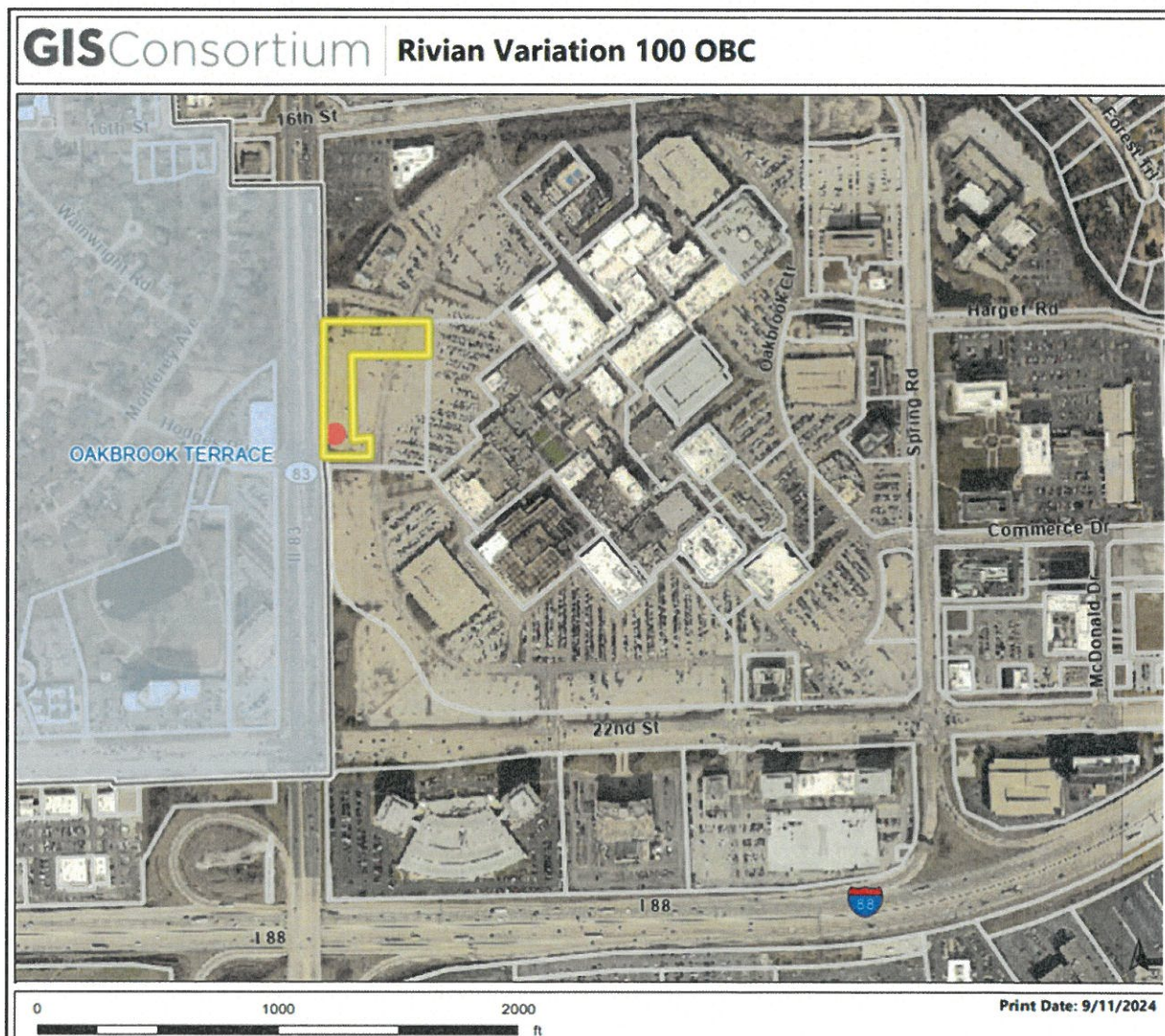
All meetings are held in the Butler Government Center of the Village of Oak Brook, located at 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois.

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

Board of Trustees Meeting7:00 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.

100 OBC 22nd Rivian EV -VAR 2024.resLtr



OAK BROOK
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

13-7B-3: LOT AREA REQUIREMENTS:

B. Yards:

1. No structure, other than signs as provided for in subsection 13-7B-4A of this article shall be erected or maintained within the following distances:

a. Three hundred feet (300') from the right-of-way of 22nd Street or Route 83 (Kingery Expressway);



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)

1

- 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

7/24/2024

Signature of Owner

Date

Signed by:

Matt Wick

8/19/2024

Signature of Applicant

Date

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

Date Filed 8/23/24 Fee Paid \$ 800 Receipt No. 750142 Received By CC

Board of Trustees (Referral) 9/24/24 Notice Published 9/13/24 Newspaper Daily Herald Adj. Property Owners Notified 9/12/24

PUBLIC HEARING DATES: Planning & Zoning Commission 10/21/24

Board of Trustees 10/22/24

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK

Date



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.

B

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

Brookfield Properties

Via Email

August 12, 2024

Project: Rivian & SSC

SPACE: Rivian Green lot at 100 OBC

To Whom It May Concern,

Rivian & SSC Is authorized to submit for variance application on the above project on Oakbrook Center's behalf.

Sincerely,

Jaime Crosby
Senior Operations Manager
Retail

100 Oakbrook Center, Oak Brook, IL 60523
T 630 686 3423
Jaime.Crosby@bpretail.com
www.brookfieldproperties.com/retail

Enclosures

cc: Operations Manager
Tenant file

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.*

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.

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

BILL TO INFORMATION:

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

**COMPLIANCE WITH
“AN ACT TO REQUIRE DISCLOSURE OF ALL BENEFICIAL INTERESTS”**

765 ILCS 405/1, ET AL (1993)

NAME OF TRUSTEE: Property not in trust - not applicable

PPN #: _____

PROPERTY ADDRESS: _____

NAME & ADDRESS OF BENEFICIARIES:

1. _____

2. _____

3. _____

The above and foregoing is a complete disclosure of all beneficiaries and/or holders of any beneficial interest in the above named trust.

STATE OF ILLINOIS)

COUNTY OF DUPAGE) SS
)

_____ Being first sworn on oath deposes and states that he/she has read the above and foregoing disclosure of beneficiaries of a land trust by him/her subscribed, knows the contents thereof and that the same are true and correct.

Signature

Subscribed and sworn to before me this _____ **day**

of _____, **20** _____.

(SEAL)

Notary Public

Please Deposit Check in: Zoning Account 10-4302

For:

OBC Rivian Variation

NOTE: 1 check(s) - Total **\$ 800**

Variation Application **\$750**
Public Hearing Signs (1) **\$50**

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

MISCELLANEOUS PAYMENT RECPT#: 750142
DATE: 09/11/24 TIME: 11:10:42
CLERK: jwozniak DEPT:
CUSTOMER#:

COMMENT: OBC RIVIAN VARIATION

REVENUE:
1 10 43020 800.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION

CASH:
99 1105 800.00
CASH -PLD

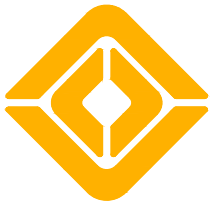
AMOUNT PAID: 800.00

PAID BY: SELECTIVE SITE CONSU
PAYMENT METH: CHECK
34138

REFERENCE: SELECTIVE SI

AMT TENDERED: 800.00
AMT APPLIED: 800.00
CHANGE: .00

G



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
TMS TERRANCE M. SUPER 062-052514 ELECTRICAL

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		<u>PROPERTY OWNER:</u> BROOKEFIELD PROPERTIES	
		CONTACT: TBD		CONTACT: TBD	
		EMAIL: TBD		EMAIL: TBD	
		PHONE: 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

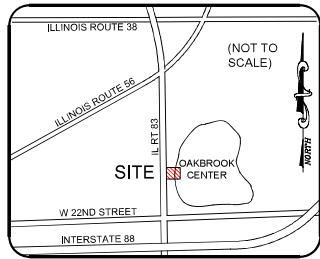
SHEET DESCRIPTION:
TITLE SHEET

SHEET #:
T-1.0



SURVEY DRAWING

VICINITY MAP



SURVEYOR NOTES

- 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.
 - 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.
 - 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).
 - 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.
 - ELEVATIONS ARE BASED ON TRIMBLE VRS NOW (NAVD 88 DATUM).
 - SITE BENCHMARK: CUT BOX ON CURB, ELEVATION: 678.00'
 - 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.
 - FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 18, 2021.
 - 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.
 - 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
- MINIMUM PARKING: 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 1.78 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

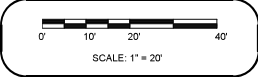
LEGAL DESCRIPTION:

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



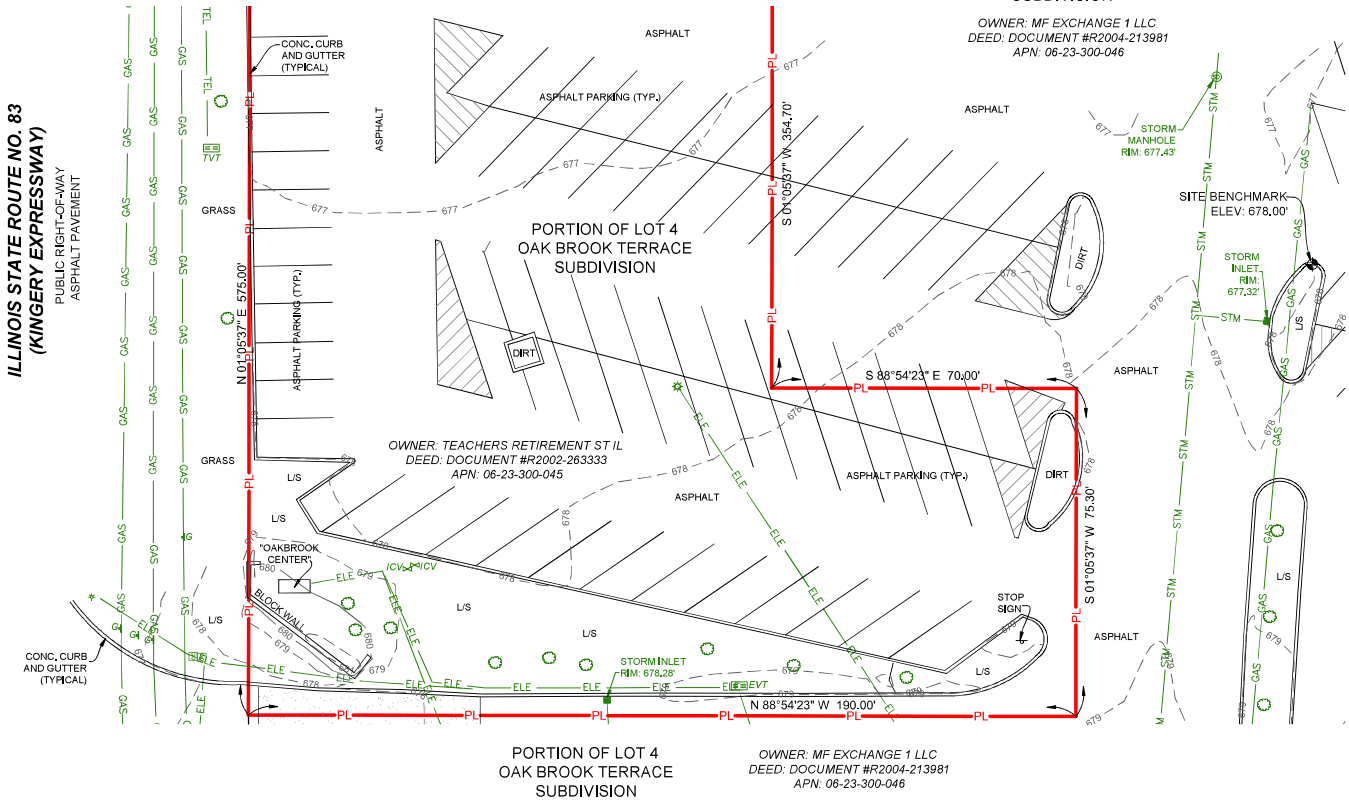
SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- 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)
- 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)
- RECIPROCAL EASEMENT AGREEMENT BETWEEN OAKBROOK SHOPPING CENTER, LLC AND OAKBROOK CENTER EAST, LLC RECORDED JULY 6, 2012 AS DOCUMENT R2012-098775. (AFFECTS, BLANKET IN NATURE, NOTHING PLOTTED)

LEGEND

- GRATE INLET
 - SIGNAL LIGHT
 - SIGNAL BOX
 - SGN
 - GAS LINE MARKER
 - ICV = IRRIGATION CONTROL VALVE
 - LI = LIGHT POLE
 - EVT = ELECTRIC VAULT
 - TVT = TELEPHONE VAULT
 - SM = STORM MANHOLE
 - TREE
 - SITE BENCHMARK
 - CONCRETE
 - NO PARKING AREA
- (P) = PLAT CALL PER OAKBROOK SUBDIVISION DOCUMENT NO. R1990-884785
- R/W = RIGHT-OF-WAY
- L/S = LANDSCAPE AREA
- TYP. = TYPICAL
- ADJOINING PROPERTY
- PROPERTY LINE
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND STORM



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, M.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

Copyright ©Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

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:

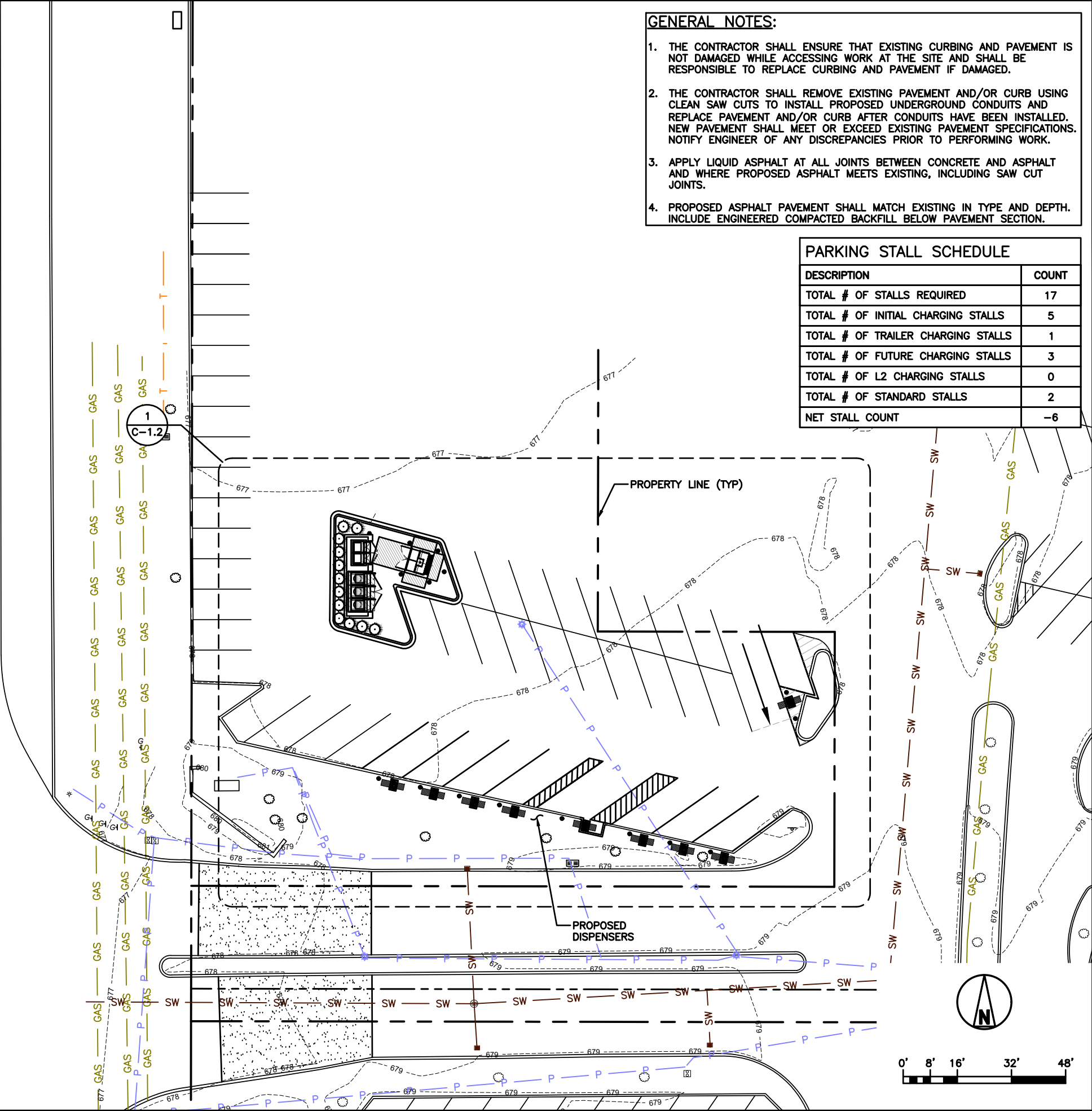
---	---	EXISTING R.O.W.
---	---	EXISTING OVERHEAD POWER
---	---	EXISTING UNDERGROUND COMMERCIAL/RESIDENTIAL POWER
---	---	EXISTING UNDERGROUND TELCO/FIBER
---	---	EXISTING UNDERGROUND NATURAL GAS
---	---	EXISTING UNDERGROUND WATER LINE
---	---	EXISTING UNDERGROUND SEWER LINE
---	---	EXISTING UNDERGROUND 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: 8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton D. Keisling

EF94D8A5B80B407...

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			

--

--

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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 #:
OVERALL SITE PLAN	C-1.0

TOTAL AREA LEGEND:

- DISTURBED CURB LENGTH
10± LN. FT
- REMOVED CURB LENGTH
10± LN. FT
- DISTURBED PERVIOUS AREA
420± SQ. FT
- REMOVED PERVIOUS AREA
40± SQ. FT
- DISTURBED IMPERVIOUS AREA
1050± SQ. FT
- REMOVED IMPERVIOUS AREA
1090± SQ. FT

APPROX. 1090 SQ. FT. REMOVED
IMPERVIOUS AREA FOR PROPOSED
RIVIAN EQUIPMENT & CONDUIT ROUTING

APPROX. 1050 SQ. FT. DISTURBED
IMPERVIOUS AREA FOR PROPOSED
RIVIAN EQUIPMENT & CONDUIT ROUTING

APPROX. 5 LN. FT. DISTURBED CURB
FOR PROPOSED RIVIAN EQUIPMENT &
CONDUIT ROUTING

EXISTING PARKING STALL
TO BE RESTRIPE
(TYP OF 3)

APPROX. 5 LN. FT. DISTURBED CURB
FOR PROPOSED RIVIAN EQUIPMENT &
CONDUIT ROUTING

EXISTING PARKING STALL
TO BE RESTRIPE
(TYP OF 10)

APPROX. 10 LN. FT. REMOVED
CURB FOR PROPOSED RIVIAN
EQUIPMENT & CONDUIT ROUTING

APPROX. 420 SQ. FT. DISTURBED
PERVIOUS AREA FOR PROPOSED RIVIAN
EQUIPMENT & CONDUIT ROUTING

APPROX. 30 SQ. FT. REMOVED
PERVIOUS AREA FOR PROPOSED RIVIAN
EQUIPMENT & CONDUIT ROUTING

APPROX. 10 SQ. FT. REMOVED
PERVIOUS AREA FOR
PROPOSED RIVIAN EQUIPMENT
& CONDUIT ROUTING

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

PLANS PREPARED FOR:

 **RIVIAN**

PLANS PREPARED BY:

 **SSC**

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

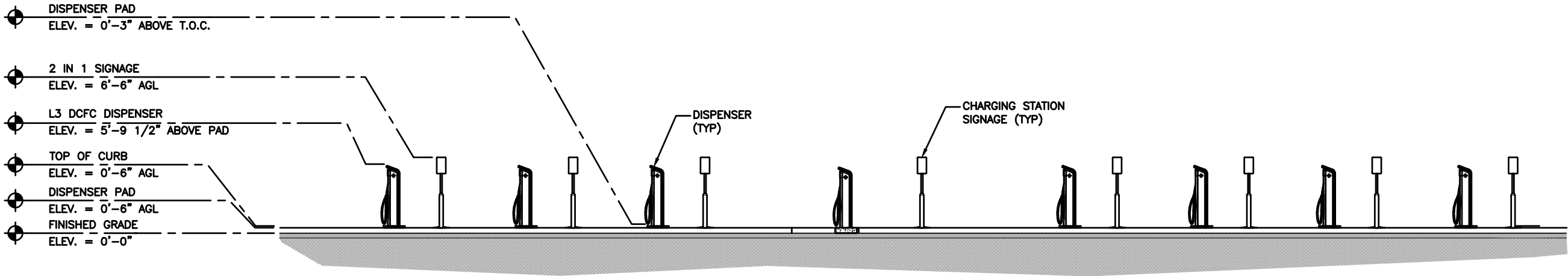
SSC SITE NUMBER:

IL-00002

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

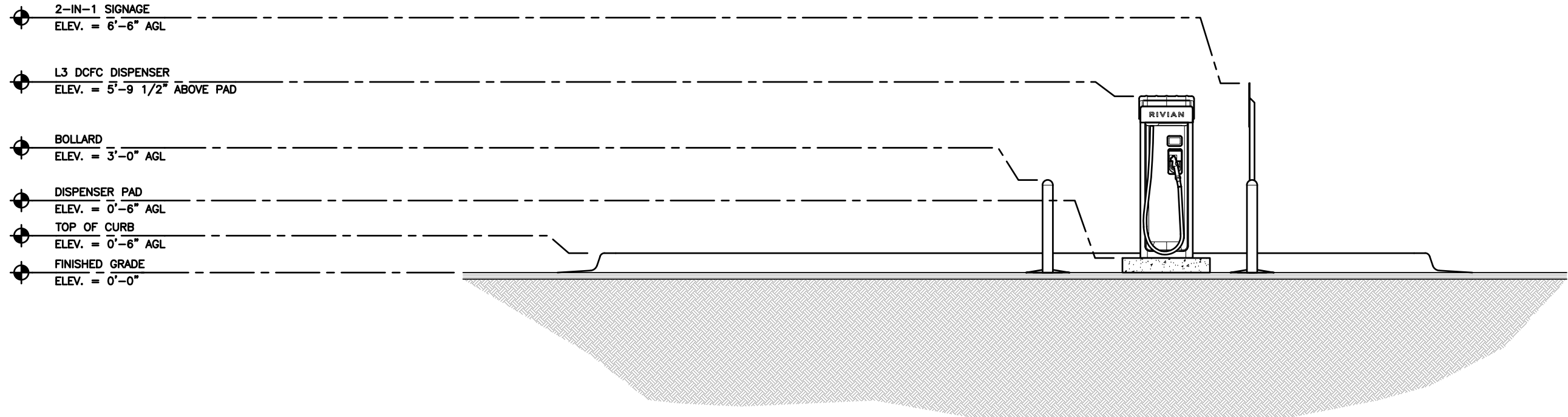
SHEET DESCRIPTION:	SHEET #:
EXISTING SITE PLAN	C-1.1

EXISTING SITE PLAN



DISPENSER ELEVATION

1



TRAILER STALL ELEVATION

2

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton D. 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



PLANS PREPARED FOR:

 **RIVIAN**

PLANS PREPARED BY:

 **SSC**

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

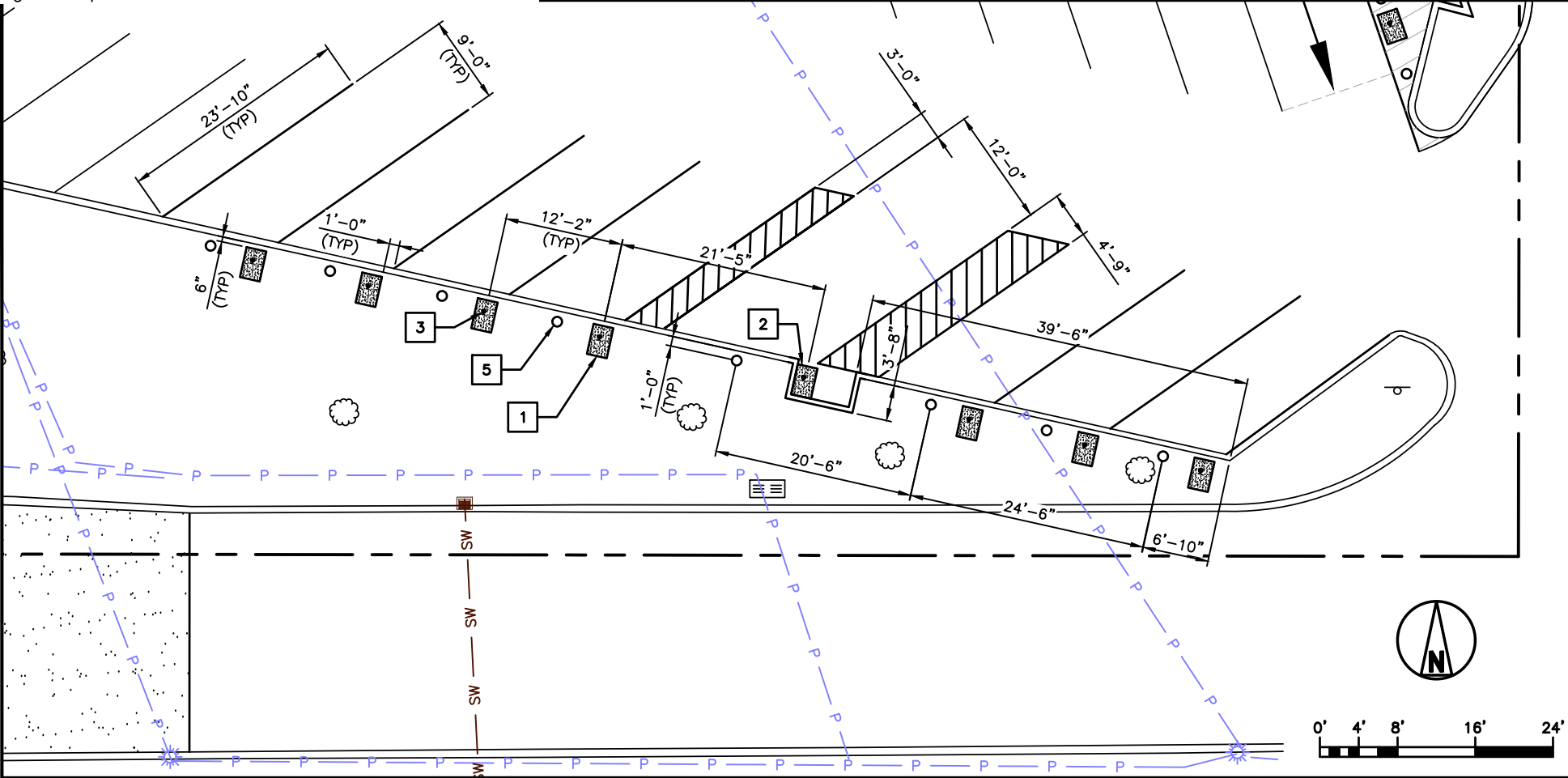
SSC SITE NUMBER:

IL-00002

SITE ADDRESS:

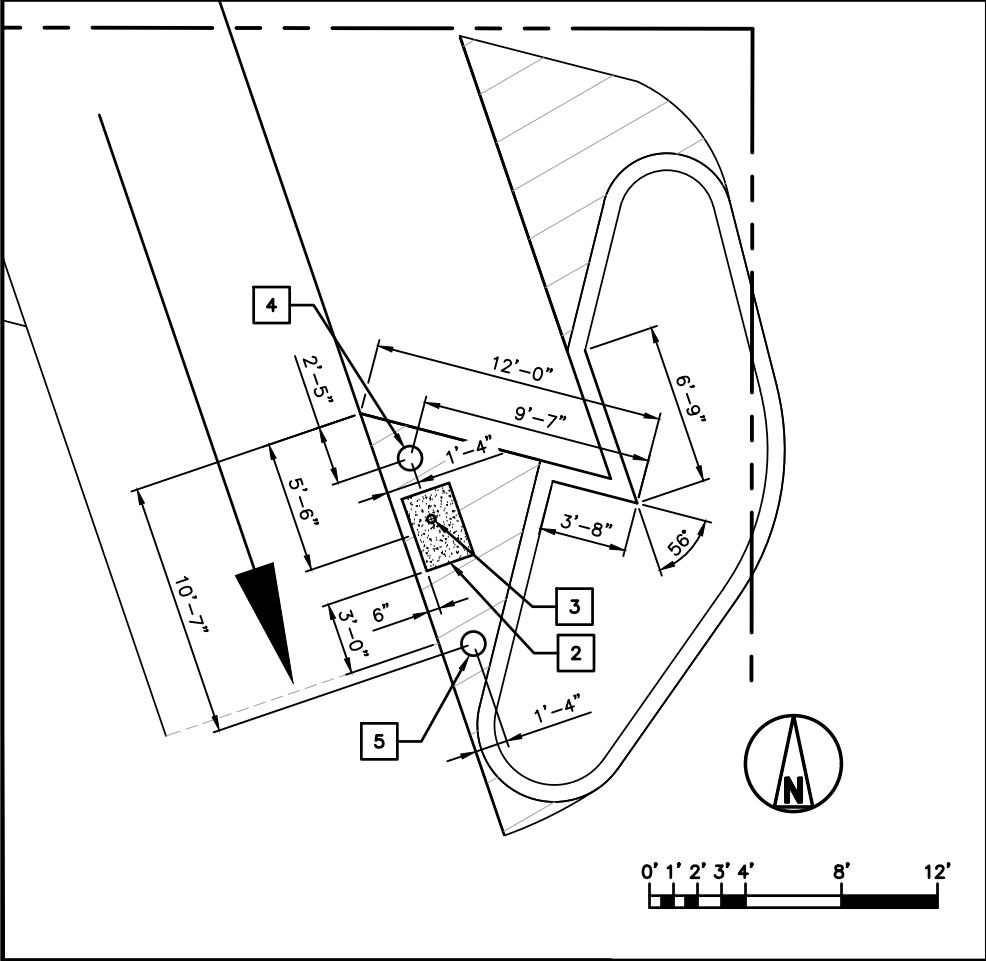
100 OAK BROOK CENTER,
STE. EV
OAK BROOK, IL 60523

SHEET DESCRIPTION:	SHEET #:
SITE ELEVATIONS	C-1.3



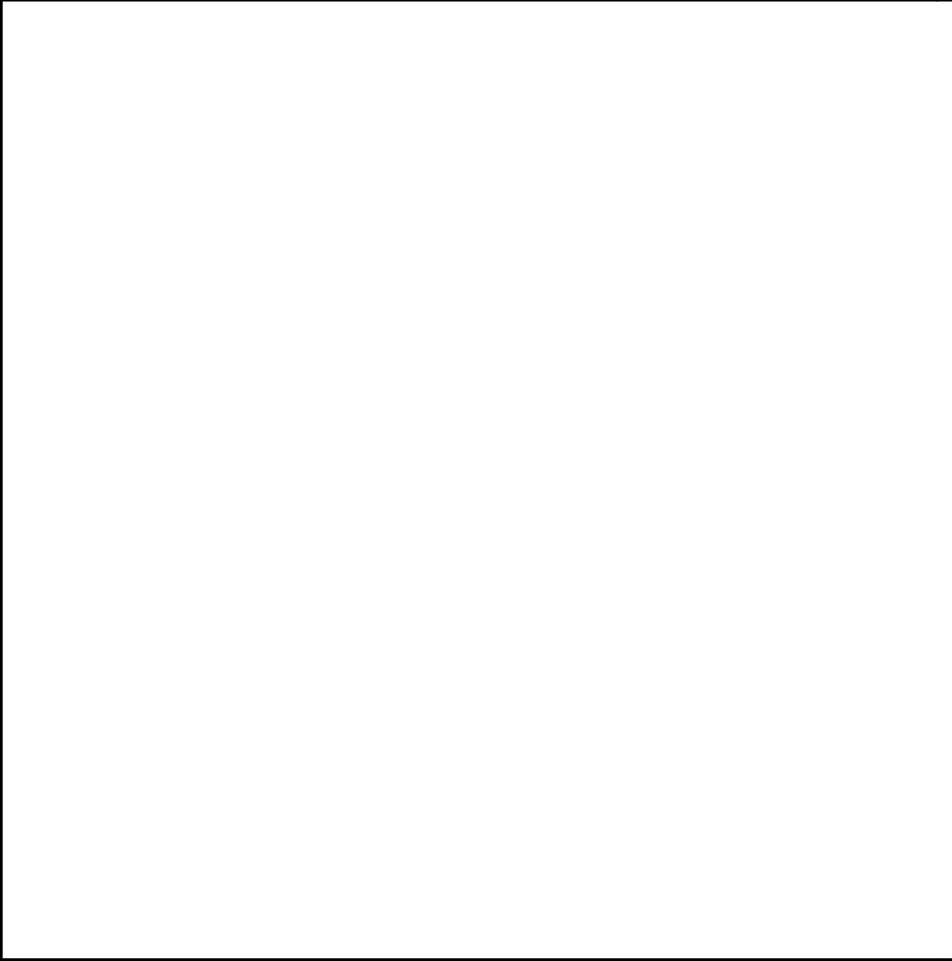
DISPENSER PLAN

1



TRAILER DISPENSER PLAN

3



DETAIL NOT USED

2

GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL BELL END FITTINGS ON ALL CONDUITS AFTER INSTALLATION.

KEYED NOTES:

- 1 PROPOSED 3'-2" x 2'-1" PAD FOR DCFC DISPENSERS (TYP OF 7) (SEE SHEET C-3.0, DETAIL 1)
- 2 PROPOSED 3'-2" x 2'-1" PAD FOR DCFC DISPENSERS (TYP OF 2) (SEE SHEET C-3.0, DETAIL 2)
- 3 4" CONDUIT (TYP OF 9)
- 4 PROPOSED RIVIAN BOLLARD FOUNDATION (SEE SHEET C-3.3)
- 5 PROPOSED 2-IN-1 SIGNPOST BOLLARD FOUNDATION (TYP OF 9) (SEE SHEET C-3.3)

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton D. 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



PLANS PREPARED FOR:

 **RIVIAN**

PLANS PREPARED BY:

 **SSC**

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

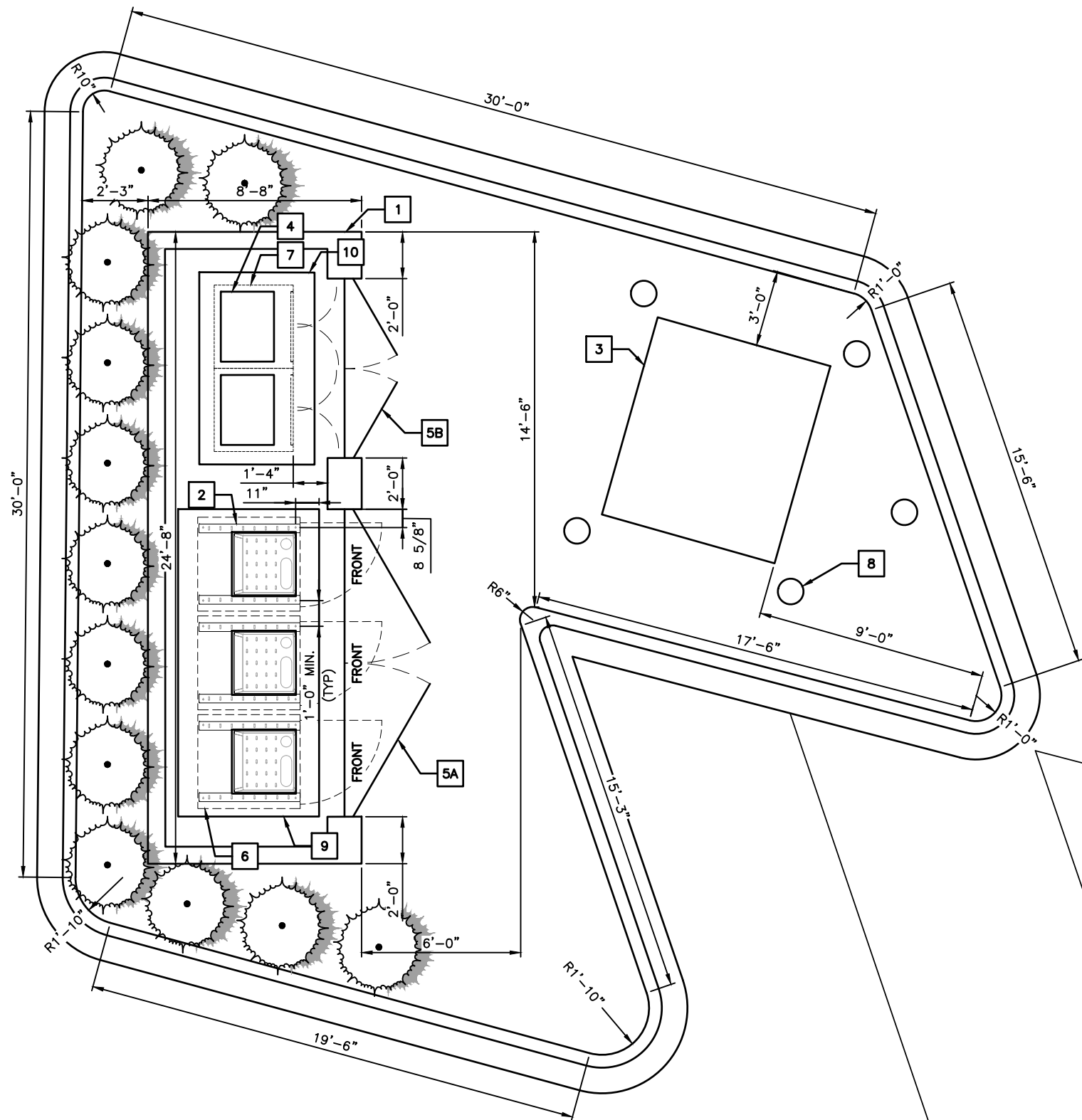
SSC SITE NUMBER:

IL-00002

SITE ADDRESS:

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

SHEET DESCRIPTION:	SHEET #:
EQUIPMENT PLANS (1 OF 2)	C-2.0



EQUIPMENT ENCLOSURE PLAN

GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL BELL END FITTINGS ON ALL CONDUITS AFTER INSTALLATION.
2. SPACING FOR POWER CABINETS SHALL BE MEASURED FROM CENTER OF BOLT HOLE TO CENTER OF BOLT HOLE.

KEYED NOTES:

- 1 PROPOSED CMU ENCLOSURE FOUNDATION (SEE SHEET C-4.2)
- 2 PROPOSED RIVIAN SITE BOX (TYP OF 3) (SEE SHEET C-3.2)
- 3 PROPOSED 8'-0" x 7'-0" TRANSFORMER FOUNDATION
- 4 PROPOSED SWITCHBOARD CONDUIT BLOCKOUT (TYP OF 2) (SEE SWITCHBOARD SHOP DRAWINGS)
- 5A PROPOSED 12'-0" GATE MASONRY OPENING
- 5B PROPOSED 6'-8" GATE MASONRY OPENING
- 6 POWER CABINET FOOTPRINT & DOOR SWINGS (TYP)
- 7 SWITCHBOARD FOOTPRINT & DOOR SWINGS
- 8 PROPOSED UTILITY BOLLARD FOUNDATION (TYP OF 5) (RIVIAN CONTRACTOR TO REFERENCE DETAILS OF COMED ELECTRIC UTILITY DESIGNS AND SPECIFICATIONS)
- 9 PROPOSED 12'-0" x 5'-6" POWER CABINET FOUNDATION (SEE SHEET C-3.1 & C-3.2)
- 10 PROPOSED 7'-6" x 4'-6" SWITCHBOARD FOUNDATION (SEE SHEET C-3.1)

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton D. 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

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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:

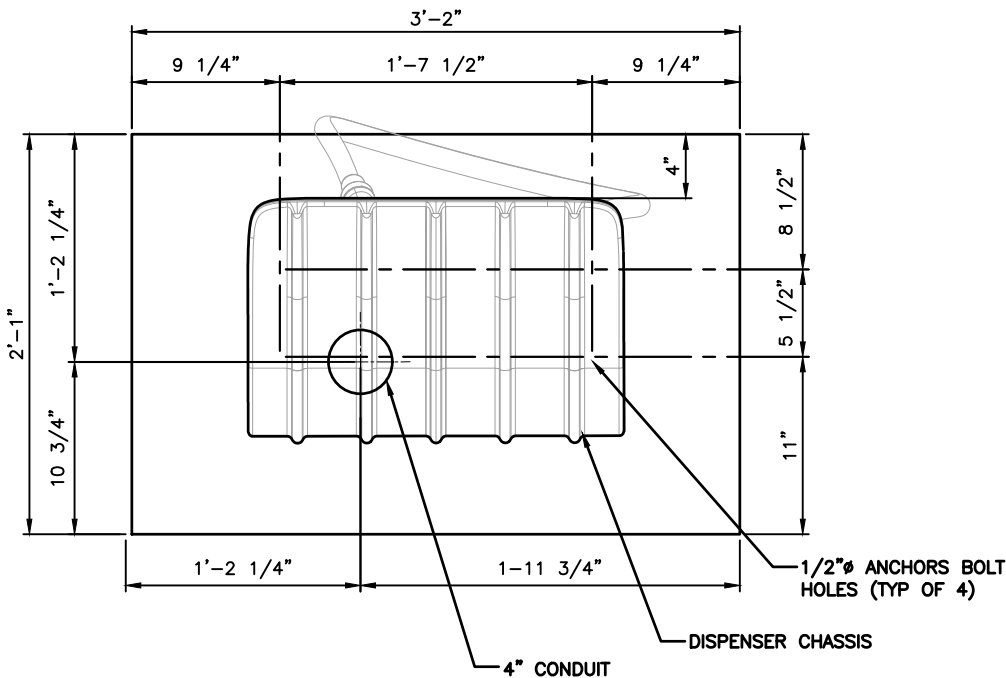
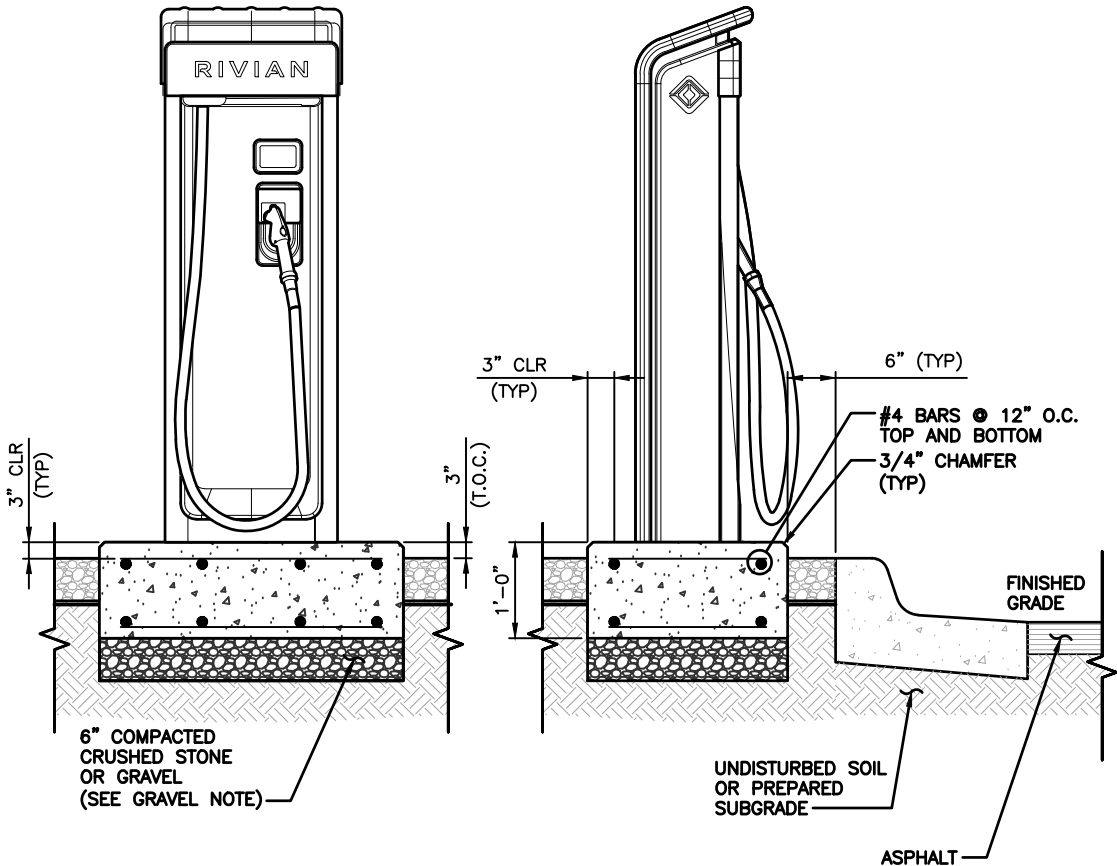
100 OAK BROOK CENTER,
STE. EV
OAK BROOK, IL 60523

SHEET DESCRIPTION:	SHEET #:
EQUIPMENT PLANS (2 OF 2)	C-2.1

GRAVEL NOTE:
GRAVEL SHALL BE NATURAL OR CRUSHED STONE WITH 100 PERCENT PASSING 1 INCH SIEVE.

FOUNDATION NOTE:
MINIMUM SOIL BEARING CAPACITY OF 1500 PSF IS ASSUMED IN ALL FOUNDATIONS AND SLAB AREAS. (GENERAL CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION)

SPECIFICATIONS:
DIMENSIONS (HxDxW):
DISPENSER: 69.5"x22.5"x13.5"



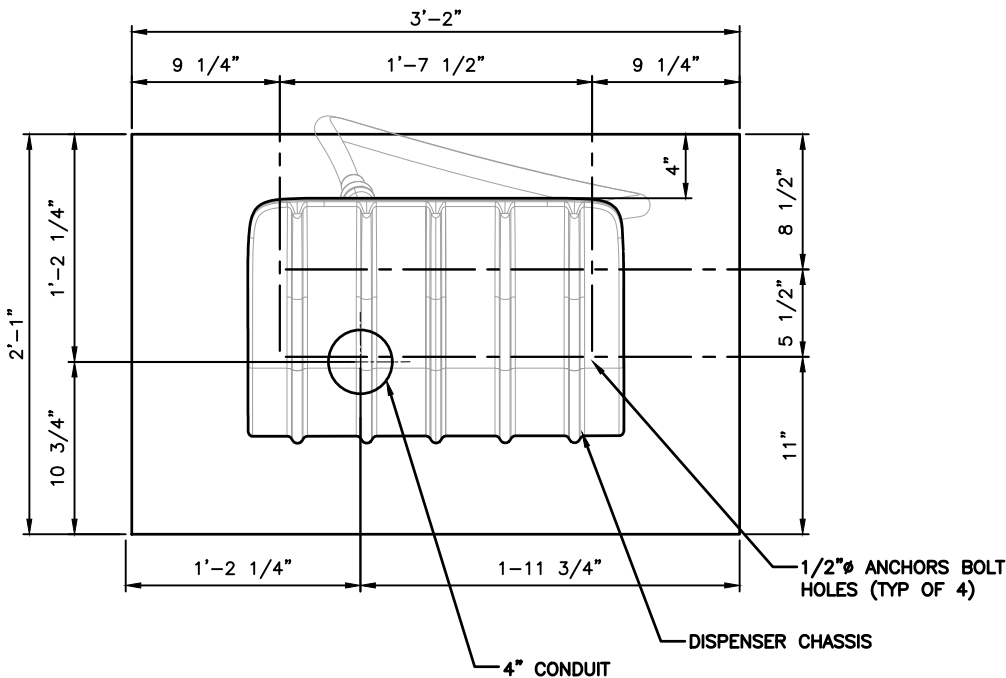
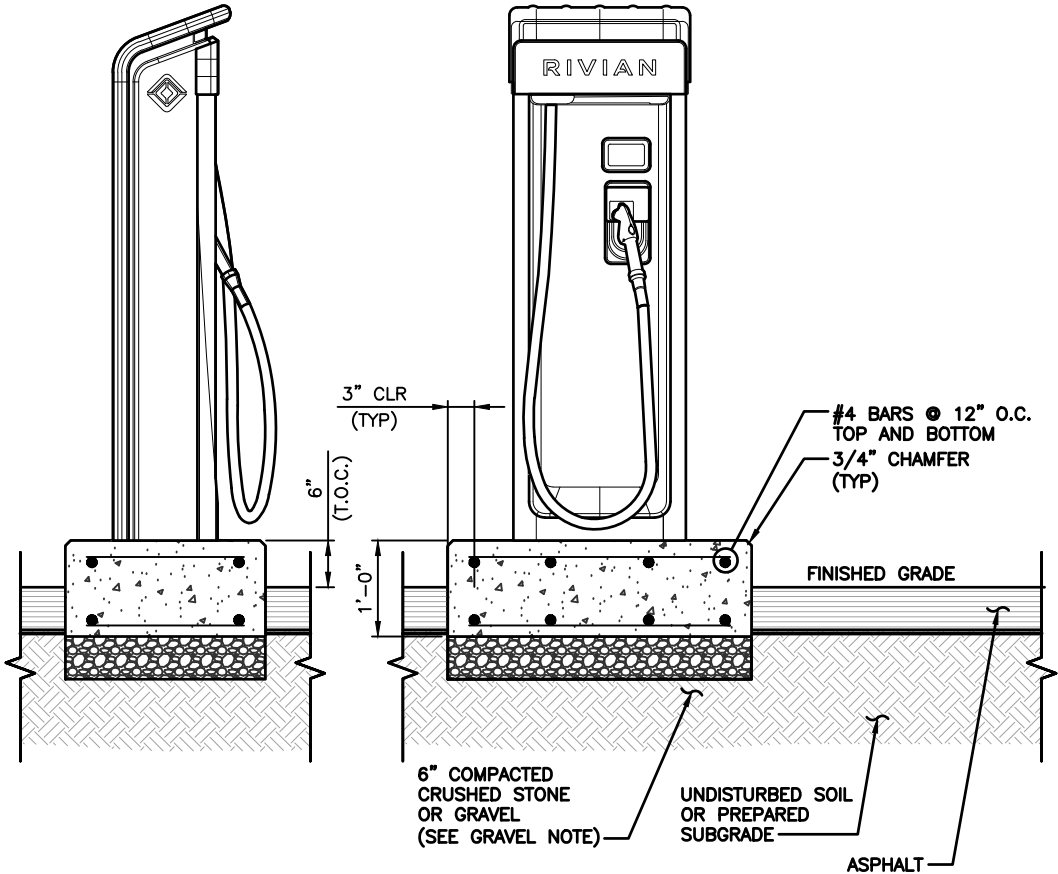
DCFC DISPENSER DETAIL

1

GRAVEL NOTE:
GRAVEL SHALL BE NATURAL OR CRUSHED STONE WITH 100 PERCENT PASSING 1 INCH SIEVE.

FOUNDATION NOTE:
MINIMUM SOIL BEARING CAPACITY OF 1500 PSF IS ASSUMED IN ALL FOUNDATIONS AND SLAB AREAS. (GENERAL CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION)

SPECIFICATIONS:
DIMENSIONS (HxDxW):
DISPENSER: 69.5"x22.5"x13.5"



DCFC DISPENSER DETAIL

2

STAMP: 8/30/2024
LICENSED PROFESSIONAL ENGINEER
SHELTON D. KEISLING
062.069129
DocuSigned by
Shelton D. Keisling
EF94D8A5B80B407...

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

PLANS PREPARED FOR:
RIVIAN

PLANS PREPARED BY:
SSC

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.

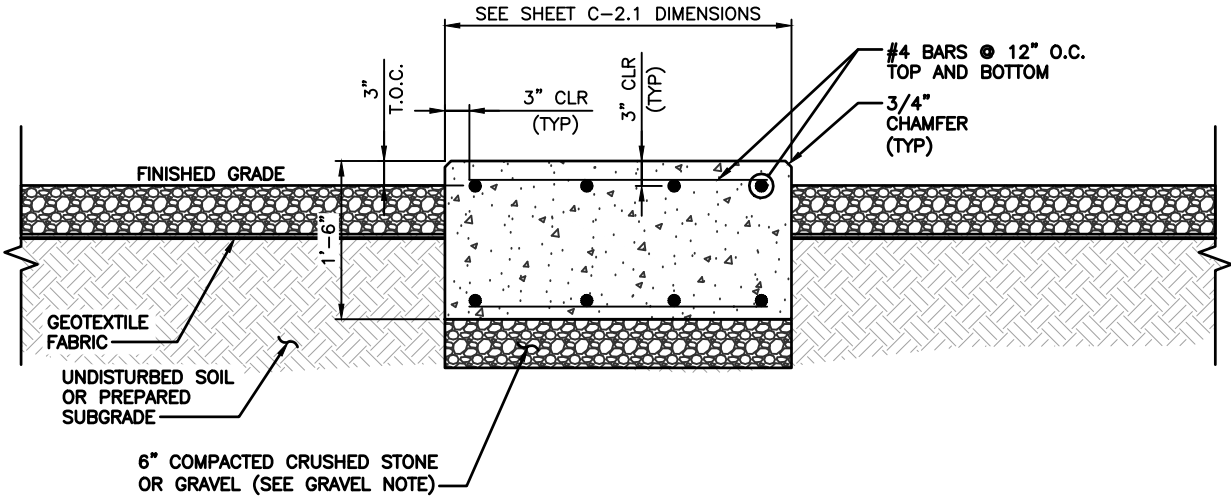
SUBMITTALS:			
DESCRIPTION	DATE	BY	REV
ISSUED FOR CONSTRUCTION	03/30/23	DWO	0
TRAILER STALL REVISED	04/11/23	TX	1
REVISED PER CLIENT COMMENTS	12/20/23	IBA	2
REVISED PER CLIENT COMMENTS	04/23/24	IBA	3
REVISED PER AHJ COMMENTS	08/30/24	IBA	4

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 #:
EQUIPMENT DETAILS (1 OF 4)	C-3.0



GRAVEL NOTE:
GRAVEL SHALL BE NATURAL OR CRUSHED STONE WITH 100 PERCENT PASSING 1 INCH SIEVE.

FOUNDATION NOTE:
MINIMUM SOIL BEARING CAPACITY OF 1500 PSF IS ASSUMED IN ALL FOUNDATIONS AND SLAB AREAS. (GENERAL CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION)

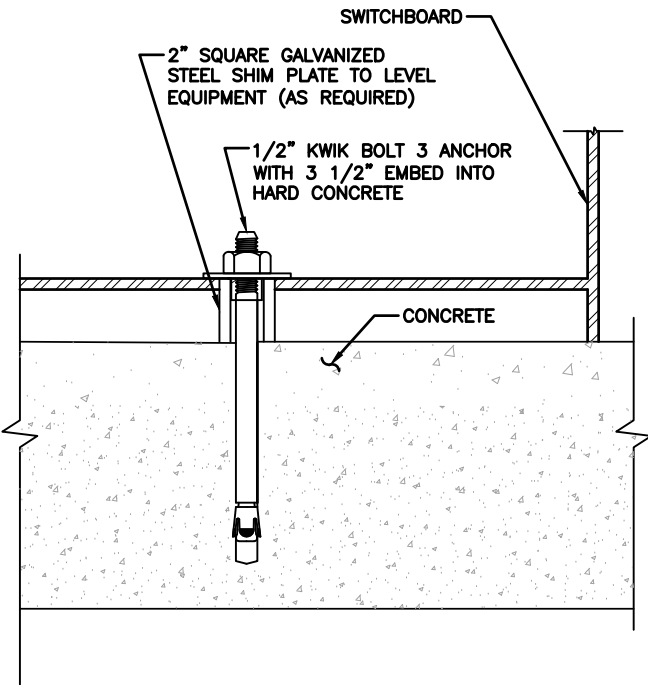
GROUNDING NOTE:
SEE SHEET G-2.0, DETAIL 4 FOR SWITCHBOARD FOUNDATION GROUNDING PLAN.

RIVIAN POWER CABINET AND SWITCHBOARD FOUNDATION SECTION

1

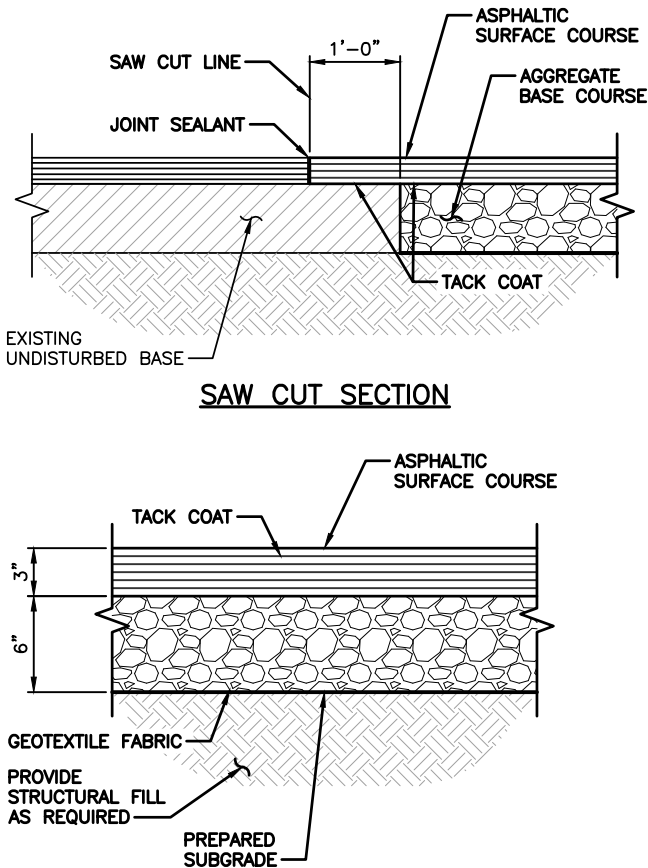
DETAIL NOT USED

2



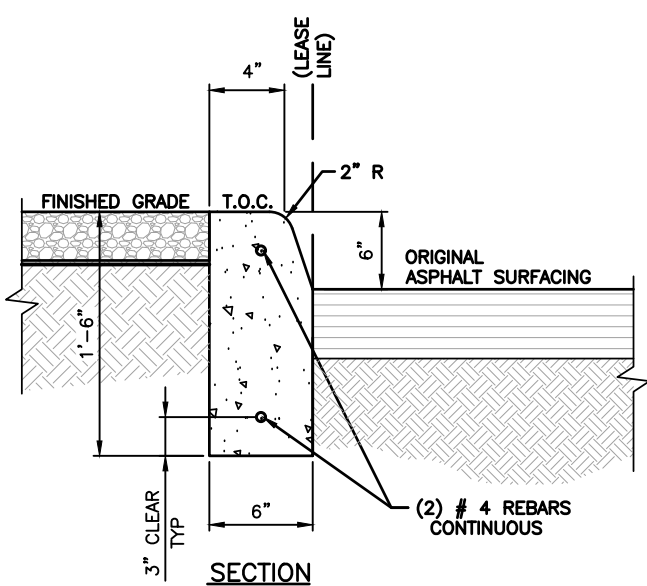
SWITCHBOARD ANCHORAGE DETAIL

5



ASPHALT REPAIR DETAIL

4



CURB DETAIL

3

GENERAL NOTE:
DIMENSIONS SHOWN FOR MINIMUM CURB REQUIREMENTS. CONTRACTOR TO MATCH EXISTING SITE CONDITIONS.

CURB NOTE:
1. SAW CUT AND REMOVE EXISTING ASPHALT WITHIN THE LIMITS INDICATED ON THE SITE PLAN (DETAIL 1).
2. CONTROL JOINTS SHALL BE 2" DEEP, AND PLACED AT 15'-0" INTERVALS EQUALLY SPACED BETWEEN CONSTRUCTION JOINTS.

STAMP: 8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton D. Keisling
EF94D8A5B80B407...

ENGINEERING LICENSE:
STATE OF ILLINOIS
PE CERTIFICATE OF AUTHORIZATION # 184.003404
ENGINEER: SHELTON D. KEISLING
PE#: 062-069129
DISCIPLINE: ELECTRICAL

PLANS PREPARED FOR:



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:

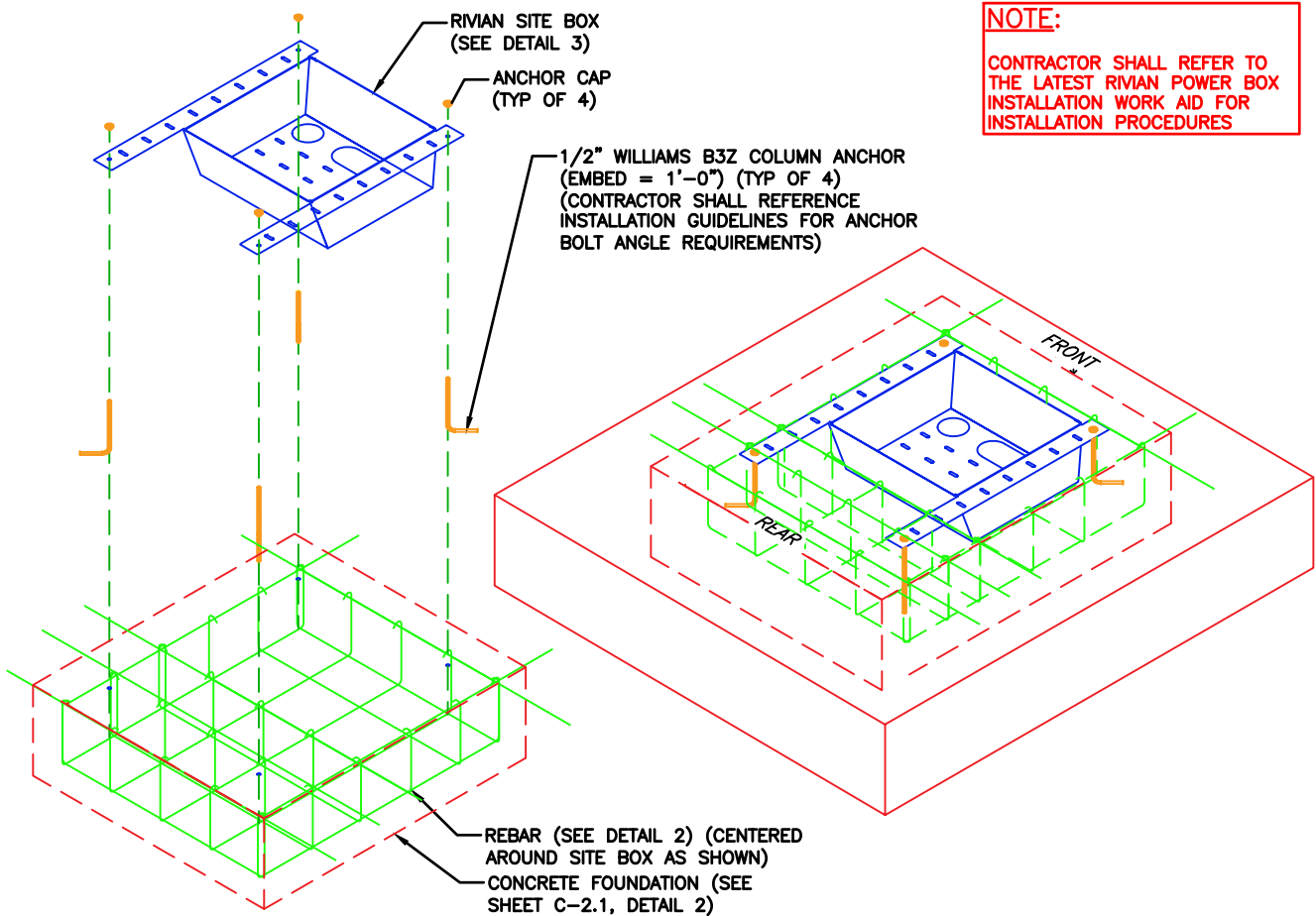
100 OAK BROOK CENTER,
STE. EV
OAK BROOK, IL 60523

SHEET DESCRIPTION:

EQUIPMENT
DETAILS (2 OF 4)

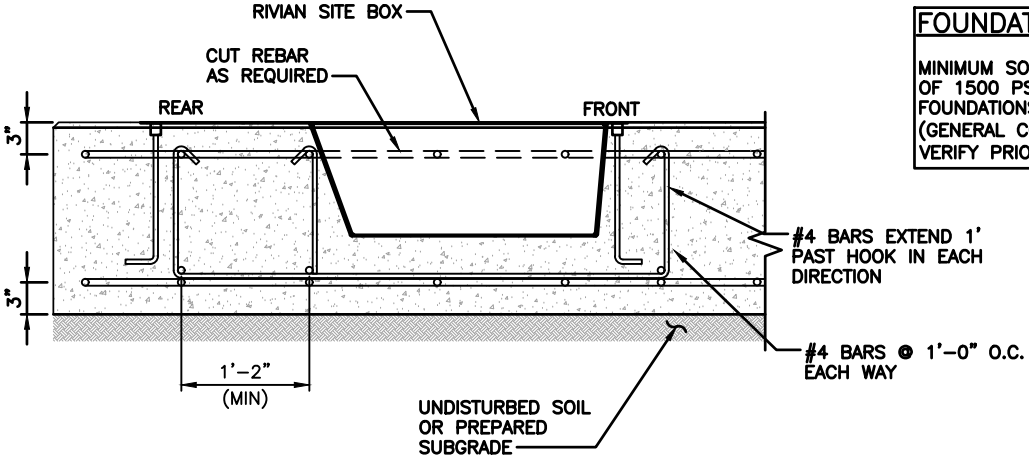
SHEET #:

C-3.1



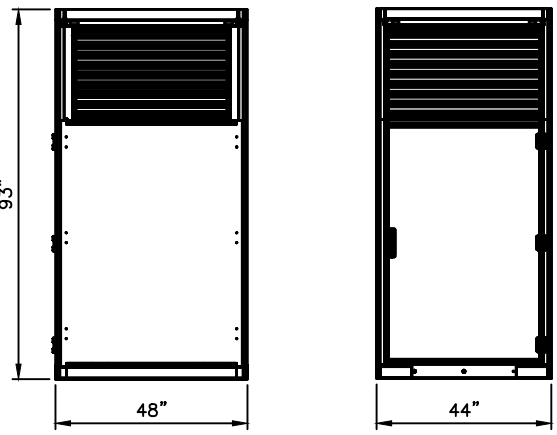
RIVIAN POWER CABINET SITE BOX ISOMETRIC DETAIL

1



POWER CABINET EQUIPMENT PAD DETAIL

2



SPECIFICATIONS:
DIMENSIONS (HxDxW): 93"x48"x44"

POWER CABINET DETAIL

5



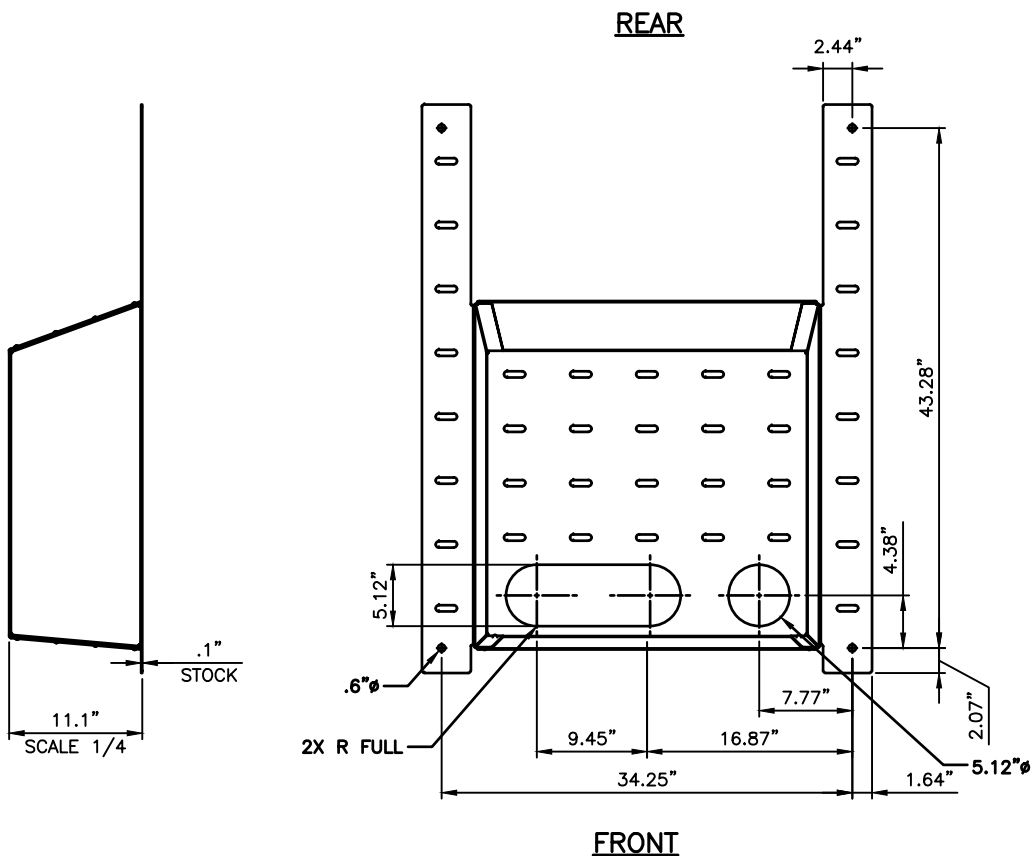
REAR



FRONT

RIVIAN SITE BOX PHOTOS

4



RIVIAN POWER CABINET SITE BOX DETAIL

3

STAMP: 8/30/2024
LICENSED PROFESSIONAL ENGINEER
SHELTON D. KEISLING
062.069129
Docusign by SHELTON D. KEISLING
EF94D8A5B80B407...

ENGINEERING LICENSE:
STATE OF ILLINOIS
PE CERTIFICATE OF AUTHORIZATION # 184.003404
ENGINEER: SHELTON D. KEISLING
PE#: 062-069129
DISCIPLINE: ELECTRICAL

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

PLANS PREPARED FOR:



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.

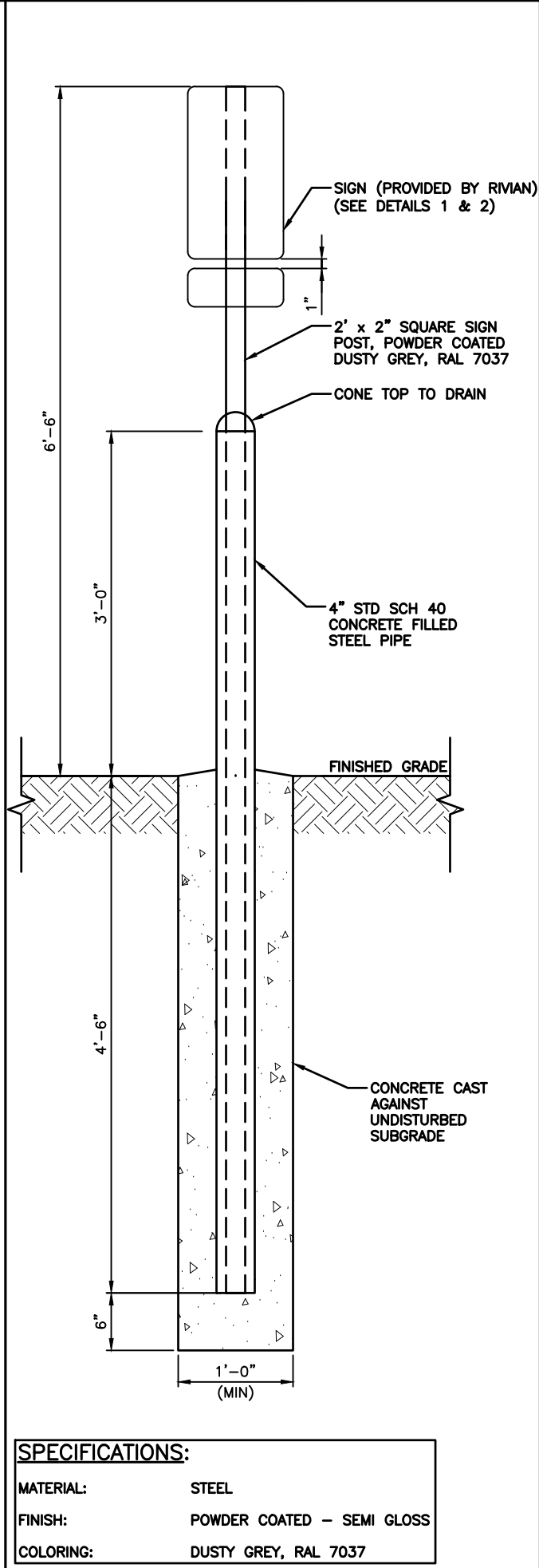
SUBMITTALS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR CONSTRUCTION	03/30/23	DWO	0	
TRAILER STALL REVISED	04/11/23	TX	1	
REVISED PER CLIENT COMMENTS	12/20/23	IBA	2	
REVISED PER CLIENT COMMENTS	04/23/24	IBA	3	
REVISED PER AHJ COMMENTS	08/30/24	IBA	4	

APPLICANT SITE NAME:
OAK BROOK

SSC SITE NUMBER:
IL-00002

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

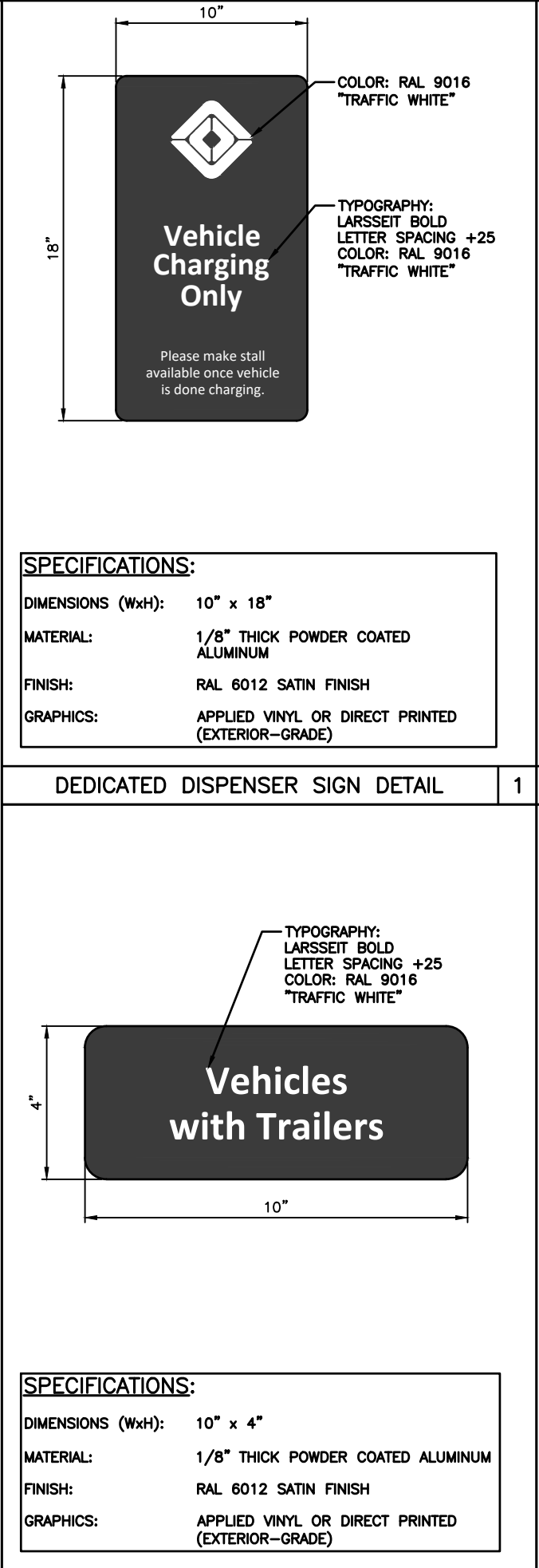
SHEET DESCRIPTION: EQUIPMENT DETAILS (3 OF 4)
SHEET #: C-3.2



6

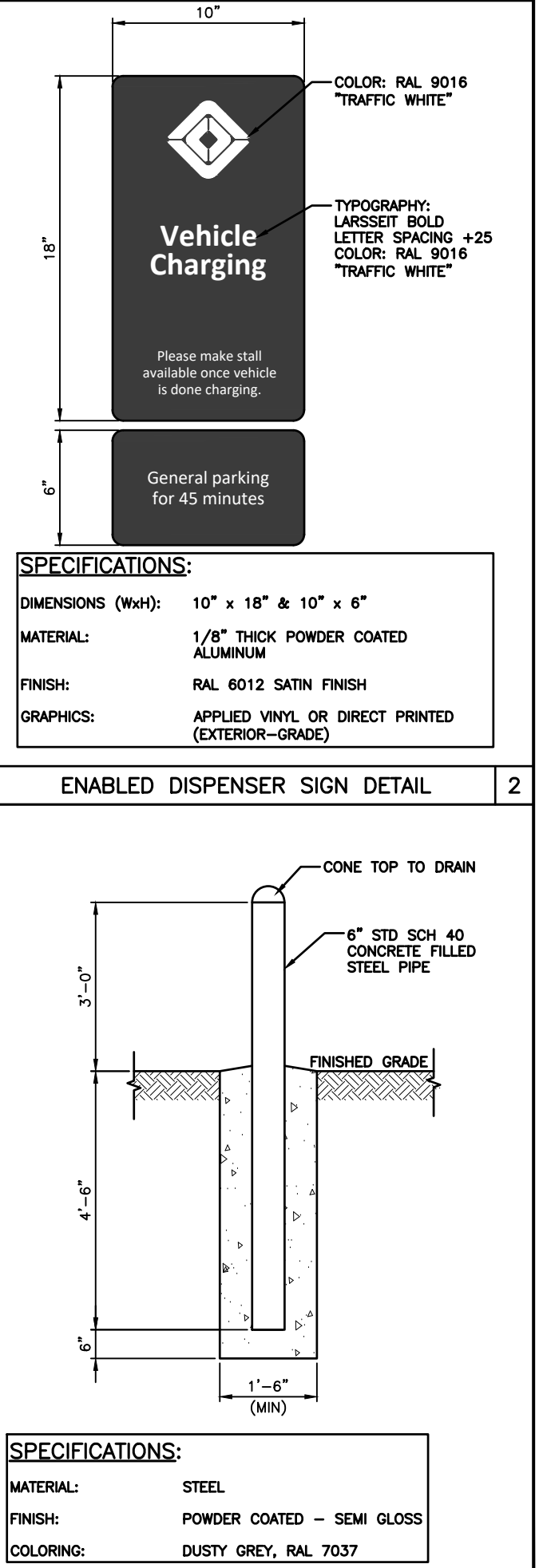
2-IN-1 BOLLARD DETAIL

5



4

TRAILER ACCESSIBLE SIGN DETAIL



3

BOLLARD POST MOUNT DETAIL

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 EIT
TMS TERRANCE M. SUPER 062-052514 ELECTRICAL

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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:

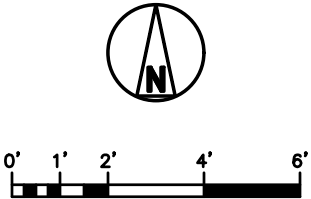
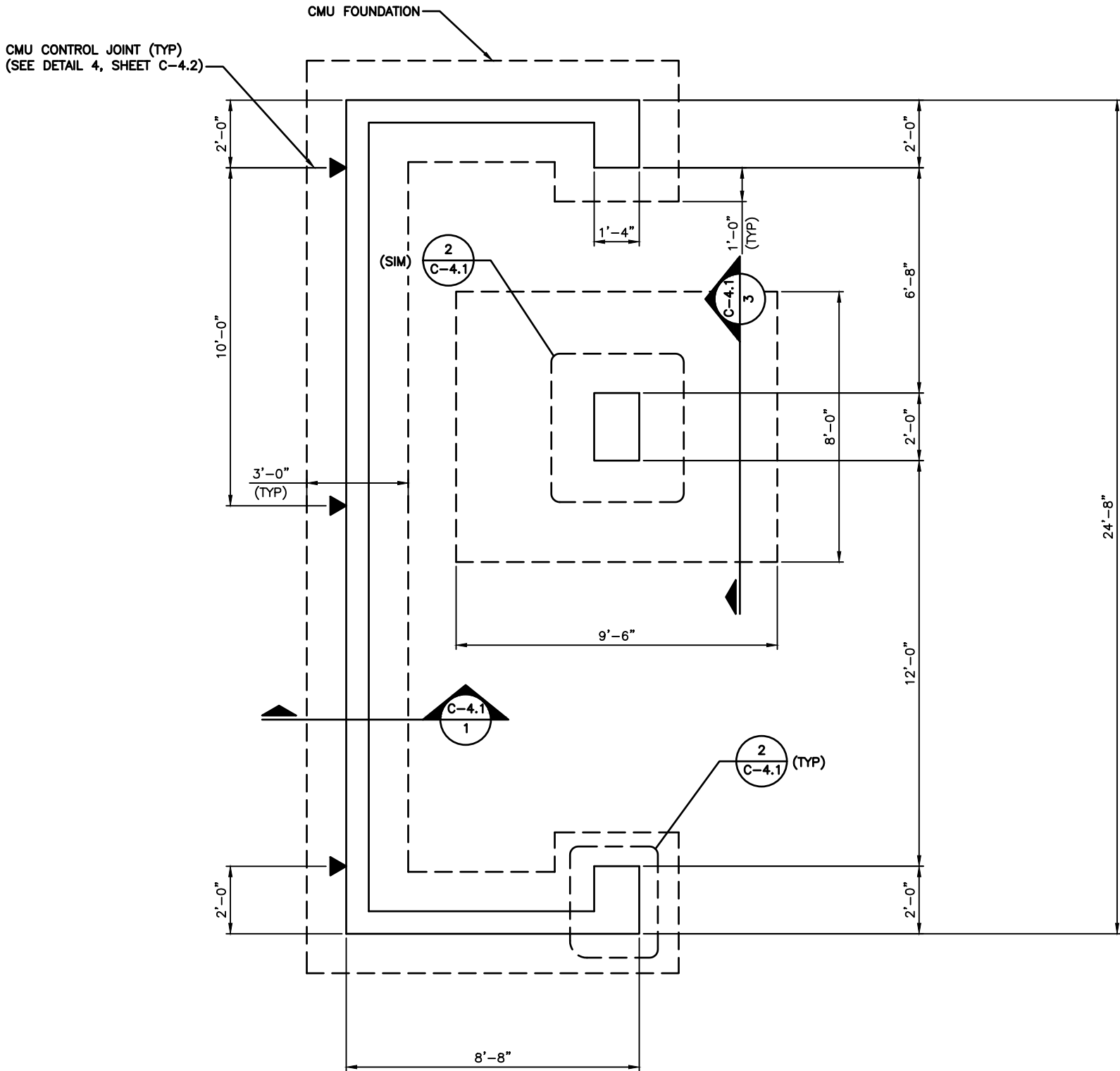
100 OAK BROOK CENTER,
STE. EV
OAK BROOK, IL 60523

SHEET DESCRIPTION:

EQUIPMENT DETAILS (4 OF 4)

SHEET #:

C-3.3



FOUNDATION/WALL PLAN

1

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton D. 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

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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 #:
FOUNDATION/WALL PLAN	C-4.0

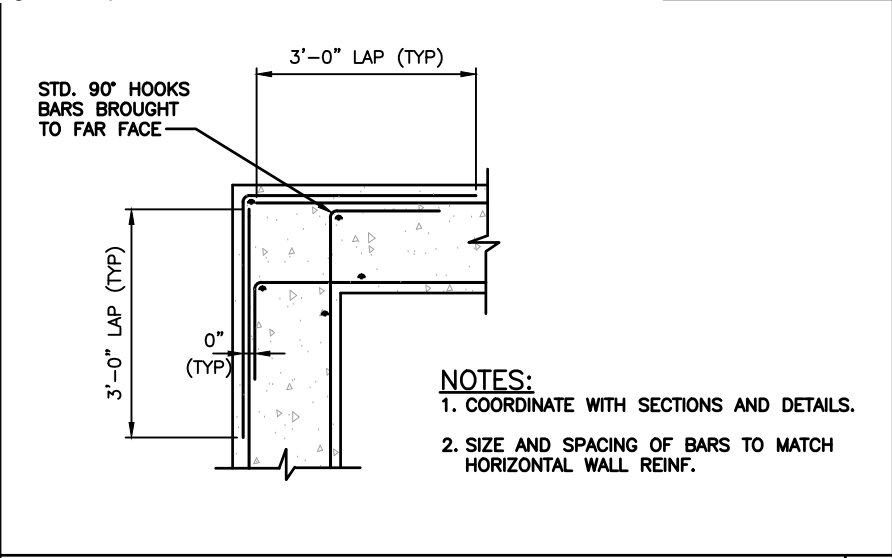
1



JAMB DETAIL

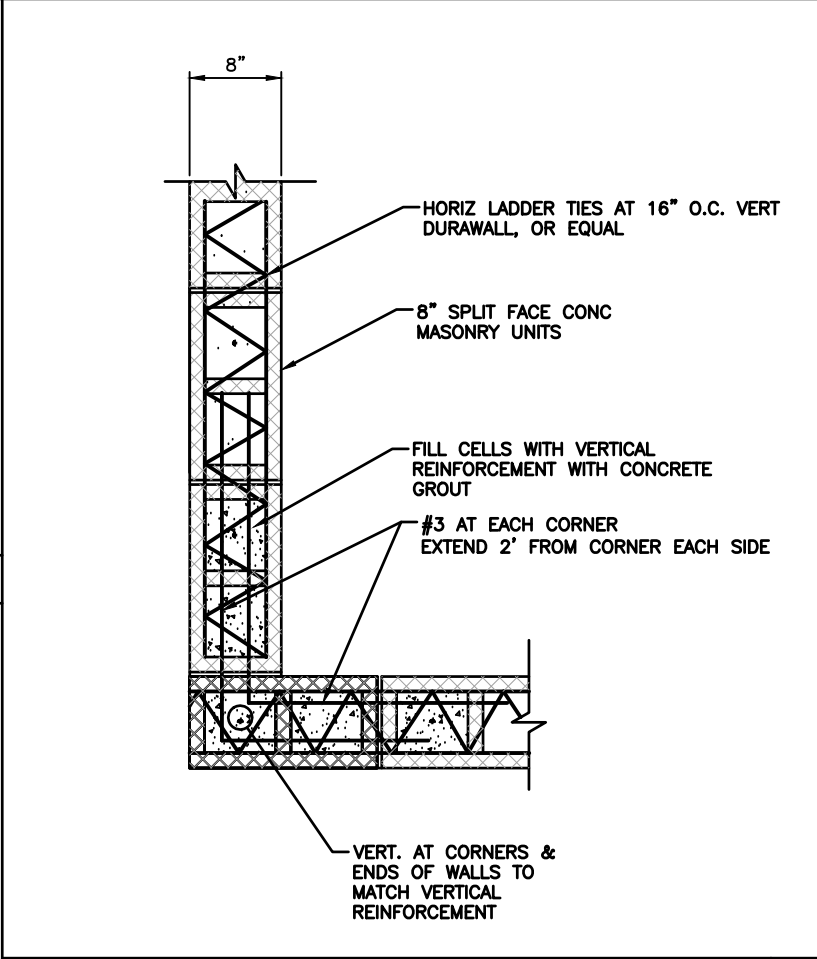
2

Page 78 of 133



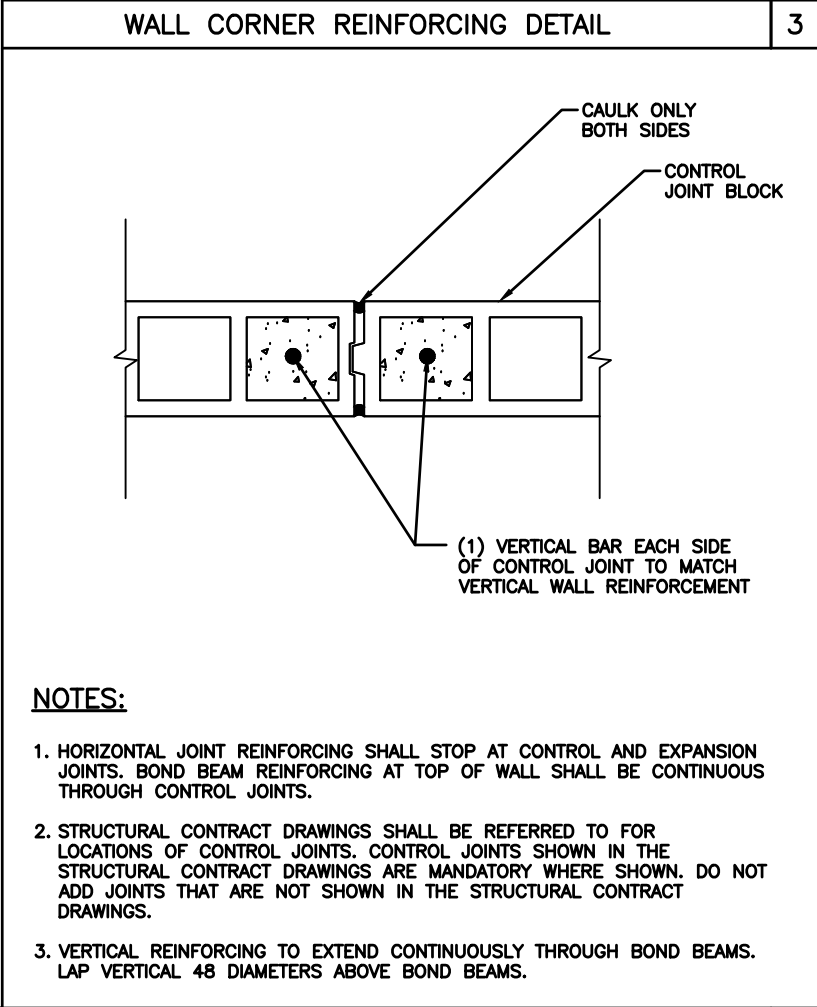
FOUNDATION CORNER REINFORCING DETAIL

5



WALL CORNER REINFORCING DETAIL

3



CONTROL JOINT DETAIL

4

MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE 1 AND BE 8"Wx8"Hx16" LONG W/ 2 CELLS. MIN F'm = 1500 PSI.
2. MASONRY MORTAR SHALL CONFORM TO ASTM C270, TYPE S.
3. FILL ALL REINFORCING CELLS W/ 2000 PSI GROUT.
4. STEEL REBAR SHALL CONFORM TO ASTM A615 GRADE 60.
5. SPECIAL INSPECTIONS ARE REQUIRED FOR STRUCTURAL MASONRY.
6. LAP SPLICES IN MASONRY SHALL BE A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

FOUNDATION GENERAL NOTES:

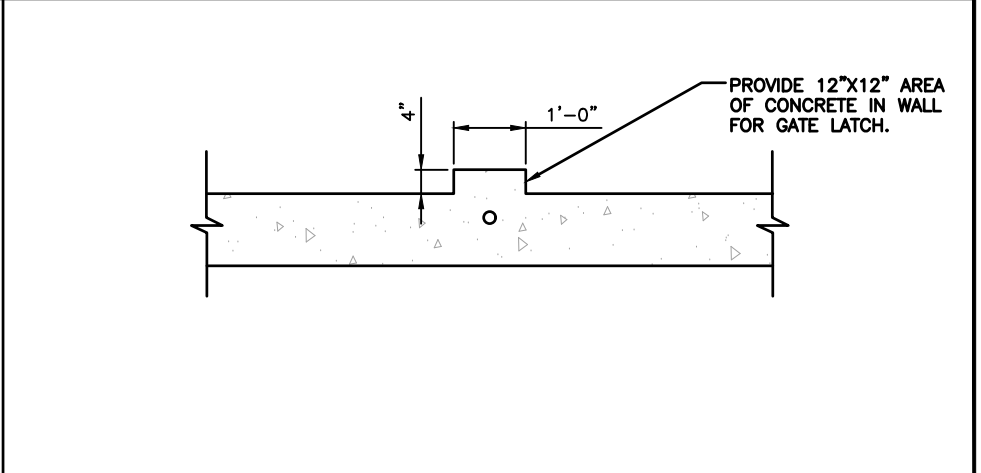
1. ALL FILL SAND SHALL BE 0-15 P.I. WITH A COMPACTION TEST RUN ON EACH 6" LIFT - COMPACTED TO 90% MODIFIED PROCTOR.
2. ANY SOFT AREAS (TREE STUMP HOLES, ETC.) SHALL BE CUT OUT AND RECOMPACTED TO SAID PROCTOR.
3. THE CONTRACTOR SHALL KEEP THE SITE SO IT WILL HAVE POSITIVE DRAINAGE AT ALL TIMES.
4. ALL EXCAVATIONS SHALL BE FREE OF WATER BEFORE PLACING CONCRETE.
5. DESIGN IS BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF FOR CMU WALL FOUNDATION PER WANG ENGINEERING GEOTECHNICAL ENGINEERING REPORT (PROJECT NO. KE225304) DATED 02/03/23

CONCRETE NOTES:

1. ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING, ACI 301.
2. CONCRETE SHALL BE 3000 PSI (MINIMUM) NORMAL WEIGHT, WITH A SLUMP OF 3" TO 5". MAXIMUM AGGREGATE SIZE 1 1/2" (C33). OBTAIN CONCRETE FROM A REPUTABLE READY MIX SUPPLIER HAVING A SUITABLE TEST RECORD FOR THE MIX.
3. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS, GRADE 60, ASTM A615, WITH 60,000 PSI MINIMUM YIELD POINT.
4. REINFORCING PROTECTION: CONCRETE POURED AGAINST EARTH.... 3" U.N.O.
5. ALL BAR LENGTHS ARE NOT DRAWN TO SCALE. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AS AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
6. DETAIL BARS IN ACCORDANCE WITH ACI DETAILING MANUAL & ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
7. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT THE POSITIONS SHOWN ON THE PLANS.
8. CONCRETE SHALL BE PLACED BY CONCRETE PUMP, TREME, OR OTHER MEANS ACCEPTABLE TO THE ENGINEER TO PREVENT SEGREGATION AND TO PREVENT CONCRETE FROM HITTING SIDES OF EXCAVATION OR REINFORCING.

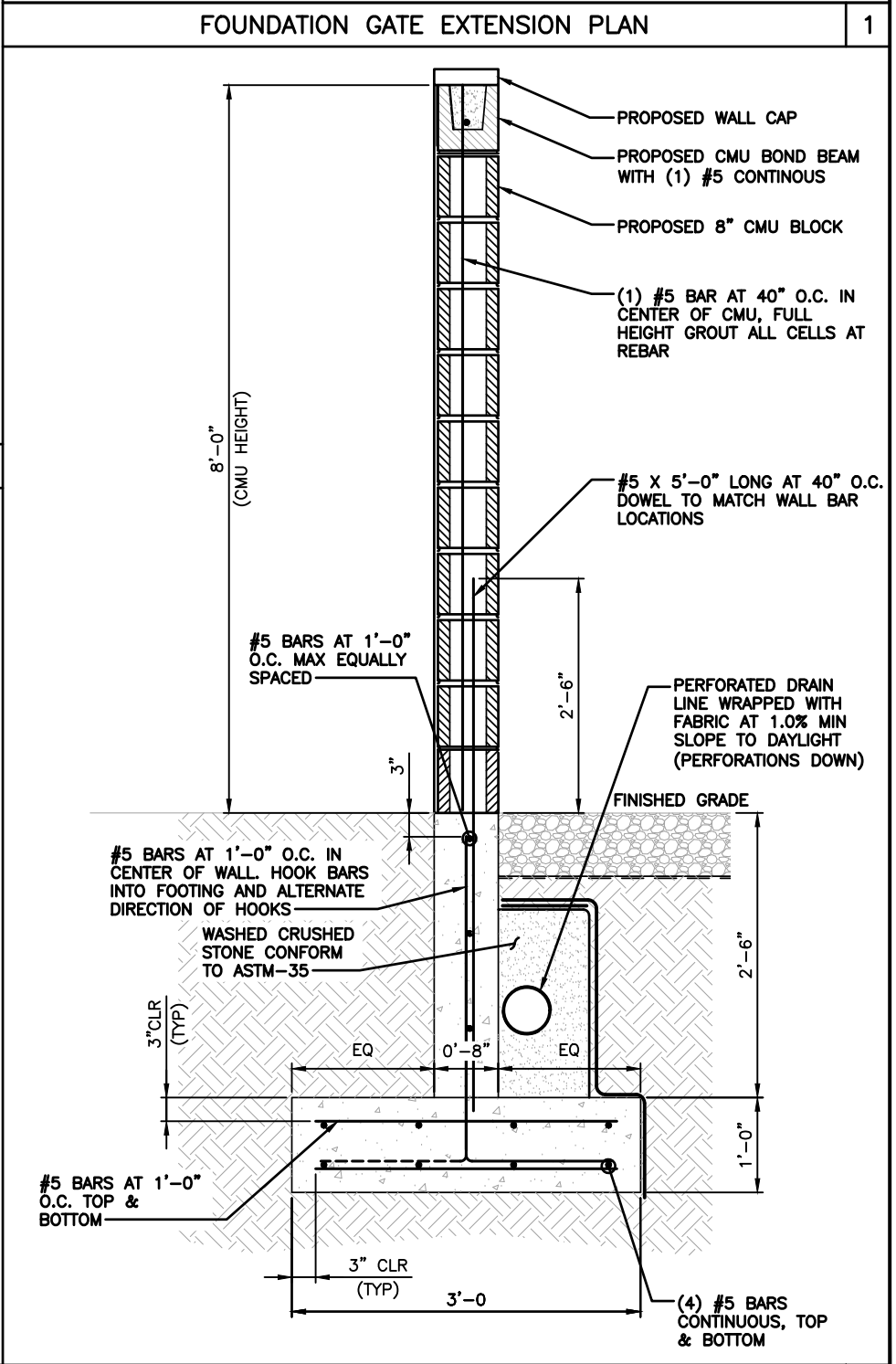
STRUCTURAL NOTES

6



FOUNDATION GATE EXTENSION PLAN

1



FOUNDATION AND WALL FOUNDATION DETAIL

2

STAMP: 8/30/2024
LICENSED PROFESSIONAL ENGINEER
SHELTON D. KEISLING
062.069129
DocuSigned by Shelton D. 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

PLANS PREPARED FOR:

PLANS PREPARED BY:

RIVIAN

SSC

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: BLOCK WALL DETAILS (2 OF 2)
SHEET #: C-4.2



EXISTING CONDITIONS



EXISTING CONDITIONS
TREE CROWN IS GOOD



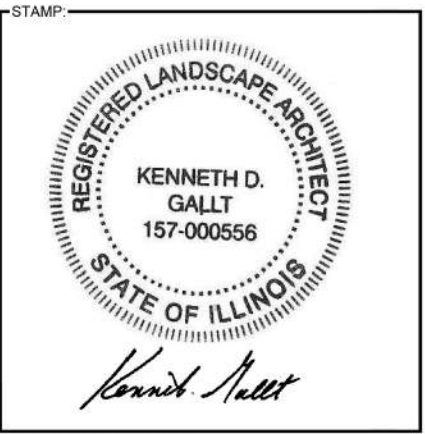
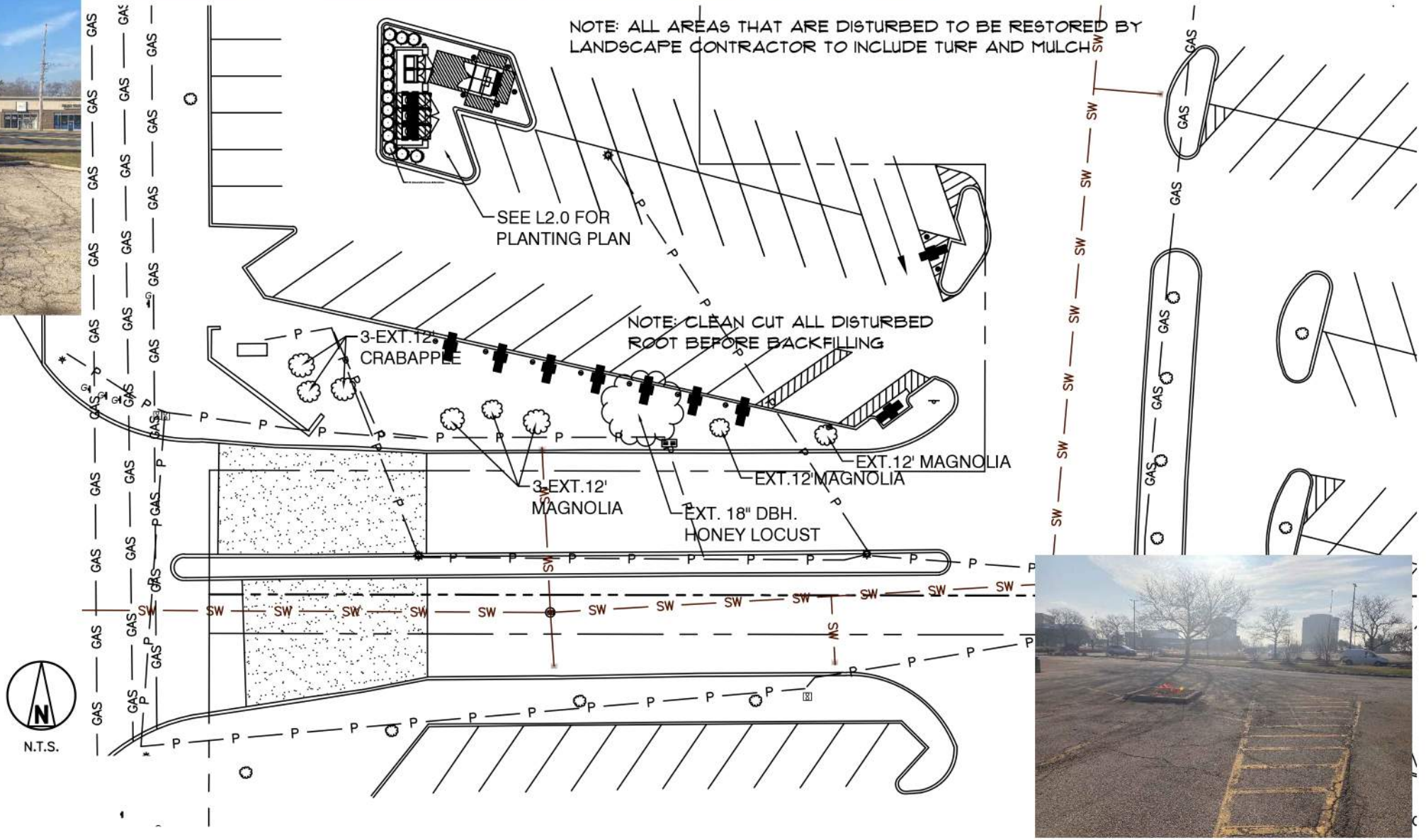
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



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 EIT



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, EV
STE.
OAK BROOK, IL 60523

SHEET DESCRIPTION:
LANDSCAPE
PLAN

SHEET #:
L-1.0

LANDSCAPE PLAN NOTES:

- EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE LIGHTING WIRE IS REPLACED OR REPAIRED, IF IT IS BROKEN.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT & OAK BROOK
- CONTRACTOR SHALL STAKE/LAYOUT PLANT LOCATIONS IN THE FIELD & HAVE APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
- NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF BOTH THE LANDSCAPE ARCHITECT AND OAK BROOK STAFF.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE AND INFESTATION, AND TRUE TO TYPE, VARIETY, SIZE SPECIFIED, AND FORM PER AMERICAN NURSERY ASSOCIATION STANDARDS.
- ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY.
- INSTALL ALL PLANTS PER PLANTING DETAILS.
- ALL TREES AND MULCH BEDS SHALL RECEIVE 3" OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE AND AFTER MULCHING, UNLESS SPECIFIED AS ROCK OR OTHER.
- CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. COORDINATE WATERING WITH THE OWNER AFTER COMPLETION FOR THE FIRST 90 DAYS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY CITY OF OAK BROOK PRIOR TO PLANTING.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND SHALL BE DOCUMENTED BY THE CONTRACTOR AFTER ANY REPLACEMENTS.
- ALL VEGETATION SHALL BE 6" ABOVE THE FINISHED GRADE OF THE UTILITY BOX AT THE TIME OF PLANTING.
- SUGGESTED MAINTENANCE PROGRAM MINIMUMS FOR CONTRACTOR TO SUPPLY TO CLIENT. THE FOLLOWING SPECS ARE THE BARE MINIMUM REQUIREMENTS:
 - MINIMUM VISITS 6
 - SPRING CLEAN-UP TO INCLUDE TRIMMING OF PLANT MATERIAL, WEEDING, SNAPSHOT, AND FRESH PREMIUM HARDWOOD MULCH AT 2" THICK.
 - FALL CLEAN-UP TO INCLUDE TRIMMING OF PLANT MATERIAL AS NEEDED, WEEDING, SNAPSHOT, AND LIGHT DRESSING OF PREMIUM HARDWOOD MULCH AT .5 - 1" DEPTH.
 - 4 VISITS TO FALL BETWEEN SPRING AND FALL CLEAN-UP TO KEEP BEDS CLEAN OF WEEDS, AT LEAST 1 ADDITIONAL SNAPSHOT APPLICATION AND ALL DEBRIS.



NOTE:

- SET SHRUBS AT SAME GRADE AS GROWN IN NURSERY.
- PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING.

SHRUB PLANTING DETAIL & NOTES



Know what's below.
Call before you dig.
www.call811.com

UTILITY NOTES:

- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE STATE OF IL. ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 4 DAYS ADVANCE NOTICE.

INSTALLATION NOTES:

- STRIP OFF ANY GRASS AND WEEDS PRIOR TO CREATING OR AMENDING BED AREAS.
- INSTALL VEE CUT EDGING AROUND ALL BEDS. CAREFULLY HAND DIG OVER AND AROUND ANY LOCATED UTILITY LINES. EDGES SHALL BE SMOOTH AND CONFORM TO LANDSCAPE PLAN.
- APPLY COTTON BUR COMPOST OR BACK TO NATURE MIX AT A RATE OF 1 BAG FOR EVERY 25 S.F. OF BED AREA (BAGS ARE 2 C.F.). LIGHTLY HAND SPADE. DO NOT ROTOTILL (FIBEROPTICS).
- PLANT AT PROPER DEPTH AT FLARE ROOT. ROOTBALLS SHALL BE PLANTED 1" HIGHER THAN SURFACE.
- EITHER INSTALL DEWITT PRO 5 WEED BARRIER WITH COMPANION PINS (PIN WELL) OR PRE-EMERGENT.
- HARDWOOD MULCH SHALL EITHER MATCH EXISTING OR BE DARK BROWN HARDWOOD. 3" MIN. ALL AREAS.
- INSTALL MULCH TO 3" DEPTH AROUND ANY INDIVIDUAL PLANTS IN A RING FOR NATURAL APPEARANCE.
- DO NOT DISTURB ANY EXISTING TREES DURING INSTALLATION.

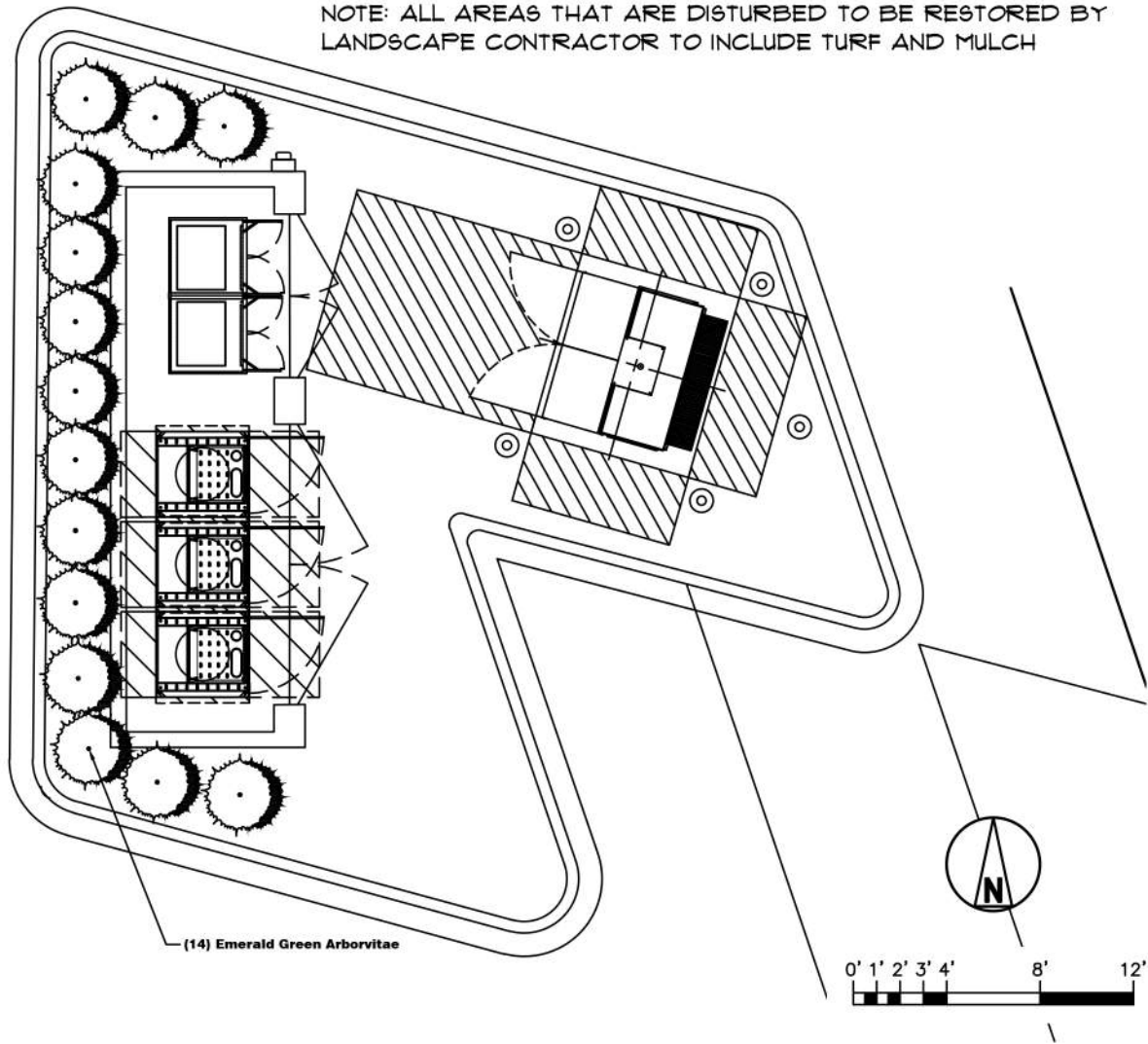
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
--------	------	----------------	-------------	------	-----------	-----

TREES

	THU SMA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6"	B&B	14
--	---------	------------------------------	--------------------------	----	-----	----

NOTE: ALL AREAS THAT ARE DISTURBED TO BE RESTORED BY LANDSCAPE CONTRACTOR TO INCLUDE TURF AND MULCH



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 EIT



224 N. Eisenhower, Lombard, Illinois 60148
Landscape Architects/Contractors

Tel: 630-953-2683
www.foliagedesignsystems.com
Email: Chicago@foliadesign.com

PLANS PREPARED FOR:



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, EV
STE.
OAK BROOK, IL 60523

SHEET DESCRIPTION:

LANDSCAPE
PLAN

SHEET #:

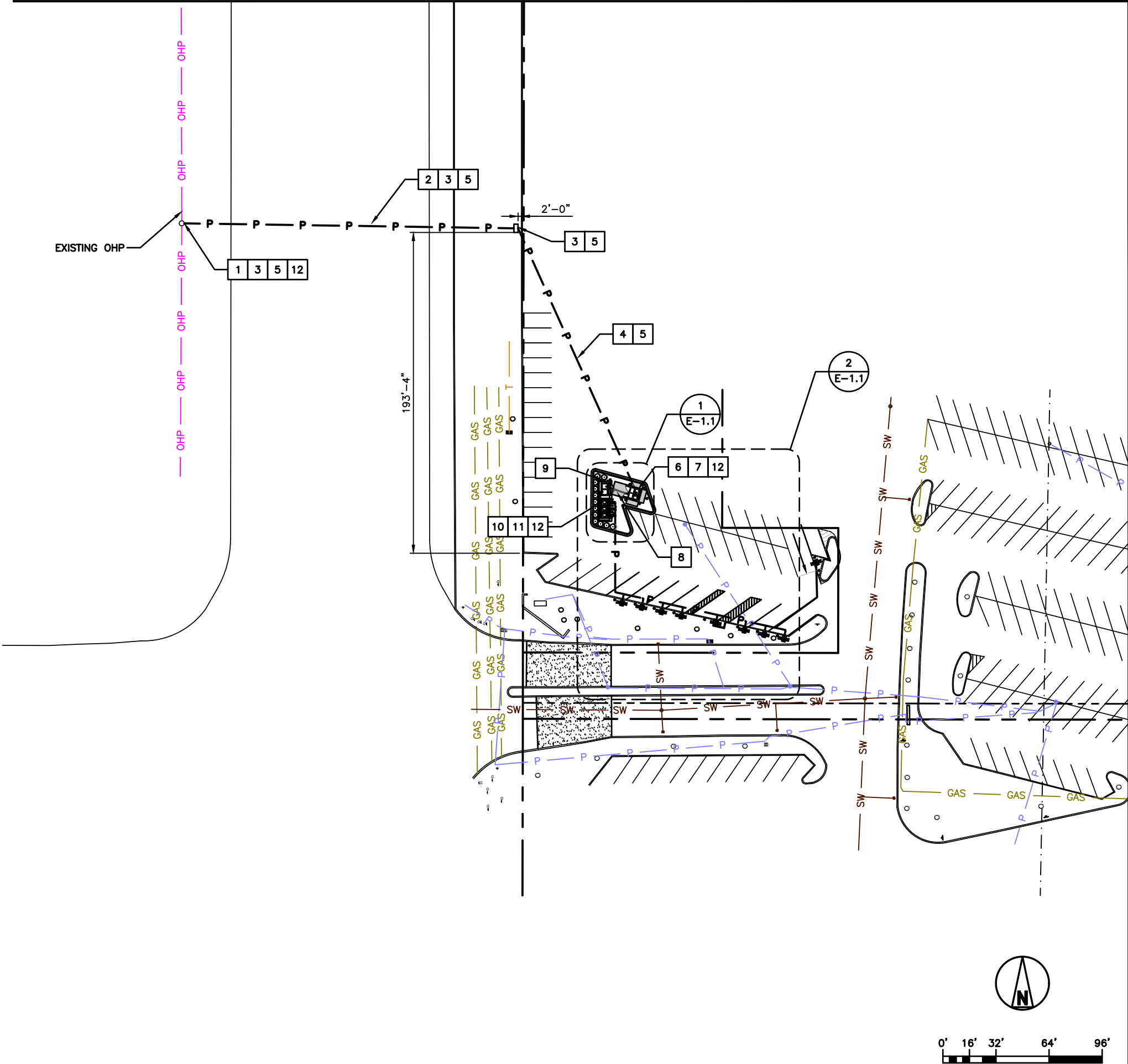
L-2.0

GENERAL NOTES:

1. RIVIAN CONTRACTOR TO REFERENCE DETAILS OF COMED ELECTRIC UTILITY DESIGN AND SPECIFICATIONS.
2. RIVIAN CONTRACTOR TO INSTALL ALL CONDUIT, CONDUCTOR, AND EQUIPMENT PAST THE CT'S.
3. RIVIAN CONTRACTOR TO REQUEST INSPECTION UPON COMPLETION OF ELECTRICAL CONSTRUCTION.
4. COMED WILL SET METER UPON PASSING INSPECTION.

SCOPE OF WORK:

- 1 COMED TO SET NEW POWER POLE, SPLITTING EXISTING OHP.
- 2 COMED TO BORE ACROSS KINGERY HWY.
- 3 COMED TO RUN 6" CONDUIT FROM POWER POLE TO E SIDE OF KINGERY HWY ENDING WITH A SPLICE BOX. (APPROX LENGTH = 205'-0")
- 4 RIVIAN CONTRACTOR TO TRENCH/BORE 6" CONDUIT AND PULL STRING FROM SPLICE BOX TO TRANSFORMER PRIMARY WINDOW. (APPROX LENGTH = 180'-0")
- 5 COMED TO PROVIDE AND PULL CONDUCTOR FROM TRANSFORMER TO OHP.
- 6 RIVIAN CONTRACTOR TO PREPARE GROUND, PROVIDE AND SET PRECAST TRANSFORMER PAD.
- 7 COMED TO SET 1000 KVA TRANSFORMER.
- 8 RIVIAN CONTRACTOR TO TRENCH AND INSTALL SECONDARY CONDUIT AND CONDUCTOR FROM TRANSFORMER TO SWITCHBOARD.
- 9 RIVIAN TO INSTALL METER HOUSING ON ENCLOSURE AND CONSTRUCT CONDUIT AND WIRING RUN TO SWITCHBOARD.
- 10 RIVIAN CONTRACTOR TO INSTALL SWITCHBOARD.
- 11 COMED TO INSTALL CT'S WITHIN SWITCHBOARD.
- 12 COMED TO MAKE CONNECTIONS AT OHP, PRIMARY TRANSFORMER AND SECONDARY TRANSFORMER.



UTILITY 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: PE#: DISCIPLINE:
SDK SHELTON D. KEISLING 062-069129 ELECTRICAL E
TMS TERRANCE M. SUPER 062-052514 ELECTRICAL E

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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

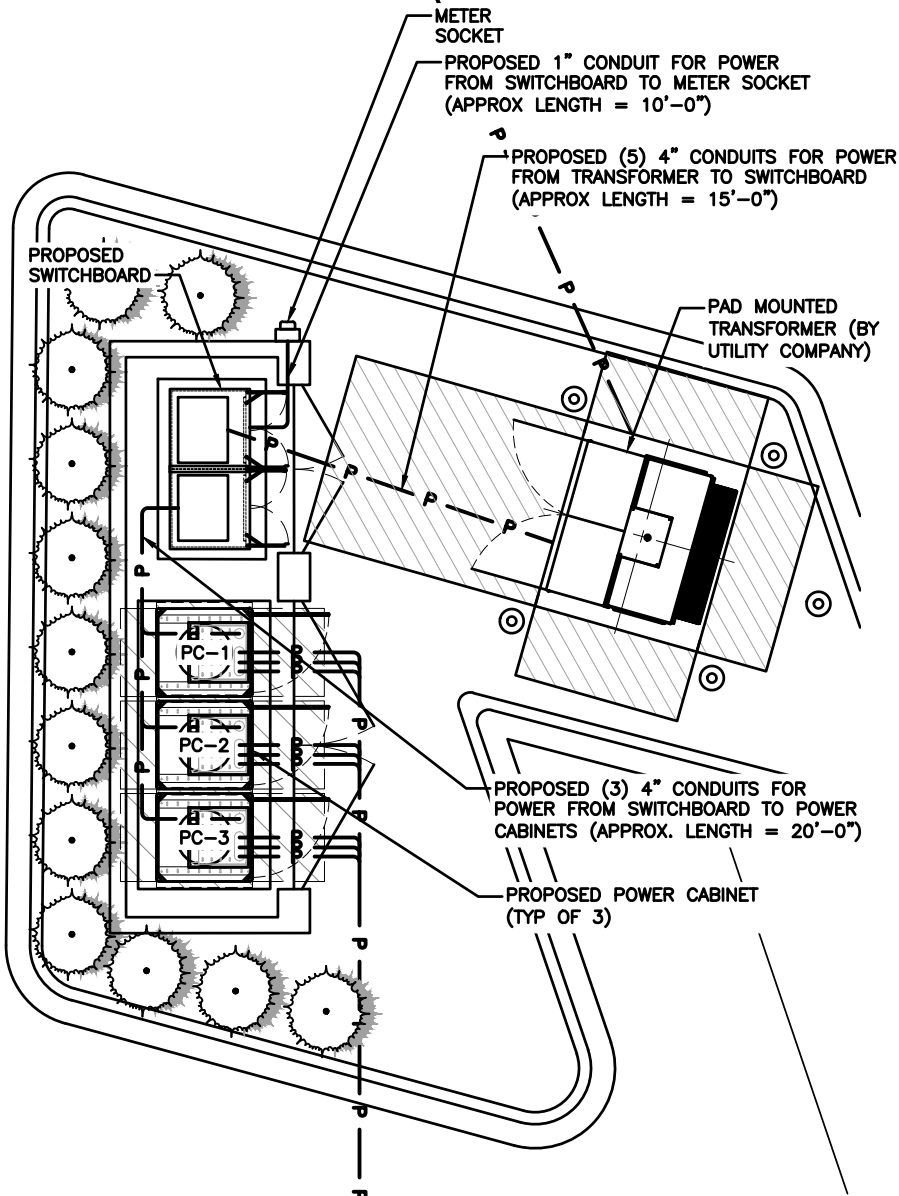
SHEET DESCRIPTION:

UTILITY PLAN

SHEET #:

E-1.0

NOTE:
CONTRACTOR TO REFERENCE CONSTRUCTION STANDARDS & UTILITY DESIGN OF COMED ELECTRIC.

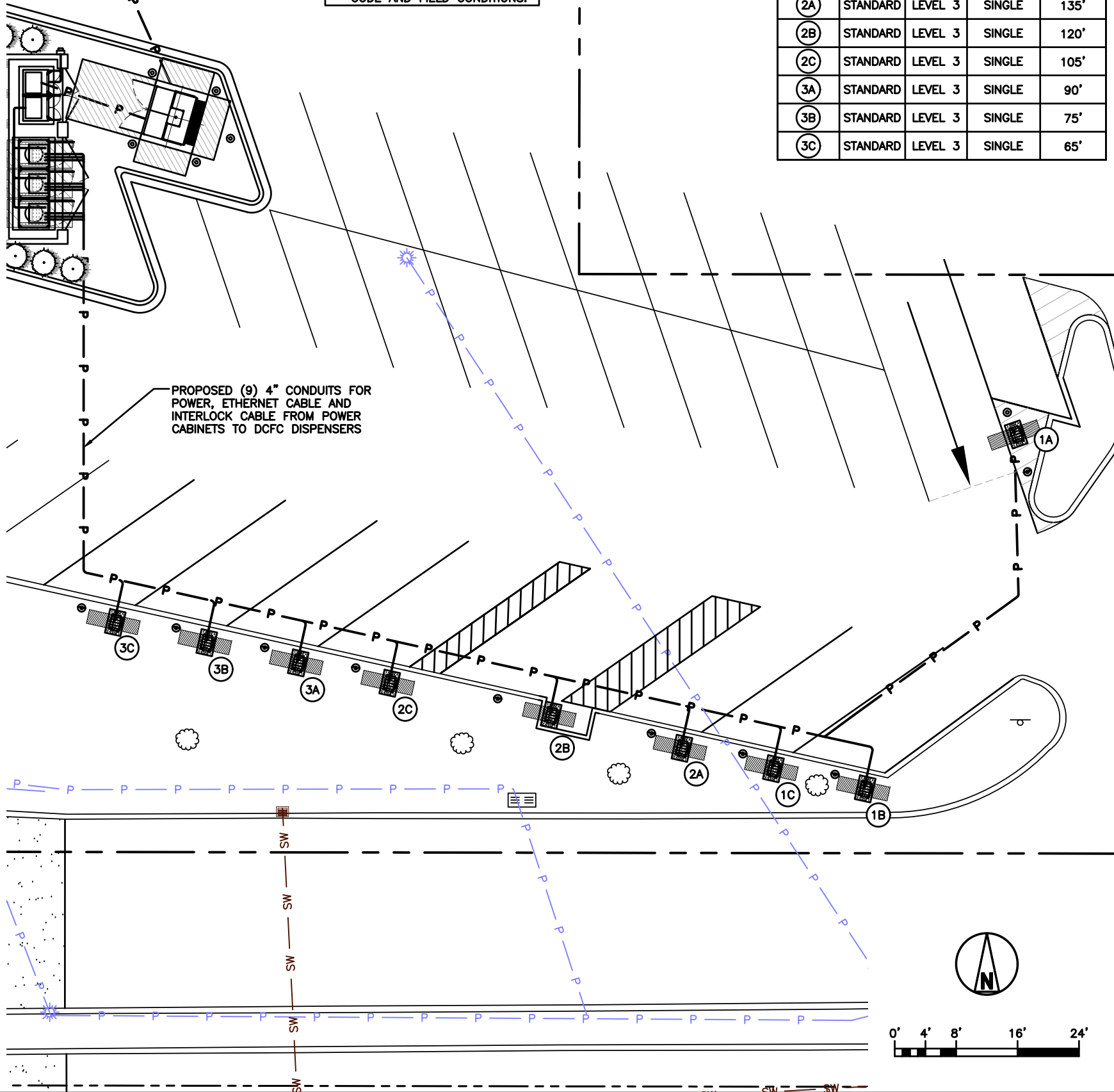


RIVIAN EQUIPMENT UTILITY PLAN

1

PARKING STALL LEGEND	
DESCRIPTION	SYMBOL
PROPOSED DCFC DISPENSER	#

- NOTES:**
- CONTRACTOR TO CAP, BURY AND DOCUMENT PLACEMENT OF PROPOSED CONDUITS FOR FUTURE STALLS.
 - PROPOSED CONDUIT ROUTING IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO ROUTE CONDUITS PER CODE AND FIELD CONDITIONS.



RIVIAN DISPENSER UTILITY PLAN

2

EVCS SCHEDULE				
EVCS #	EVCS STALL TYPE	CHARGING LEVEL	DISPENSER	CONDUIT LENGTH(±)
1A	STANDARD	LEVEL 3	SINGLE	235'
1B	STANDARD	LEVEL 3	SINGLE	165'
1C	STANDARD	LEVEL 3	SINGLE	150'
2A	STANDARD	LEVEL 3	SINGLE	135'
2B	STANDARD	LEVEL 3	SINGLE	120'
2C	STANDARD	LEVEL 3	SINGLE	105'
3A	STANDARD	LEVEL 3	SINGLE	90'
3B	STANDARD	LEVEL 3	SINGLE	75'
3C	STANDARD	LEVEL 3	SINGLE	65'

STAMP: 8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

Docusign by SHELTON D. KEISLING
EF94D8A5B80B407...

ENGINEERING LICENSE:
STATE OF ILLINOIS
PE CERTIFICATE OF AUTHORIZATION # 184.003404
ENGINEER: SHELTON D. KEISLING
PE#: 062-069129
DISCIPLINE: ELECTRICAL

PLANS PREPARED FOR:

PLANS PREPARED BY:

SSC

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			

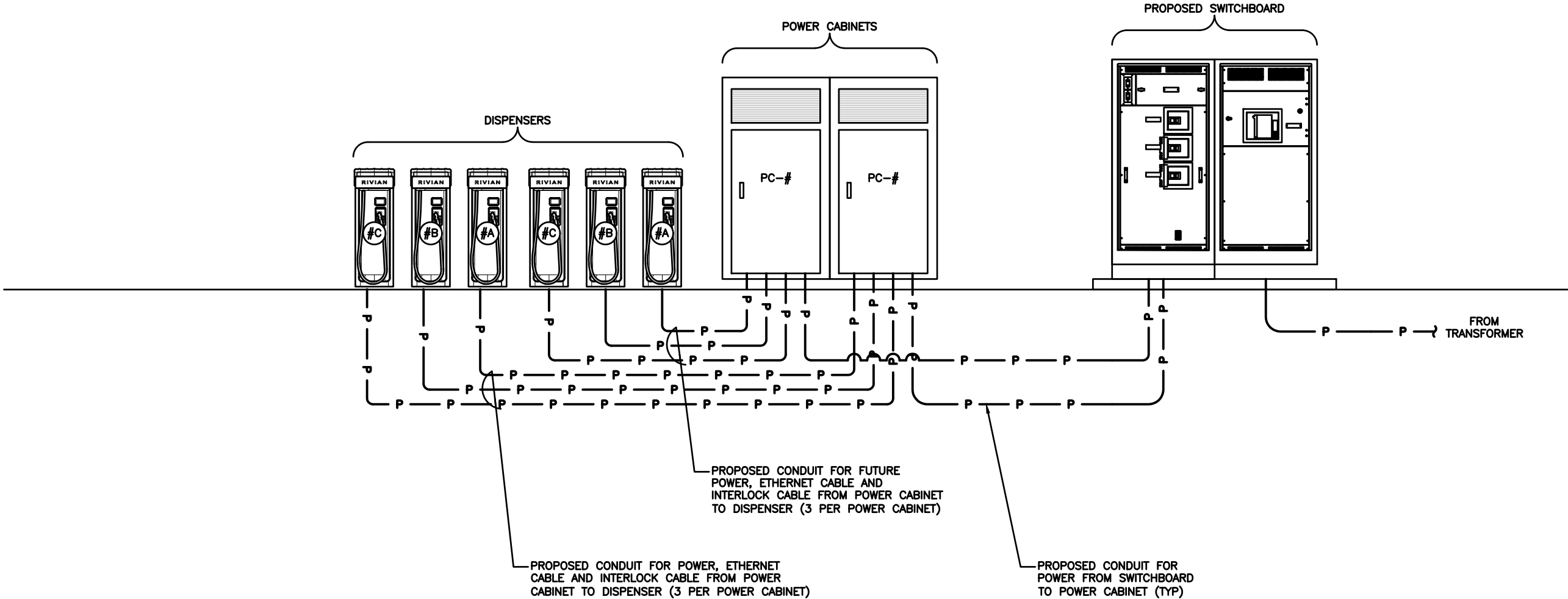
SSC SITE NUMBER:			
IL-00002			

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

SHEET DESCRIPTION:			
RIVIAN UTILITY PLAN			

SHEET #:			
E-1.1			

NOTE:
SEE ONE-LINE DIAGRAM ON SHEET E-2.1 FOR
ADDITIONAL INFORMATION.



RIVIAN RISER DIAGRAM

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

PLANS PREPARED FOR:

 **RIVIAN**

PLANS PREPARED BY:

 **SSC**

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 #:
RIVIAN RISER DIAGRAM	E-2.0

GENERAL NOTES:

1. PROPOSED UTILITY CT'S SHALL BE LOCATED IN UTILITY APPROVED CT COMPARTMENTS MOUNTED IN SWITCHBOARD. PROPOSED METER SHALL BE MOUNTED ON CMU ENCLOSURE.
2. WIRE AND CABLE SHALL BE 1000V, XLPE TYPE XHHW-2, UNLESS OTHERWISE INDICATED
3. ALL ALUMINUM CONDUCTORS SHALL BE TREATED WITH AN ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
4. ALL CONDUITS ACCESSIBLE TO THE GENERAL PUBLIC OR WHICH ARE SUSCEPTIBLE TO CAN BE DAMAGE SHALL BE RIGID GALVANIZED STEEL.
5. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
6. THE AFOREMENTIONED STANDARDS IDENTIFY THE REQUIREMENTS MET BY THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO:

• PROTECTION AGAINST ELECTRIC SHOCK

• OVERLOAD AND SHORT CIRCUIT PROTECTION

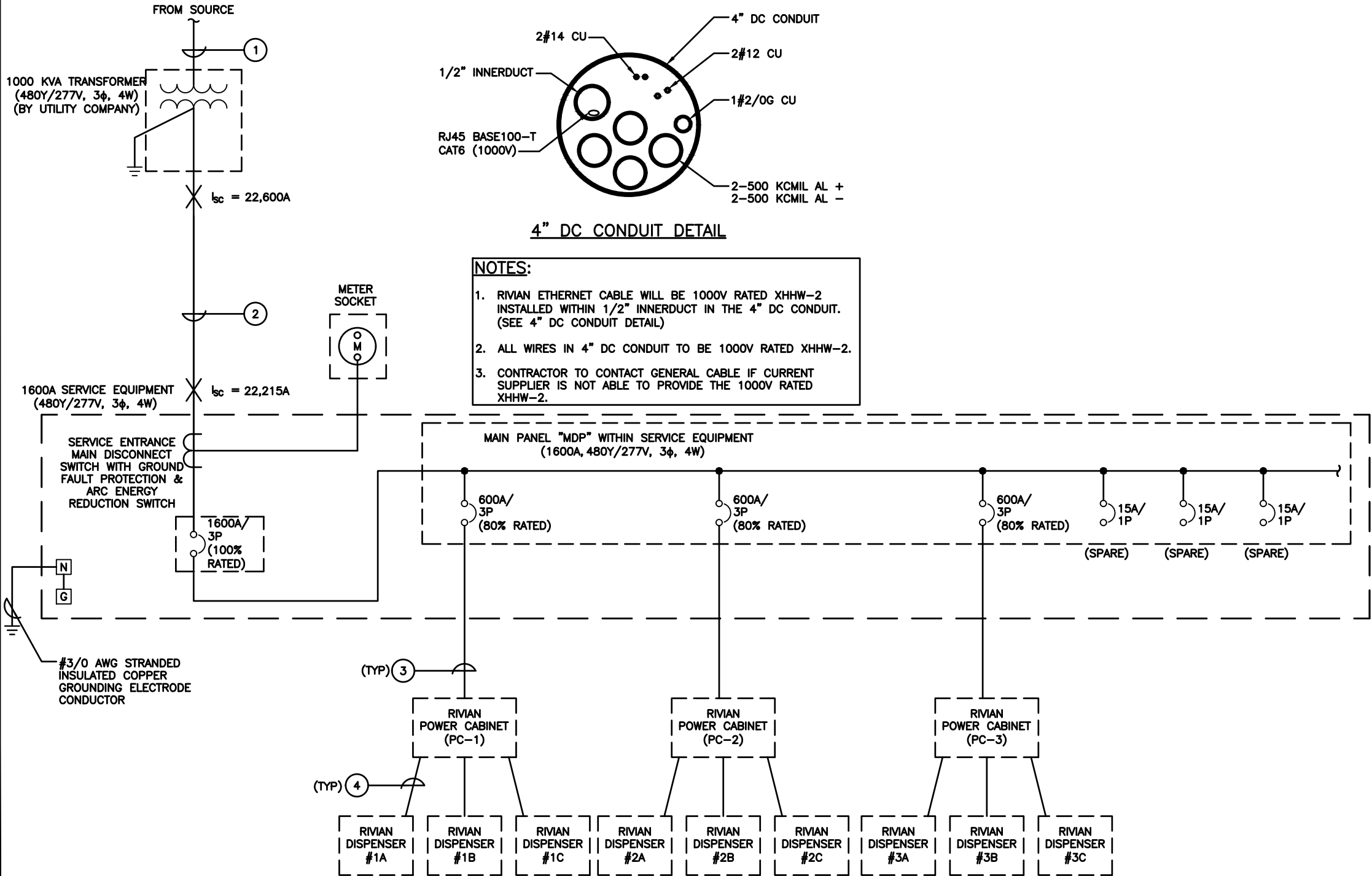
• FAULT PROTECTION

• DEGREES OF PROTECTION AGAINST ACCESS TO HAZARDOUS LIVE PARTS.

• INTERLOCK THAT DE-ENERGIZES THE ELECTRIC VEHICLE CONNECTOR WHENEVER THE ELECTRICAL CONNECTOR IS UNCOUPLED FROM THE ELECTRIC VEHICLE.

• AUTOMATIC DE-ENERGIZATION OF CHARGING POST CABLE UPON EXPOSURE TO STRAIN.

NO.	FROM	TO	CONFIGURATION	FUNCTION
①	SOURCE	TRANSFORMER	(BY UTILITY COMPANY)	PRIMARY
②	TRANSFORMER	SWITCHBOARD	(5) SETS OF 4-600 KCMIL ALUMINUM, EACH IN 4" PVC CONDUIT	SERVICE LATERAL
③	SWITCHBOARD	POWER CABINET	(2) SETS OF 3-500 KCMIL AL, 1#1 COPPER GND, 4" PVC CONDUIT	POWER FEEDER TO POWER CABINETS
④	POWER CABINET	DISPENSER	4-500 KCMIL AL, 1#2/0G CU, 2#12 CU, (1) RJ45 BASE100-T ETHERNET CABLE (SEE NOTE 1), AND 2#14 CU INTERLOCK WIRE IN 4" PVC CONDUIT	DC POWER FEEDER, COMMUNICATIONS CABLE, INTERLOCK CABLE, AND POWER CABLE TO DISPENSERS



ELECTRICAL ONE-LINE DIAGRAM

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING

062.069129

DocuSigned by

SHELTON D. KEISLING

EF94D8A5B80B407...

ENGINEERING LICENSE:

STATE OF ILLINOIS

PE CERTIFICATE OF AUTHORIZATION # 184.003404

ENGINEER: SHELTON D. KEISLING

PE#: 062-069129

DISCIPLINE: ELECTRICAL

SDK SHELTON D. KEISLING 062-069129 ELECTRICAL

TMS TERRANCE M. SUPER 062-052514 ELECTRICAL

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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:

ELECTRICAL ONE-LINE DIAGRAM

SHEET #:

E-2.1

PANELBOARD NOTES:

1. PANELBOARD IS LOCATED WITHIN PROPOSED SERVICE EQUIPMENT AND IS PROVIDED AND INSTALLED BY MANUFACTURER.
2. PROVIDE EQUIPMENT WITH SUFFICIENT INTERRUPTING CAPACITY (AIC) REQUIRED FOR A SAFE INSTALLATION. AIC RATING NOTED ON EACH PANELBOARD SCHEDULE IS MINIMUM RATING ACCEPTED WITHOUT ADDITIONAL DOCUMENTATION THAT INDICATES OTHERWISE.
3. CIRCUITS SHALL BE REARRANGED AS REQUIRED TO MAINTAIN THE MOST BALANCED LOADS ON EACH PHASE WITHIN EACH PANEL. PROVIDE TYPED PANEL DIRECTORY MOUNTED PER MANUFACTURER’S RECOMMENDATIONS.

PANEL "MDP"															
DESCRIPTION	PHASE A KW	PHASE B KW	PHASE C KW	CKT BKR/ POLES	A B C			CKT BKR/ POLES	PHASE A KW	PHASE B KW	PHASE C KW	DESCRIPTION			
RIVIAN POWER CABINET	124.15			600A/3P	1600A/3P 100% RATED FROM UTILITY TRANSFORMER	1600A/3P 100% RATED FROM UTILITY TRANSFORMER	600A/3P	124.15			RIVIAN POWER CABINET				
		124.15							124.15						
			124.15							124.15					
RIVIAN POWER CABINET	124.15			600A/3P									SPACE		
		124.15													
			124.15												
SPACE													SPACE		
SPACE									15A/1P	0.20			SPARE		
										15A/1P		0.20			SPARE
											15A/1P				
	248.30	248.30	248.30					124.35	124.35			124.35			
** CONNECTED															
KW	372.65	372.65	372.65												
AMPS	1345	1345	1345												
TOTAL KW	1117.95														
TOTAL AMPS	1345														

SPECIFICATIONS: SERVICE ENTRANCE RATED 1600A BUS, 65 KAIC, 100% RATED MCB, NEMA 3R ENCLOSURE

** THE SUM OF THE TOTAL CONNECTED LOADS (NONCONTINUOUS LOAD PLUS THE CONTINUOUS LOAD) TERMINATE IN AN OVERCURRENT DEVICE WHERE BOTH THE OVERCURRENT DEVICE AND ITS ASSEMBLY ARE LISTED FOR OPERATION AT 100% OF THEIR RATING.

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING

062.069129

DocuSigned by

Shelton D. 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

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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:

PANEL SCHEDULE

SHEET #:

E-2.2

RIVIAN
100 OAK BROOK CENTER
SUITE EV

- NOTES:
1. PLACE LABEL IN A VISIBLE LOCATION: SWITCHBOARD (METER COMPARTMENT)
 2. RED BACKGROUND, WHITE LETTERING
 3. TEXT: MIN. 3/8" AND 1/8" HEIGHT. ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON BOLD
 4. MATERIAL NOTE: ENGRAVED ON OUTDOOR-RATED PLASTIC LAMINATE WITH ADHESIVE BACKING SUITABLE FOR THE ENVIRONMENT

RIVIAN EV SYSTEM DISCONNECT

- NOTES:
1. PLACE LABEL IN A VISIBLE LOCATION: SWITCHBOARD
 2. RED BACKGROUND, WHITE LETTERING
 3. TEXT: MIN. 3/8" AND 1/8" HEIGHT. ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON BOLD
 4. MATERIAL NOTE: ENGRAVED ON OUTDOOR-RATED PLASTIC LAMINATE WITH ADHESIVE BACKING SUITABLE FOR THE ENVIRONMENT
 5. APPLICABLE NEC SECTIONS: NEC 110.22

EQUIPMENT ID
POWER SUPPLIED FROM SOURCE OF POWER

- NOTES:
1. PLACE LABEL IN A VISIBLE LOCATION: POWER CABINETS, SWITCHBOARDS, PANELS, AND METERING ENCLOSURERS.
 2. BLACK BACKGROUND, WHITE LETTERING
 3. TEXT: MIN. 1/2" HEIGHT. ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON BOLD
 4. MATERIAL NOTE: ENGRAVED ON OUTDOOR-RATED PLASTIC LAMINATE WITH ADHESIVE BACKING SUITABLE FOR THE ENVIRONMENT
 5. APPLICABLE NEC SECTIONS: NEC 408.4(8)

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton Keisling
EF94D8A5B80B407...

STATE OF ILLINOIS

ENGINEERING LICENSE:

STATE OF ILLINOIS

PE CERTIFICATE OF AUTHORIZATION # 184.003404

ENGINEER:PE#:DISCIPLINE:

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

E



PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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 #:

ELECTRICAL
DETAILS (1 OF 2)

E-3.0

METER LABEL

1

MAIN CIRCUIT BREAKER LABEL

2

EQUIPMENT IDENTIFICATION LABEL

3

DANGER!

ARC FLASH AND SHOCK HAZARD PRESNET
APPROPRIATE PPE REQUIRED

ARC FLASH BOUNDARY	[XX] ft	MIN. PPE REQUIREMENTS
INCIDENT ENERGY	[X-XX] cal/cm²	[DESCRIPTION]
WORKING DISTANCE	[XX] in	[DESCRIPTION]
SHOCK HAZARD EXPOSURE	[XX]VAC	[DESCRIPTION]
INSULATING GLOVE CLASS	[XX]	[DESCRIPTION]
SHOCK HAZARD WHEN COVERS REMOVED LIMITED		[DESCRIPTION]
APPROACH BOUNDARY	[X.X]ft	
RESTRICTED APPROACH BOUNDARY	[XX]ft	
EQUIPMENT: [EQUIPMENT ID]		
CHANGES IN EQUIPMENT SETTINGS OR SYSTEM CONFIGURATIONS WILL INVALIDATE THE CALCULATED VALUES AND PPE REQUIREMENTS WHICH MAY RESULT IN A HAZARDOUS CONDITION.		

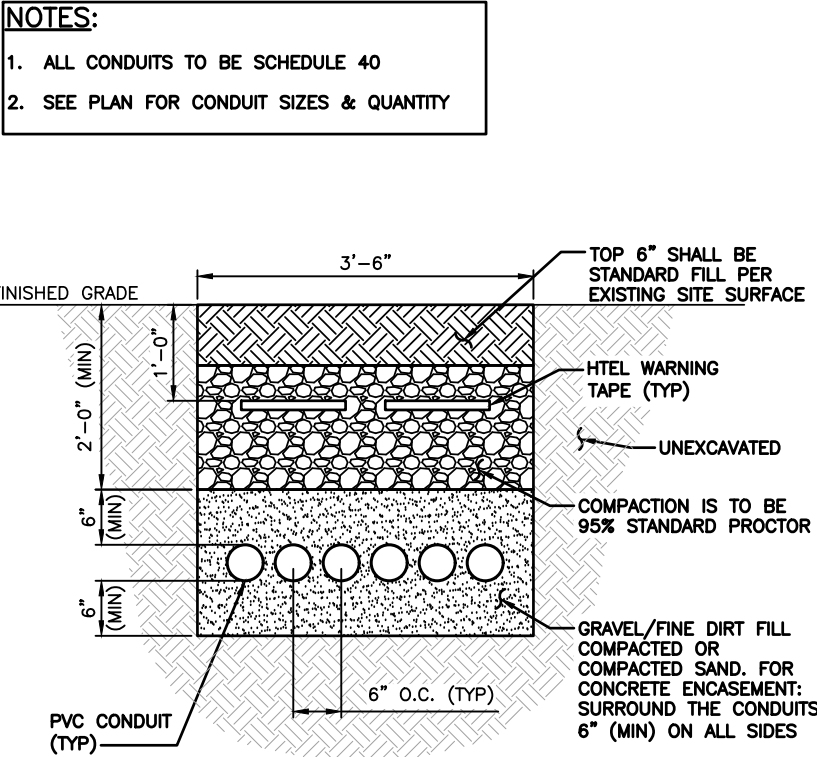
- NOTES:
1. *TYPICAL LABEL SHOWN, ARC FLASH LABELS TO BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT INCLUDING, SWITCHBOARD, PANELBOARDS, AND CHARGING CABINETS.
 2. 4"x4" LABEL MAY BE USED AN AN ALTERNATE
 3. "WARNING" HEADING FOR INCIDENT ENERGY < 40 CAL/CM²
"WARNING" HEADING FOR INCIDENT ENERGY > 40 CAL/CM²
 4. VALUES IN BRACKETS WILL BE UPDATED ACCORDING TO THE RESULTS OF THE ARC FLASH HAZARD ANALYSIS.
 5. PLACE LAVEL ON EQUIPMENT DESIGNATED IN THE ARC FLASH HAZARD ANALYSIS
 6. LABELS SHALL BE PROVIDED IN PDF FORMAT TO CONTRACTOR
 7. MATERIAL: WEATHER AND UV RESISTANT VINYL WITH DURABLE ADHESIVE SUITABLE FOR THE ENVIROMENT.
 8. APPLICABLE NEC SECTIONS: NEC 110.16

WARNING

MAXIMUM AVAILABLE FAULT CURRENT:
XXXX AMPS

DATE: XX/XX/XX

- NOTES:
1. PLACE LABEL IN A VISIBLE LOCATION: SWITCHBOARD
 2. RED BACKGROUND, WHITE LETTERING
 3. TEXT: MIN. 3/8" AND 1/8" HEIGHT. ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON BOLD
 4. MATERIAL NOTE: ENGRAVED ON OUTDOOR-RATED PLASTIC LAMINATE WITH ADHESIVE BACKING SUITABLE FOR THE ENVIRONMENT
 5. APPLICABLE NEC SECTIONS: NEC 110.9



ARC FLASH HAZARD LABEL

6

MAXIMUM FAULT CURRENT LABEL

5

TYPICAL RIVIAN EQUIPMENT CONDUIT TRENCH DETAIL

4

CIRCUIT BREAKER SETTINGS							
BREAKER SIZE	LT P.U.	LT DELAY	ST P.U.	ST DELAY	INST	GROUND FAULT P.U.	GROUND FAULT DELAY
1600A	1(1600A)	16	6	0.3 OFF	12	E	0.4 OFF
600A	(600A)	X	X	X	4	X	X

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING
062.069129

DocuSigned by
Shelton Keisling
EF94D8A5B80B407...

STATE OF ILLINOIS

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

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:

ELECTRICAL
DETAILS (2 OF 2)

SHEET #:

E-3.1

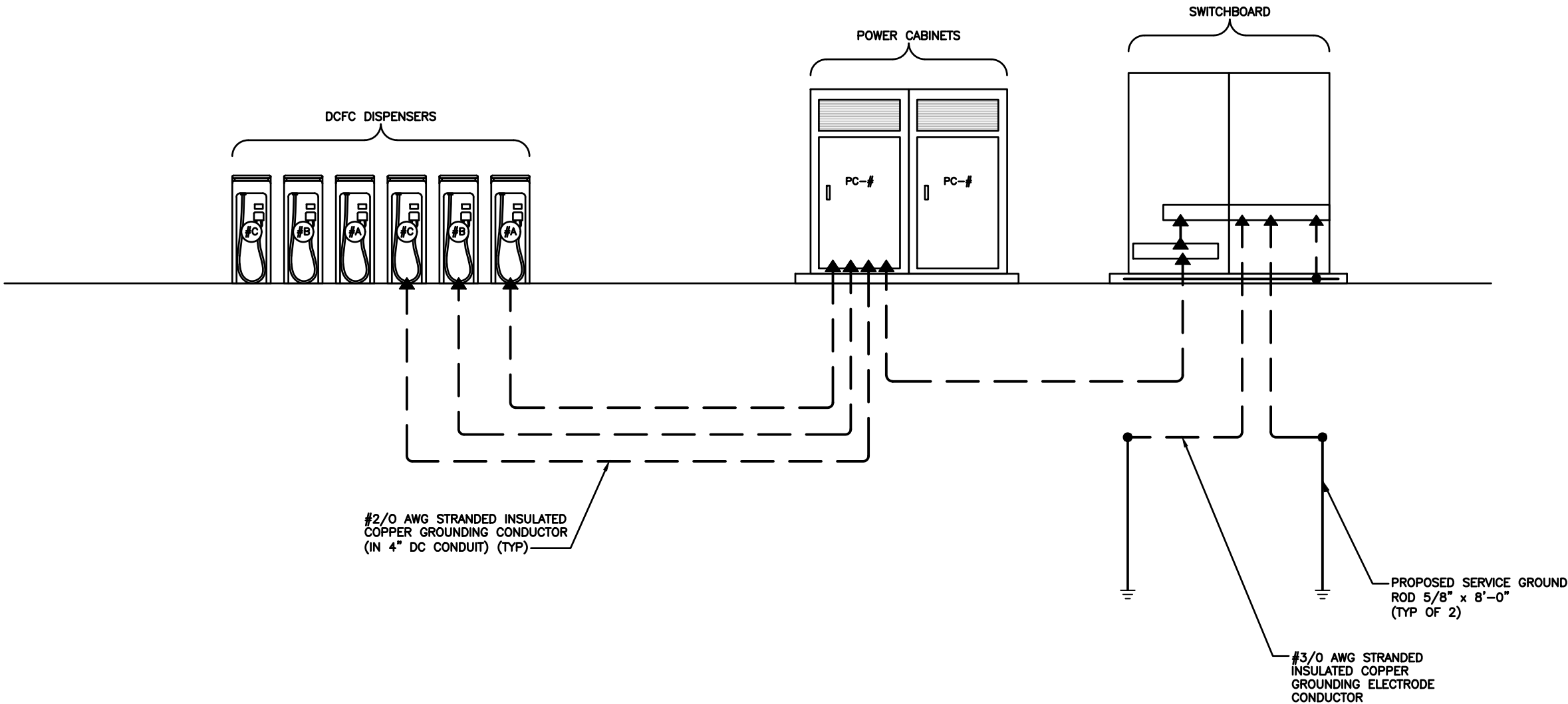
GENERAL NOTES:

1. SEE SHEET E-2.1 FOR WIRE QUANTITIES AND SIZES.
2. CONTRACTOR TO REFERENCE GROUNDING DETAILS BY COMED ELECTRIC
3. FUTURE CONDUCTORS SHALL BE RUN THROUGH DC CONDUITS UPON INSTALLATION OF FUTURE EQUIPMENT

LEGEND:

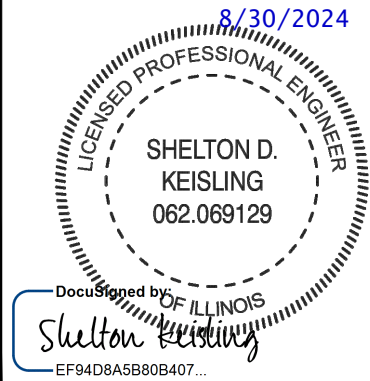
- EXOTHERMIC CONNECTION
- ▲

 MECHANICAL CONNECTION



GROUNDING RISER DIAGRAM

STAMP:



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

PLANS PREPARED FOR:



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:

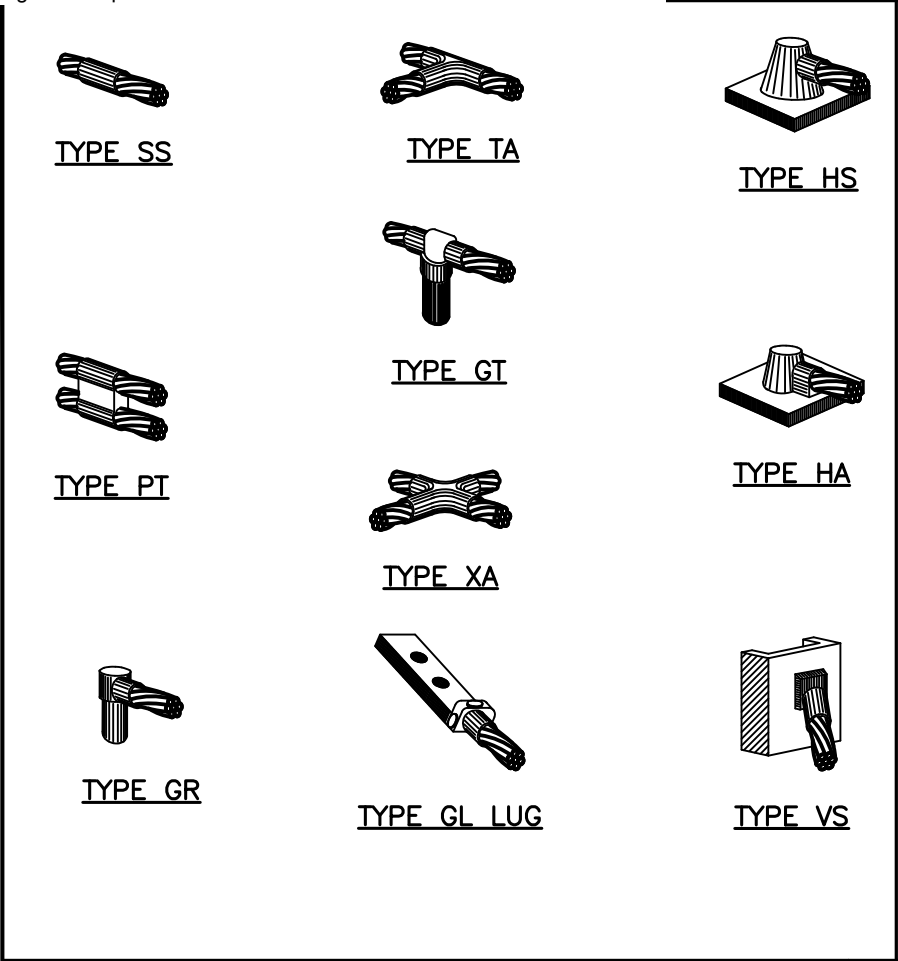
100 OAK BROOK CENTER,
STE. EV
OAK BROOK, IL 60523

SHEET DESCRIPTION:

GROUNDING
RISER DIAGRAM

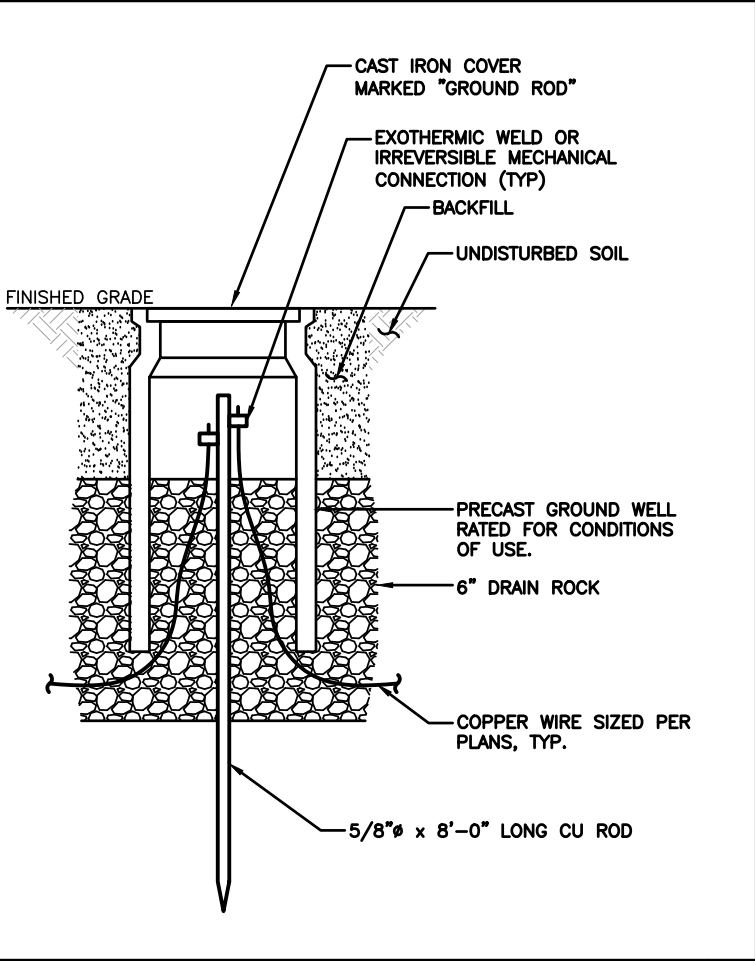
SHEET #:

G-1.0



EXOTHERMIC CONNECTION DETAILS

1

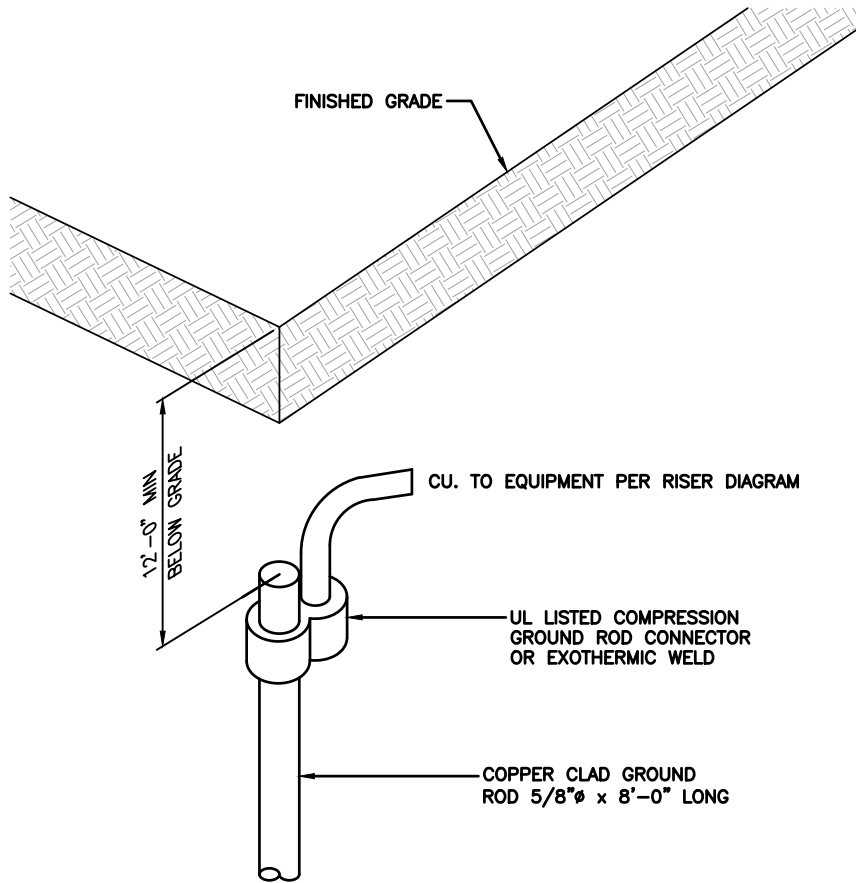


INSPECTION/TEST WELL DETAIL

2

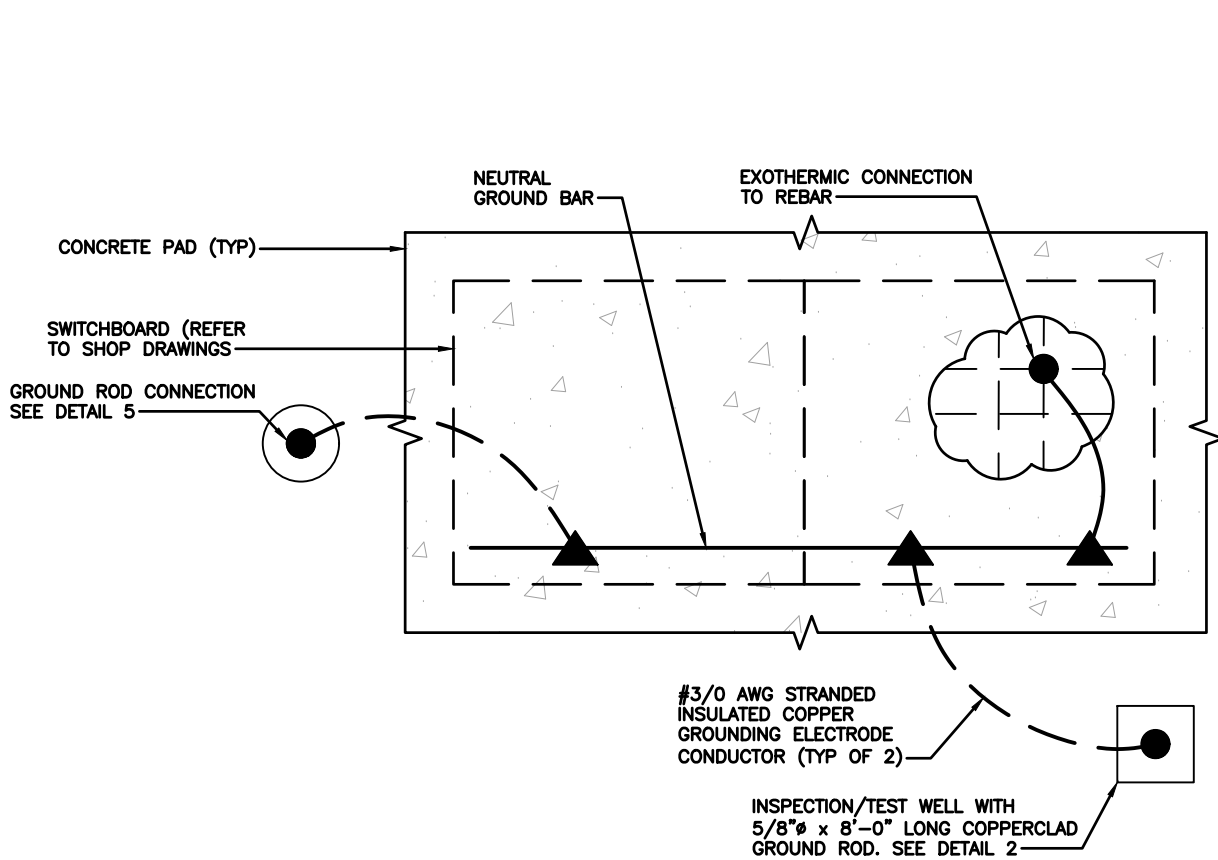
DETAIL NOT USED

3



GROUND ROD DETAIL

5



SWITCHBOARD FOUNDATION GROUNDING PLAN

4

LEGEND:

- EXOTHERMIC CONNECTION
- ▲ MECHANICAL CONNECTION

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 PE#: 062-069129 DISCIPLINE: ELECTRICAL

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

PLANS PREPARED FOR:

PLANS PREPARED BY:

RIVIAN

SSC

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:

GROUNDING DETAILS

SHEET #:

G-2.0

GENERAL REQUIREMENTS

PART 1: GENERAL

1.1 INTENT:

- A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION. PLANS ARE NOT TO BE SCALED.
- B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.
- C. THE INTENTION OF DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
- D. CONFLICTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIALS OR DOING ANY WORK. NO COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE ON THE DOCUMENTS. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER OR THEIR AGENT FOR CONSIDERATION.

1.2 LICENSING REQUIREMENTS:

- A. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL APPLICABLE LICENSES AND BONDS ARE IN PLACE AND MAINTAINED FOR THE ENTIRETY OF THEIR SCOPE OF THE PROJECT.

1.3 STORAGE:

- A. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION THAT DOES NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

1.4 CLEAN UP:

- A. THE CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH AT ALL TIMES.

1.5 QUALITY ASSURANCE:

- A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

PART 2: PRODUCTS – NOT APPLICABLE TO THIS SECTION

PART 3: EXECUTION – NOT APPLICABLE TO THIS SECTION

END OF SECTION

SOIL EROSION AND SEDIMENTATION CONTROL

PART 1: GENERAL

IN ACCORDANCE WITH RULE 1709 PROMULGATED UNDER THE AUTHORITY OF PART 91, SOILD EROSION AND SEDIMENTATION CONTROL, OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT, 1994 PA 451, AS AMENDED, AND IN ADDITION TO THE INFORMATION ON THE ATTACHED PLANS AND SPECIAL CONDITIONS, THE FOLLOWING GENERAL CONDITIONS APPLY TO THE EARTH CHANGE:

- A. DESIGN, CONSTRUCTION, AND COMPLETE THE EARTH CHANGE IN A MANNER THAT LIMITS THE EXPOSED AREA OF DISTURBED LAND FOR THE SHORTEST PERIOD OF TIME.
- B. REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH CHANGE.
- C. TEMPORARY OR PERMANENT CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED TO CONVEY WATER AROUND, THROUGH, OR FROM THE EARTH CHANGE AT A NON–EROSIVE VELOCITY.
- D. INSTALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES BEFORE OR UPON COMMENCEMENT OF THE EARTH CHANGE ACTIVITY AND MAINTAIN THE MEASURES ON A DAILY BASIS. REMOVE TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURE AFTER PERMANENT SOIL EROSION MEASURES ARE IN PLACE AND THE AREA IS STABILIZED. ("STABILIZED" MEANS THE ESTABLISHMENT OF VEGETATION OR THE PROPER PLACEMENT, GRADING, OR COVERING OF SOIL TO ENSURE ITS RESISTANCE TO SOIL EROSION, SLIDING, OR OTHER EARTH MOVEMENT.)
- E. COMPLETE PERMANENT SOIL EROSION CONTROL MEASURES FOR THE EARTH CHANGE WITHIN FIE CALENDAR DAYS AFTER FINAL GRADING OR UPON COMPLETION OF THE FINAL EARTH CHANGE. IF IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE EARTH CHANGE, THEN MAINTAIN TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IN PLACE AND THE AREA IS STABILIZED.

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING

062.069129

DocuSigned by

Shelton D. 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

PLANS PREPARED FOR:



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:

SPECIFICATIONS
(1 OF 5)

SHEET #:

SP-1.0

CAST-IN-PLACE-CONCRETE

PART 1: GENERAL

1.1 SUMMARY:

- A. FURNISH AND INSTALL ALL CAST-IN-PLACE CONCRETE, REINFORCING AND ACCESSORIES, AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS.

1.2 SUBMITTALS:

- A. PRODUCT DATA: SUBMIT MANUFACTURER’S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR EACH MATERIAL AND PRODUCT USED.
- B. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING MATERIAL CHARACTERISTICS, DETAILS OF CONSTRUCTION, CONNECTIONS, AND RELATIONSHIP WITH ADJACENT CONSTRUCTION.
 - 1. SHOP DRAWINGS SHALL BE PREPARED AND STAMPED BY A QUALIFIED ENGINEER LICENSED IN THE JURISDICTION OF THE PROJECT.
- C. MIX DESIGN: SUBMIT FOR APPROVAL MIX DESIGN PROPOSED FOR USE.

1.3 QUALITY ASSURANCE:

- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR A MINIMUM OF THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS.
- B. TESTING: EMPLOY AN INDEPENDENT TESTING AGENCY ACCEPTABLE TO OWNER TO DESIGN CONCRETE MIXES AND TO PERFORM MATERIAL EVALUATION TESTS. PROVIDE 4 AND 28 DAY CYLINDER TESTS. COMPLY WITH ASTM C 143, C 173, C 31 AND C 39.
- C. STANDARDS
 - 1. ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 - 2. ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AND CRSI MANUAL OF STANDARD PRACTICE.

PART 2: PRODUCTS

2.1 MATERIALS:

- A. MATERIALS SHALL CONFORM TO THE RESPECTIVE PUBLICATIONS AND OTHER REQUIREMENTS SPECIFIED HEREIN.
- B. CEMENT: CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. CEMENT MAY BE BAGGED OR BULK. CEMENT SHALL BE USED FROM ONLY ONE MILL THROUGHOUT PROJECT.
- C. FINE AGGREGATE: FINE AGGREGATE SHALL CONFORM TO ASTM C33–08 AND SHALL BE UNIFORMLY GRADED, CLEAN, SHARP, WASHED MATERIAL OR CRUSHED SAND, FREE FROM ORGANIC IMPURITIES.
- D. COURSE AGGREGATE: COURSE AGGREGATE SHALL CONFORM TO ASTM C33–08 AND SHALL BE NATURAL WASHED GRAVEL OR WASHED CRUSHED ROCK HAVING HARD, STRONG, DURABLE PIECES, FREE FORM ADHERENT COATINGS, THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 3/4” IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33–08; GRADATION SIZE NO. 67.
- E. WATER: WATER USED IN THE CONCRETE MIX SHALL BE POTABLE, CLEAN, AND FREE FROM OILS, ACIDS, SALTS, CHLORIDES, ALKALI, SUGAR, VEGETABLE, OR OTHER INJURIOUS SUBSTANCES.
- F. REINFORCING STEEL: ALL BARS ARE TO BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. BENDING DETAILS ARE TO CONFORM TO THE STANDARDS OF ACI 318.
- G. FORMS: THE FORMS SHALL BE TRUE AND RIGID AND CONFORM TO SHAPE, LINE AND DIMENSIONS AS SHOWN ON THE DRAWINGS. ALL FORMS SHALL BE RIGIDLY CONSTRUCTED, BRACED AND TIED TO PREVENT ANY DEFLECTION OR DISPLACEMENT DURING PLACING OF CONCRETE. ALL EXPOSED CORNERS AND EDGES SHALL HAVE 3/4” FILLETS. ALL JOINTS SHALL BE MORTAR TIGHT; OPEN JOINTS SHALL BE SEALED AS REQUIRED.
- H. CONCRETE:
 - 1. PROPORTIONING: CONCRETE SHALL CONFORM TO THE FOLLOWING:
 - a. CEMENT–6 SACKS PER CUBIC YARD, MINIMUM
 - b. WATER SHALL BE KEPT TO AN ABSOLUTE MINIMUM TO MAINTAIN SLUMP AS SPECIFIED
 - c. AGGREGATE; SAND FACTOR SHALL BE AS REQUIRED TO GIVE THE BEST WORKABLE MIX WITHIN THE RANGE OF 46% TO 52% OF TOTAL AGGREGATE.
 - d. STRENGTH–4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE
 - e. ALL CONCRETE SHALL CONTAIN A WATER–REDUCING AGENT AND SHALL HAVE THREE (3) TO FIVE (5) PERCENT ENTRAINED AIR.

2.2 SLUMP:

- A. THE MAXIMUM SLUMP SHALL NOT EXCEED 3” EXCEPT FOR CONCRETE TO BE PLACED IN FORMS 8” WIDE OR LESS, WHERE THE MAXIMUM SLUMP SHALL BE 4”.
- B. THE DETERMINATION OF SLUMP SHALL CONFORM TO ASTM C143.

2.3 MIXING:

- A. THE CONTRACTOR SHALL USE READY–MIXED CONCRETE, MIXED AND DELIVERED IN CONFORMANCE WITH ASTM C94.

2.4 MIXTURES:

- A. THE CONCRETE SHALL CONTAIN AN AIR–ENTRAINING ADMIXTURE COMPLYING WITH THE REQUIREMENTS OF ASTM C–260 AND ACI 212.1R AND A WATER–REDUCING ADMIXTURE COMPLYING WITH THE REQUIREMENTS OF ASTM C–494 AND ACI 212.1R. ADMIXTURES SHALL BE PURCHASE AND BATCHED IN LIQUID SOLUTION. THE USE OF CALCIUM CHLORIDE OR AN ADMIXTURE CONTAINING CALCIUM CHLORIDE IS PROHIBITED.
- B. ADMIXTURES SHALL BE OF THE SAME MANUFACTURER TO ASSURE COMPATIBILITY.
- C. ACCEPTABLE MANUFACTURERS ARE:
 - 1. W.R. GRACE 3. MASTER BUILDERS
 - 2. SIKA GROUP 4. EUCLID CHEMICAL CO

2.5 CURING COMPOUNDS:

- A. CURING COMPOUNDS SHALL CONFORM TO ASTM C309, TYPE 1, ID, CLASS A AND B AND ASTM C171 AS APPLICABLE

PART 3: EXECUTION

3.1 GENERAL:

- A. CONSTRUCT AND ERECT FORMWORK IN ACCORDANCE WITH ACI 301 ACI 347.
- B. COLD–WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
- C. HOT–WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305.

3.2 INSERTS, EMBEDDED COMPONENTS AND OPENINGS:

- A. CONTRACTOR SHALL CHECK ALL CIVIL, ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS AND OTHER ITEMS TO BE BUILT INTO THE CONCRETE WORK.
- B. COORDINATE THE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, RECESSES, SLOTS, CHASES, ANCHORS, INSERTS AND OTHER ITEMS TO BE EMBEDDED.
- C. EMBEDDED ITEMS SHALL BE SET ACCURATELY IN LOCATION, ALIGNMENT, ELEVATION, AND PLUMBNESS. LOCATE AND MEASURE FROM ESTABLISHED SURVEYED REFERENCE BENCHMARKS.
- D. EMBEDDED ITEMS SHALL BE ANCHORED INTO PLACE AS REQUIRED TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT AND CONSOLIDATION. COMPONENTS FORMING A PART OF A COMPLETE ASSEMBLY SHALL BE ALIGNED BEFORE ANCHORING. PROVIDE TEMPORARY BRACING, ANCHORAGE, AND TEMPLATES AS REQUIRED TO MAINTAIN THE SETTING AND ALIGNMENT.

3.3 REINFORCEMENT PLACEMENT:

- A. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH CHECKED AND RELEASED DRAWINGS AND ACI 301 AND ACI 315; SECURELY WIRE–TIE REINFORCEMENT AT ALL INTERSECTIONS.
- B. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT FROM FORMWORK CONSTRUCTION OR CONCRETE PLACEMENT AND CONSOLIDATION. REINFORCING SHALL BE SUPPORTED ON METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS.
- C. SPLICES OF REINFORCING BARS SHALL BE CLASS B UNLESS SHOWN OTHERWISE. SPLICES SHALL BE STAGGERED. FULL DEVELOPMENT LENGTH SHALL BE PROVIDED ACROSS JOINTS.
- D. LOCATE REINFORCING TO PROVIDE CONCRETE COVER AND SPACING SHOWN ON THE DRAWINGS. MINIMUM COVER SHALL BE AS REQUIRED BY ACI 318.
- E. WELDING OF AND TO ANY REINFORCING MATERIALS INCLUDING TACK WELDING OF CROSSING BARS IS STRICTLY PROHIBITED. BARS SHALL BE FREE OF FLAKY OR SCALY RUST AT THE TIME THE CONCRETE IS PLACED.

3.4 CONCRETE PLACEMENT:

- A. PRIOR TO PLACING CONCRETE, FORMS AND REINFORCEMENT SHALL BE THOROUGHLY INSPECTED. ALL WOOD CHIPS, DIRT, ETC., AS WELL AS ALL TEMPORARY BRACING, TIES, AND CLEATS REMOVED, AND ALL OPENINGS FOR UTILITIES PROPERLY BOXED, ALL FORMS SHALL BE PROPERLY SECURED IN THEIR CORRECT POSITION AND MADE TIGHT. ALL REINFORCING AND EMBEDDED ITEMS SHALL BE SECURED IN THEIR PROPER LOCATIONS.. ALL OLD AND DRY CONCRETE AND DIRT SHALL BE CLEANED AND ALL STANDING WATER AND OTHER FOREIGN MATTER REMOVED.

- B. PLACING CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 AND ACI 304 AND SHALL BE CARRIED OUT AT SUCH A RATE THAT THE CONCRETE PREVIOUSLY PLACED IS STILL PLASTIC AND INTEGRATED WITH THE FRESHLY PLACE CONCRETE. CONCRETING, ONCE STARTED, SHALL BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED. NO COLD JOINTS SHALL BE ALLOWED.
- C. CONSTRUCTION JOINTS: USE KEYWAYS, CONTINUE REINFORCEMENT THROUGH JOINT.
- D. EXPANSION JOINTS: FOR EXTERIOR WORK, LOCATE AT 30’–0” O.C. MAXIMUM, AT APPROVED LOCATIONS. PROVIDE SMOOTH DOWELS ACROSS JOINT WHICH PERMIT 1” HORIZONTAL MOVEMENT AND NO VERTICAL SHEAR MOVEMENT.
- E. ISOLATION JOINTS: PROVIDE BETWEEN SLABS AND VERTICAL ELEMENTS SUCH AS COLUMNS AND STRUCTURAL WALLS.
- F. CONTROL JOINTS: PROVIDE SAWN OR TOOLED JOINTS OR REMOVABLE INSERT STRIPS; DEPTH EQUAL TO 1/4” SLAB THICKNESS. SPACING SHALL BE AS REQUIRED AND APPROVED.
- G. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED AND COMPACTED BY VIBRATION, SPADING, RODDING, OR FORKING DURING THE OPERATION OF PLACING AND DEPOSITING IN ACCORDANCE WITH ACI 309. THE CONCRETE SHALL BE WORKED AROUND REINFORCEMENT, EMBEDDED ITEMS, AND INTO THE CORNERS OF THE FORMS SO AS TO ELIMINATE ALL AIR AND STONE POCKETS.

3.5 FINISHING:

- A. FINISHING OF ALL SLABS SHALL BE IN ACCORDANCE WITH ACI 302.1; SECTION 7.2 WITH A MINIMUM OF THREE TROWELINGS.
 - 1. INTERIOR SLAB FINISH TOLERANCE AS MEASURED IN ACCORDANCE WITH ASTM E 1155, SHALL HAVE AN OVERALL TEST F NUMBER FOR FLATNESS, FF=20 AND FOR LEVEL, FL=15. THE MINIMUM LOCAL NUMBER FOR FLATNESS, FF=15 AND FOR LEVEL, FL=10.
 - 2. EXTERIOR SLAB FINISH SHALL BE FLAT (FF=20) AND SHALL BE SLOPED A MINIMUM OF 1/8” PER FOOT TO A MAXIMUM OF 1/4” PER FOOT TO PREVENT PONDING WATER.
- B. SURFACES OF SLABS SHALL RECEIVE TWO COATS OF CLEAR SEALER/HARDNER.
- C. ALL ABOVE GRADE SLABS SHALL HAVE A BROOM FINISH.

3.6 CURING:

- A. FRESHLY DEPOSITED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND EXCESSIVELY HOT OR COLD TEMPERATURES AND SHALL BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD OF TIME NECESSARY FOR THE HYDRATION OF THE CEMENT AND PROPER HARDENING OF THE CONCRETE.
- B. CURING SHALL IMMEDIATELY FOLLOW THE FINISH OPERATION. CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST AT LEAST OVERNIGHT, IMMEDIATELY FOLLOWING THE INITIAL CURING. BEFORE THE CONCRETE HAS DRIED, ADDITIONAL CURING SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING MATERIALS OR METHODS:
 - 1. PONDING OR CONTINUOUS SPRINKLING
 - 2. ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET
 - 3. NON–ABSORPTIVE FILM (POLYETHYLENE) OVER A PREVIOUSLY SPRINKLED SURFACE
 - 4. SAND OR OTHER COVERING KEPT CONTINUOUSLY WET
 - 5. CONTINUOUS STEAM (NOT EXCEEDING 150 DEGREES F) OR VAPOR MIST BATH.
 - 6. SPRAYED–ON CURING COMPOUND APPLIED IN TWO COATES, SPRAYED IN PERPENDICULAR DIRECTIONS.
- C. THE FINAL CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OF DAYS OR FRACTION THEREOF, NOT NECESSARILY CONSECUTIVE, DURING WHICH TEMPERATURE OF THE AIR IN CONTACT WITH CONCRETE IS ABOVE 50 DEGREES F HAS TOTALED SEVEN (7) DAYS. CONCRETE SHALL NOT BE PERMITTED TO FREEZE DURING THE CURING PERIOD. RAPID DRYING AT THE END OF THE CURING PERIOD SHALL BE PREVENTED.

END OF SECTION

STAMP:

8/30/2024

LICENSED PROFESSIONAL ENGINEER

SHELTON D. KEISLING

062.069129

DocuSigned by

S 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

PLANS PREPARED FOR:



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:

SPECIFICATIONS
(2 OF 5)

SHEET #:

SP-1.1

EARTH MOVING/EXCAVATION/BACKFILLING SECTION

PART 1: GENERAL

1.1 SUMMARY:

- A. PROVIDE EARTHWORK OPERATIONS INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TRENCHING AND COMPACTION.

1.2 QUALITY ASSURANCE COMPACTION:

- A. UNDER STRUCTURES, BUILDING SLABS, STEPS, PAVEMENTS, AND WALKWAYS, 95% MAXIMUM DENSITY, ASTM D 1557.
1. GRADING TOLERANCES:
- a. LAWNS, UNPAVED AREAS, AND WALKS, PLUS OR MINUS 1".
- b. KEEP SITE FREE FROM ANY PONDING WATER
- c. GRADING TOLERANCE FOR FILL UNDER BUILDING OR EQUIPMENT SLABS: PLUS OR MINUS 1/4" MEASURED WITH 10'-0" STRAIGHTEDGE.
2. TESTING: FIELD TESTING OF EARTHWORK AND COMPACTION SHALL BE PERFORMED BY OWNER'S INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE CONTRACTOR.
3. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE OWNER OR HIS AGENT WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK AS SPECIFIED AND/OR CALLED OUT BY THE CONSTRUCTION DOCUMENTS. PROVIDE A MINIMUM OF 48 HOURS NOTICE PRIOR TO ANY PLACEMENT OF CONCRETE OR BACKFILLING OF TRENCHES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
4. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY OWNER OR HIS AGENT AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

PART 2: PRODUCTS

2.1 GENERAL:

- A. UTILITY TRENCH: PROVIDE WELL GRADED SAND (SW-SM) FROM BASE OF TRENCH TO MINIMUM ABOVE THE HIGHEST CONDUIT WITHIN TRENCH. REMAINDER OF TRENCH AREA CAN BE EITHER AB 3 OR CLEAN GRAVEL AS DESCRIBED HEREIN. COMPACT AS REQUIRED TO PREVENT SETTLING.
- B. ACCESS ROADS: 6" MINIMUM (UNLESS NOTED OTHERWISE ON DRAWINGS) COMPACTED AB 3 OR APPROVED EQUAL (UNWASHED CRUSHED LIMESTONE GRAVEL CONSISTING OF MULTIPLE AGGREGATE SIZES, ROCK CHIPS, AND ROCK DUST.)
- C. COMPOUND (NEW CONSTRUCTION): 2" THICK CLEAN GRAVEL, WITH 100% PASSING THROUGH A 1" SIEVE OVER 4" COMPACTED AB 3.
- D. COMPOUND (EXISTING): PROVIDE CLEAN GRAVEL WITH 100% PASSING THROUGH A 1" SIEVE AS REQUIRED TO BRING COMPOUND TO PROPER GRADE OR REPAIR EXISTING DAMAGED AREAS.
- E. STRUCTURAL FILL: PROVIDE 4" MINIMUM AB 3 BELOW STRUCTURES OR SLABS

2.2 MATERIALS:

- A. GEOTEXTILE FABRIC: PROVIDE MIRAFI 500X OR APPROVED EQUAL.
- B. PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND LOCATING UNDERGROUND UTILITIES, 6" WIDE WITH A MINIMUM THICKNESS OF 0.004". TAPE SHALL HAVE MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL WIRES OR OTHER MEANS TO ENABLE DETECTION BY A METAL DETECTOR WHEN BURIED UP TO 3'-0" DEEP. THE CORE OF THE TAPE SHALL BE ENCASED IN A PROTECTIVE JACKET OR OTHER MEANS TO PROTECT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION

PART 3: EXECUTION

3.1 INSTALLATION:

- A. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE OF ANY STRUCTURE NOT SHOWN THAT MIGHT INTERFERE WITH NEW CONSTRUCTION. NOTIFY THE OWNER OR HIS AGENT OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- B. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE REGARDLESS OF MATERIALS. REPAIR EXCAVATIONS BEYOND ELEVATIONS AND DIMENSIONS INDICATED AS REQUIRED.
- C. MAINTAIN STABILITY OF EXCAVATIONS; COORDINATE SHORING AND BRACING AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. PREVENT SURFACE AND SUBSURFACE WATER FROM ACCUMULATING IN EXCAVATIONS. STOCKPILE SATISFACTORY MATERIALS FOR REUSE, ALLOW FOR PROPER DRAINAGE.

- D. COMPACT MATERIALS AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 BY AERATION OR WETTING TO 95% OF MAXIMUM DRY DENSITY TO SUITABLE DEPTH.
- E. PLACE ACCEPTABLE MATERIALS IN LAYERS NOT MORE THAN 8" LOOSE DEPTH FOR MATERIALS COMPACTED BY HEAVY EQUIPMENT AND NOT MORE THAN 4" LOOSE DEPTH FOR MATERIALS COMPACTED BY HAND EQUIPMENT TO SUBGRADES INDICATED AS FOLLOWS:
1. STRUCTURAL FILL: USE UNDER FOUNDATIONS, SLABS ON GRADE IN LAYERS AS INDICATED.
2. DRAINAGE FILL: USE UNDER DESIGNATED BUILDING SLABS, AT FOUNDATION DRAINAGE AND ELSEWHERE AS INDICATED.
3. COMMON FILL: USE UNDER UNPAVED AREAS.
4. SUBBASE MATERIAL: USE UNDER GENERAL COMPOUND AREA. IF THICKNESS OF LIFT IS GREATER THAN 6 SPREAD AND COMPACT THE CRUSHED STONE IN MULTIPLE LIFTS OF EQUAL THICKNESS WITH A MAXIMUM LIFT OF 6"
- F. GRADE TO 1/2" ABOVE OR BELOW REQUIRED SUBGRADE AND TO A TOLERANCE OF 1/4" IN 10'-0".
- G. PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. RE-COMPACT AND RE-GRADE SETTLED, DISTURBED AND DAMAGED AREAS TO RESTORE QUALITY, APPEARANCE, AND CONDITION.
- H. CONTROL EROSION TO PREVENT RUNOFF INTO SEWERS OR DAMAGE TO AREAS.
- I. CONTROL DUST TO PREVENT HAZARDS TO ADJACENT PROPERTIES AND VEHICLES. IMMEDIATELY REPAIR OR REMEDY DAMAGE CAUSED BY DUST INCLUDING AIR FILTERS IN EQUIPMENT AND VEHICLES. CLEAN SOILED SURFACES.
- J. DISPOSE OF WASTE AND UNSUITABLE MATERIALS OFF-SITE IN A LEGAL MANNER.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
1. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL HAVE BEEN REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
2. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL, WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8" LOOSE THICKNESS. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4" IN LOOSE DEPTH.
3. IF THE DENSITY TESTING INDICATES THAT THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS AUTHORIZED BY THE GEO-TECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY TO OBTAIN PROPER COMPACTION.
- B. COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

- A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE OWNER OR HIS AGENT. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
- B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6" BEYOND THE OUTSIDE EDGE OF THE OUTER-MOST CONDUIT.
- C. WHEN SOFT, YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12" BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL (WELL GRADED SAND) IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
- B. NOTIFY THE OWNER OR HIS AGENT 24 HOURS IN ADVANCE OF BACKFILLING.
- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
- D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6" UNCOMPACTED LIFTS UNTIL 6" OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACES AROUND CONDUITS.
- E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.

- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT BACKFILL MATERIAL IN 8" MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN EXISTING UNDISTURBED MATERIAL ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.5 AGGREGATE ACCESS ROAD (IF APPLICABLE):

- A. CLEAR, GRUB, STRIP AND EXCAVATE FOR ACCESS ROAD TO THE LINES AND GRADES INDICATED ON DRAWINGS. SCARIFY TO A DEPTH OF 6" AND PROOF-ROLL ALL HOLES, RUTS, SOFT PLACES AND OTHER DEFECTS.
- B. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.
- C. AFTER PREPARATION OF THE SUBGRADE IS COMPLETE, THE GEOTEXTILE FABRIC (MIRAFI 500X) SHALL BE INSTALLED TO THE LIMITS INDICATED ON DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG ROADWAY. THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, AS SMOOTHLY AS POSSIBLE.
1. OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3'-0" WIDE.
2. TRANSVERSE OR PERPENDICULAR OVERLAPS AT THE END OF A ROLL SHALL OVERLAP IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3'-0".
3. ALL OVERLAPS SHALL BE PINNED WITH STAPLES OR NAILS BETWEEN 10" AND 12" LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25'-0" O.C. AND TRANSVERSE SEAMS EVERY 5'-0" O.C.
- D. THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT MORE THAN 6" (COMPACTED) THICKNESS. AGGREGATE TO BE PLACED ON GEOTEXTILE FABRIC AND SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. AT NO TIME SHALL EQUIPMENT BE PERMITTED ON THE ROADWAY WITH LESS THAN 6" OF MATERIAL COVERING THE FABRIC.
- E. THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHEEL OR TANDEM ROLLER.

3.6 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE SATISFACTORY FILL MATERIALS RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR THE REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
- C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 6" OF AB 3 ON TOP OF SOIL STABILIZER FABRIC.
- D. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

END OF SECTION

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

PLANS PREPARED FOR:

 RIVIAN

PLANS PREPARED BY:

 SSC

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:
SPECIFICATIONS
(3 OF 5)

SHEET #:
SP-1.2

PART 3: EXECUTION

3.1 GENERAL:

- A. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS.
- B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

3.2 LABOR AND WORKMANSHIP:

- A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE DONE BY EXPERIENCED MECHANICS OF THE PROPER TRADES.
- B. ALL ELECTRICAL EQUIPMENT FURNISHED SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE CONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.
- C. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3.3 COORDINATION:

- A. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER–FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

3.4 INSTALLATION:

- A. CONDUIT:
1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4” NOMINAL SIZE SHALL BE USED.
2. PROVIDE RGS CONDUIT FOR ALL EXPOSED, EXTERIOR CONDUIT.
3. PROVIDE SCHEDULE 40 PVC OR RGS CONDUIT BELOW GRADE, 1” MINIMUM, UNLESS NOTED OTHERWISE. ALL 90 DEGREE BENDS TO ABOVE GRADE SHALL BE RGS. MINIMUM BURIAL DEPTH SHALL BE 24” CLEAR TO TOP OF CONDUIT, UNLESS NOTED OTHERWISE.
4. USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION IS NOT DESIRABLE FOR REASONS OF EQUIPMENT MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUDTIGHT, PVC COATED FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS.
5. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORTS TO ALLOW FOR EXPANSION AND CONTRACTION.
6. A RUN OF CONDUIT BETWEEN BOXES OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER–BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE BOX OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW.
7. WHERE CONDUIT HAS TO BE CUT IN THE FIELD, IT SHALL BE CUT SQUARE WITH A PIPE CUTTER USING CUTTING KNIVES.
8. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF WIRE OR CABLE. CLEAR ALL BLOCKAGES AND REMOVE BURRS, DIRT, AND DEBRIS.
9. INSTALL PULL STRINGS IN ALL EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END WITH ITS DESTINATION.
10. PROVIDE INSULATED GROUNDING BUSHINGS FOR ALL CONDUITS STUBBED INTO EQUIPMENT ENCLOSURES OR STUBBED OUT FOR FUTURE USE BY OTHERS.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENINGS IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. CONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
12. INSTALL 2” ORANGE DETECTABLE TAPE 12” ABOVE ALL UNDERGROUND CONDUIT AND WIRE.
13. CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
14. WHERE CONDUITS CONTAIN CONDUCTORS, SEAL BOTH ENDS WATERTIGHT USING DUCT SEAL OR AN EQUIVALENT SEALING COMPOUND.

B. WIRE AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	120/240V	208Y/120V	480Y/277V
PHASE A	BLACK	BLACK	BROWN
PHASE B	RED	RED	ORANGE
PHASE C		BLUE	YELLOW
NEUTRAL	WHITE	WHITE	GRAY
GROUND	GREEN	GREEN	GREEN

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAYS WITH PRESSURE–TYPE CONNECTORS.
3. PULLING LUBRICANTS SHALL BE SOAPSTONE POWDER, POWDERED TALC, OR A COMMERCIAL PULLING COMPOUND. NO SOAP SUDS, SOAP FLAKES, OIL, OR GREASE SHALL BE USED, AS THESE MAY BE HARMFUL TO CABLE INSULATION. CONTRACTOR SHALL USE NYLON OR HEMP ROPE FOR PULLING CABLE TO AVOID SCORING THE CONDUIT.
4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES, EQUIPMENT, ETC. TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OR TERMINALS, AND SHALL BE PROTECTED FROM MECHANICAL INJURY AND FROM MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR’S EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUND AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEMS INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER’S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER’S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL 486A TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.
5. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S INSTRUCTIONS.
6. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. CONNECTIONS SHALL BE APPROVED BY THE CONSTRUCTION INSPECTOR BEFORE BEING PERMANENTLY CONCEALED.
7. APPLY CORROSION–RESISTANT FINISH TO FIELD CONNECTIONS, AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USE COPPER–BASED “NO–OX” OR APPROVED EQUAL.
8. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS
9. BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE #6 AWG GROUNDING CONDUCTOR TO A GROUND BUS OR GROUNDING LUG IN ENCLOSURE.
10. DIRECT BURIED GROUND CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 30” BELOW GRADE, UNLESS NOTED OTHERWISE.
11. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSULATED OR INSTALLED IN PVC CONDUIT.
12. INSTALL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.
13. DRIVE GROUND RODS UNTIL TOPS ARE 30” BELOW FINAL GRADE.
14. GROUNDING CONDUCTOR TO EQUIPMENT GROUND LUGS:
- a. BOLTED TO EQUIPMENT HOUSING WITH STAINLESS STEEL BOLTS AND LOCK WASHERS.
- b. ALL EQUIPMENT TO BE GROUNDED SHALL BE FREE OF PAINT OR ANY OTHER MATERIAL COVERING BARE METAL AT THE POINT OF CONNECTION.

3.5 ACCEPTANCE TESTING:

- A. PROVIDE PERSONNEL AND EQUIPMENT, MAKE REQUIRED TESTS, AND SUBMIT TEST REPORTS UPON COMPLETION OF TESTS.
- B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NONCOMPLYING ITEMS SHALL BE REMOVED FROM THE JOBSITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE OF SUCH NON–COMPLIANCE.
- C. TEST PROCEDURES:
1. ALL FEEDERS SHALL HAVE THEIR INSULATION TESTED AFTER INSTALLATION, BUT BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. INVESTIGATE ANY VALUES LESS THAN 50 MEGAOHMS.
2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.
3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE WIRES AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.
4. PERFORM GROUND TEST TO MEASURE GROUND RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3–POINT “FALL–OF–POTENTIAL” METHOD. PROVIDE PLOTTED TEST VALUES & LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURED VALUE IS OVER 5 OHMS.

END OF SECTION

END OF SPECIFICATION

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

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:

SPECIFICATIONS
(5 OF 5)

SHEET #:

SP-2.1

Rivian DCFC Hardware System



KEY FEATURES

Standard CCS connector
Chargers capable of 300kW and output voltages up to 1,000V
Energy-efficient design via custom-developed Silicon Carbide power electronics
Cloud-connected automated diagnostics
Mobile app provides property location and GPS navigation to charger, charger status, and notifications
Over-the-air firmware updates
ADA compliant
ETL certification pending



Adventure Charger



Power Cabinet



TECHNICAL SPECIFICATIONS

NOMINAL INPUT

Phases / Lines	3 Phase: L1, L2, L3, GND (no neutral)
Voltage	480Y/277 VAC 3-Wire, 3 Ø
Frequency	60 Hz
Full Load Amps	448A
Interrupt Rating	65kA
Power factor	0.99
Efficiency @ full power	≥ 94%

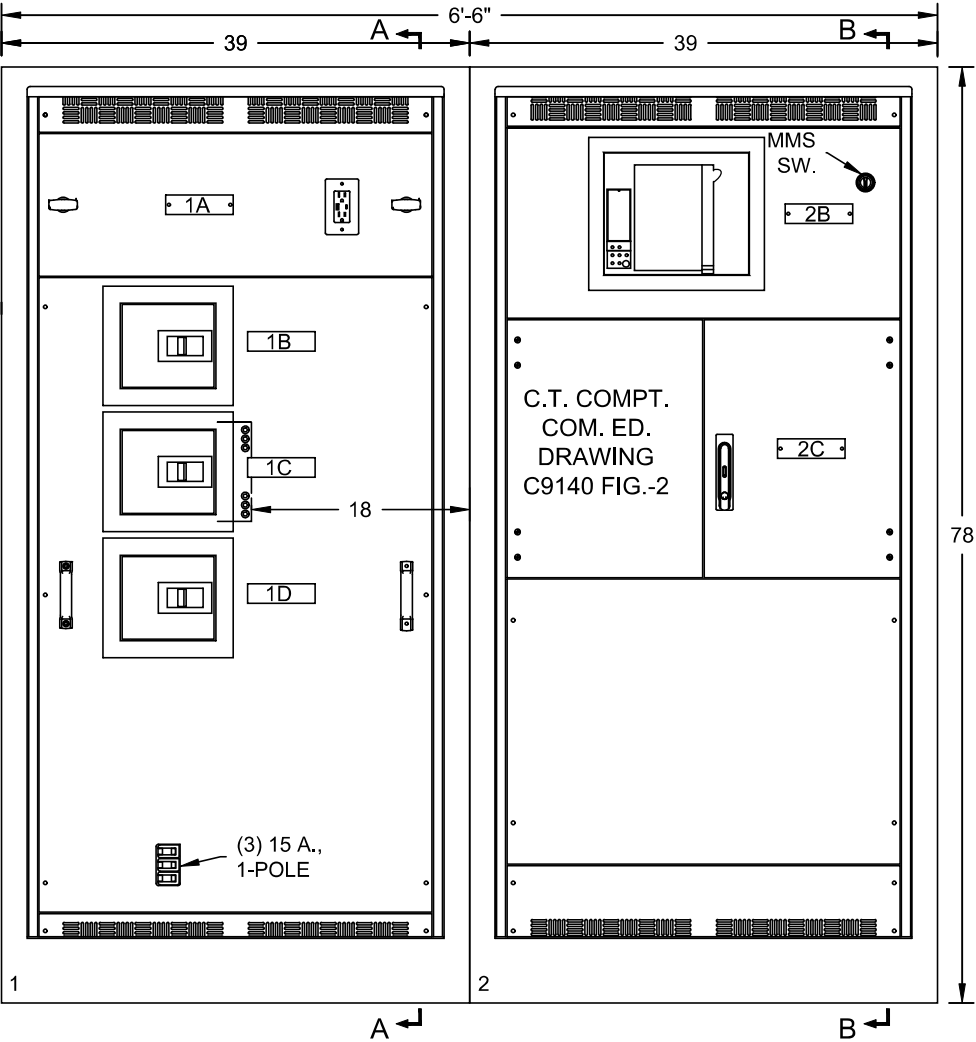
DC OUTPUT

Voltage range	200-1,000VDC
Dispenser current	500A
Power (peak / continuous)	300 kW / 300 kW

DIMENSIONS & WEIGHT

Dispenser	(H) 1,765 x (D) 595 x (W) 390 mm	120 kg
Power Cabinet	(H) 2,362 x (D) 1,219 x (W) 1,118 mm	1,178 kg

Ingress protection	IP 55, outdoor use
Network connections	4G LTE, 100BASE-T ethernet
Vehicle communication	DIN 70121, ISO 15118 (CCS / Combo-1)
Environment operating temperature	-35 °C to 50 °C
HV Terminal & Conductor Rating	90 °C



PRODUCT DESCRIPTION & RATINGS:

PRODUCT TYPE

- EV-2 (SERVICE SWITCHBOARD)
- LEVEL 3 CHARGING

UTILITY INFORMATION

- COM-ED [SEE DRAWING LEPCO-JXC-HS]
- METER BEFORE DISCONNECT (HOT SEQUENCE)

POWER SYSTEM DATA

- 3Ø, 4W., 480Y/277 VOLTS
- INCOMING - SECTION 2, BOTTOM FEED

BUS SYSTEM DATA

- 1600A. SILVER PLATED COPPER MAIN BUS
- DENSITY RATED AT 1000A PER SQUARE INCH
- 98% CONDUCTIVITY RATED IN ACCORDANCE w/ UL891
- BRACED FOR 65,000 AMPS (rms) SHORT CIRCUIT CURRENT
- (1) 1/4" X 2" CU GROUND BUS

ENCLOSURE DATA

- CODE GAUGE, FORMED COVERS & DOORS
- ENCLOSURE SHALL CONFORM TO INGRESS PROTECTION REQUIREMENTS IN ACCORDANCE WITH NEMA 3R RATING.
- EXTERIOR HARDWARE TO BE TAMPER-RESISTANT S.S. SCREWS.
- DOOR HANDLES ARE EQUIPPED WITH PADLOCK HASP.
- FINISH SHALL BE: ☒ WHITE (STANDARD) ☐ GRAY ☐ GREEN
- FRONT ACCESSIBLE ONLY

CODE STANDARDS

- UL891

LUGS

- CU/AL MECHANICAL

NAMEPLATES

- LAMICOID TYPE, WHITE w/BLACK LETTERS.

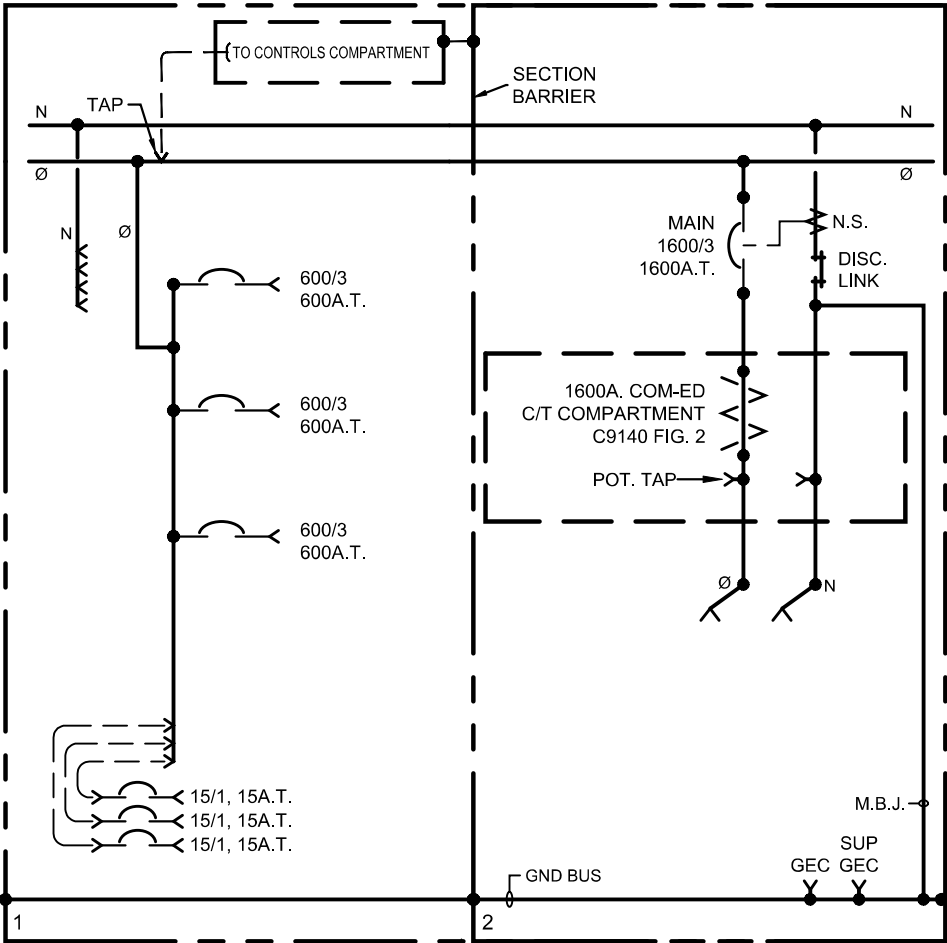
ACCESSORIES

- ENCLOSURE HEATERS W/ HYGROSTAT CONTROL
- DOUBLE PADLOCK HASP ON EXTERIOR DOOR [CUB-2]

REFERENCES:

- SECTION VIEWS SEE SHT-06
- FOR NAMEPLATE DESIGNATIONS SEE 'SERVICE SWITCHBOARD SCHEDULE' SHT-03

LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, UNION, NJ 07083 WWW.LE1949.COM MAIN (908) 688-2900	CUSTOMER RIVIAN AUTOMOTIVE, LLC.	PROJECT DCFC ADVENTURE NETWORK CHARGING STATION 100 OAKBROOK CENTER OAK BROOK, IL	DRAWING TITLE FRONT VIEW		EQUIPMENT DESIGNATION EV-2			CHECKED BY -	DRAWN BY LC	DATE 11/16/2021		SHEET NUMBER 1 OF 7
			SHORT CIRCUIT RATING 65kA. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 1600A	SYSTEM 3Ø, 4W	BUS MATERIAL COPPER	ENCLOSURE NEMA-3R	REV 0	DRAWING NUMBER R-XXXXXXX		



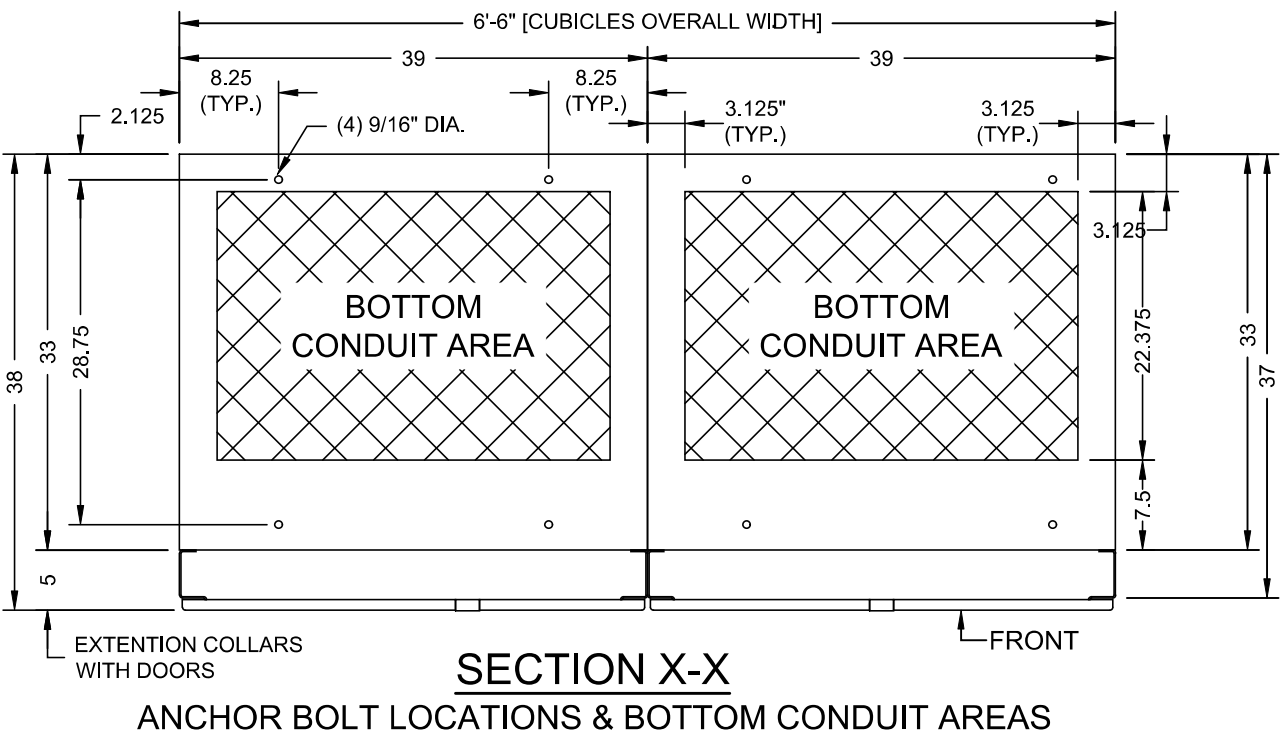
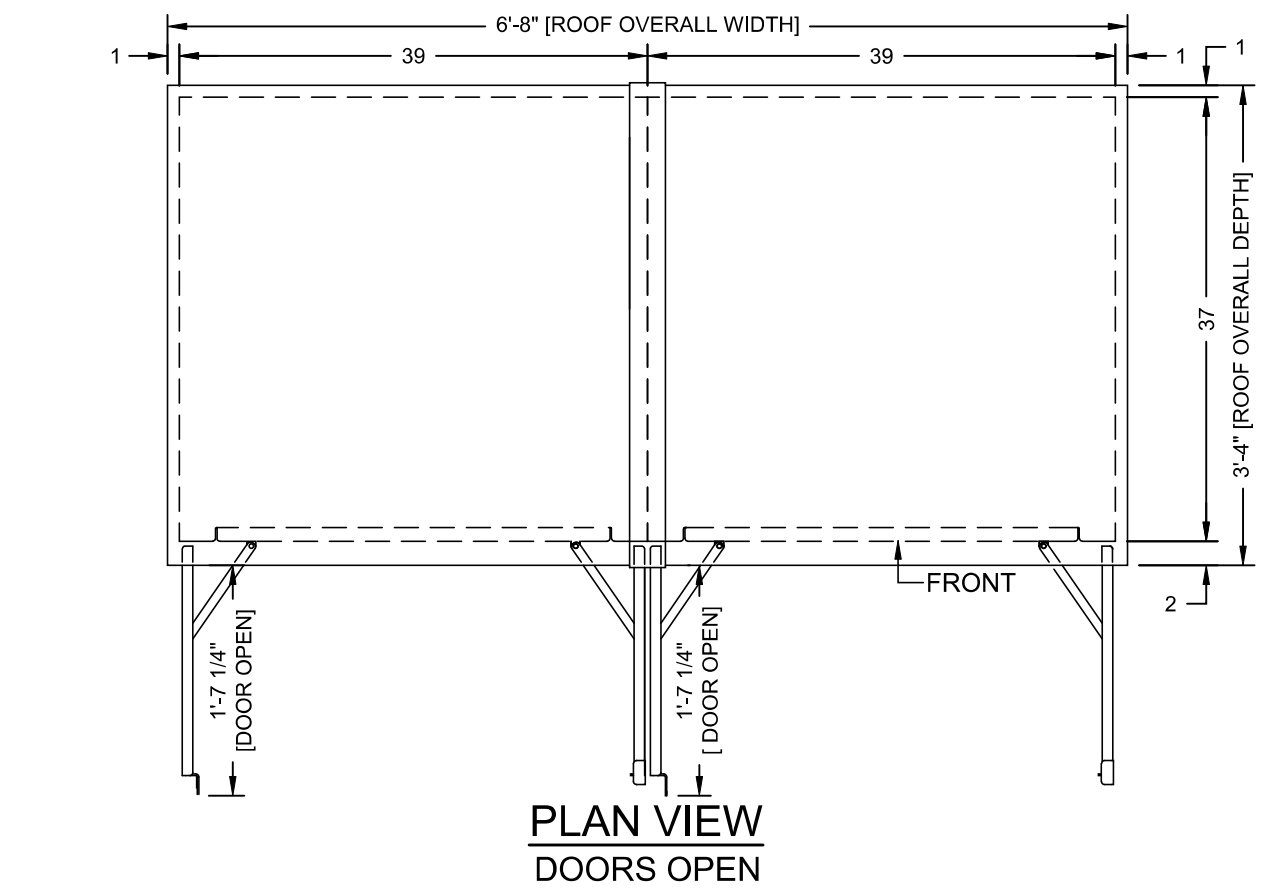
1600A SERVICE SWITCHBOARD

REFERENCES:
- FOR CONTROLS COMPARTMENT &120/240V. SUB-PANEL DETAILS SEE SHT-07

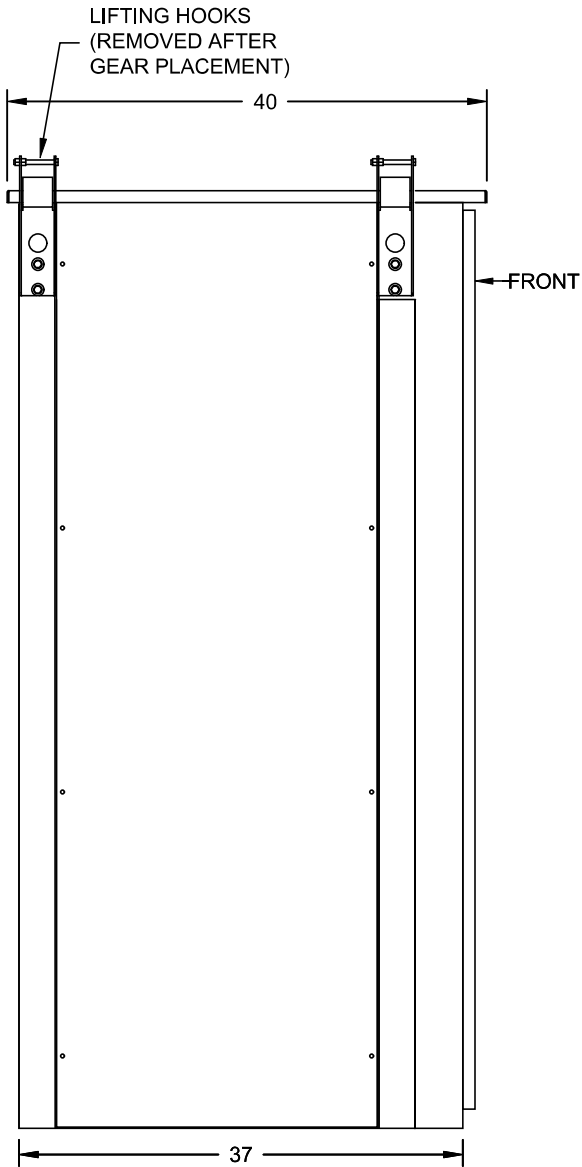
 LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, UNION, NJ 07083 WWW.LE1949.COM MAIN (908) 688-2900	CUSTOMER RIVIAN AUTOMOTIVE, LLC.	PROJECT DCFC ADVENTURE NETWORK CHARGING STATION 100 OAKBROOK CENTER OAK BROOK, IL	DRAWING TITLE ONE-LINE DIAGRAM	EQUIPMENT DESIGNATION EV-2			CHECKED BY -	DRAWN BY LC	DATE 11/16/2021		SHEET NUMBER 2 OF 7	
			SHORT CIRCUIT RATING 65kA. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 1600A	SYSTEM 3 ϕ , 4W	BUS MATERIAL COPPER	ENCLOSURE NEMA-3R	REV 0	DRAWING NUMBER R-XXXXXXX		

SERVICE SWITCHBOARD SCHEDULE														
CUB. LOCN.	DESIGNATION	DEVICE MANUFACTURER	FRAME RATING	TRIP RATING/ TYPE	# OF POLES	DEVICE CAT. NO.	LUG INFORMATION					CABLE CONDUCTOR MATERIAL	CABLE ENTRY	NOTES
							QTY.	PHASES	NEUTRAL	GROUND	TYPE			
1A	CONTROLS COMPARTMENT													
1B	CHARGING CABINET #1	SCHNEIDER	600/3 'MJP'	600A LI	3	MJP36600YP	2	#3/0-500 KCMIL	-	#6-350 KCMIL	MECHANICAL	ALUMINUM [CU GND]	BOTTOM	- PADLOCK HASP (CAT. #: S32631) - DOOR ESCUTCHEON (CAT. #: S33718) - MECHANICAL LUGS (CAT. #: AL800M23K)
1C	CHARGING CABINET #2	SCHNEIDER	600/3 'MJP'	600A LI	3	MJP36600YP	2	#3/0-500 KCMIL	-	#6-350 KCMIL	MECHANICAL	ALUMINUM [CU GND]	BOTTOM	
1D	CHARGING CABINET #3	SCHNEIDER	600/3 'MJP'	600A LI	3	MJP36600YP	2	#3/0-500 KCMIL	-	#6-350 KCMIL	MECHANICAL	ALUMINUM [CU GND]	BOTTOM	
1	SPARE	SCHNEIDER	15/1 'BJ'	15A	1	BJL16015	1	#14-3/0 AWG	#14 - 1/0 AWG	#14 - 1/0 AWG	MECHANICAL	-	BOTTOM	
1	SPARE	SCHNEIDER	15/1 'BJ'	15A	1	BJL16015	1	#14-3/0 AWG	#14 - 1/0 AWG	#14 - 1/0 AWG	MECHANICAL	-	BOTTOM	
1	SPARE	SCHNEIDER	15/1 'BJ'	15A	1	BJL16015	1	#14-3/0 AWG	#14 - 1/0 AWG	#14 - 1/0 AWG	MECHANICAL	-	BOTTOM	
2	G.E.C.	-	-	-	-	-	2	-	-	#6-350 KCMIL	MECHANICAL	COPPER	BOTTOM	-
2	INCOMING	-	-	-	-	-	5	#2-600 KCMIL	#2-600 KCMIL	-	MECHANICAL	ALUMINUM	BOTTOM	-
2A	SERVICE SWITCHBOARD 1600A., 3Ø, 4W., 480Y/277V	-	-	-	-	-	-	-	-	-	-	-	-	- DOUBLE PADLOCK HASP ON EXTERIOR DOOR [SQ-D CAT. NO. SS-2-PL]
2B	1600A. COM-ED C.T. COMPT. C9140 FIG. 2	-	-	-	-	-	-	-	-	-		BUS CONNECTED	-	-
2C	MAIN SERVICE DISCONNECT	SCHNEIDER	1600/3 'NW'	1600A LSIG	3	WL1EEV64A3SXXXXXAZ	-	-	-	-	-	BUS CONNECTED	-	- MMS (MAINTENANCE MODE SWITCH) - PADLOCK HASP - DOOR ESCUTCHEON (CAT. #: S33929) - NEUTRAL SENSOR (CAT. #: S34036)

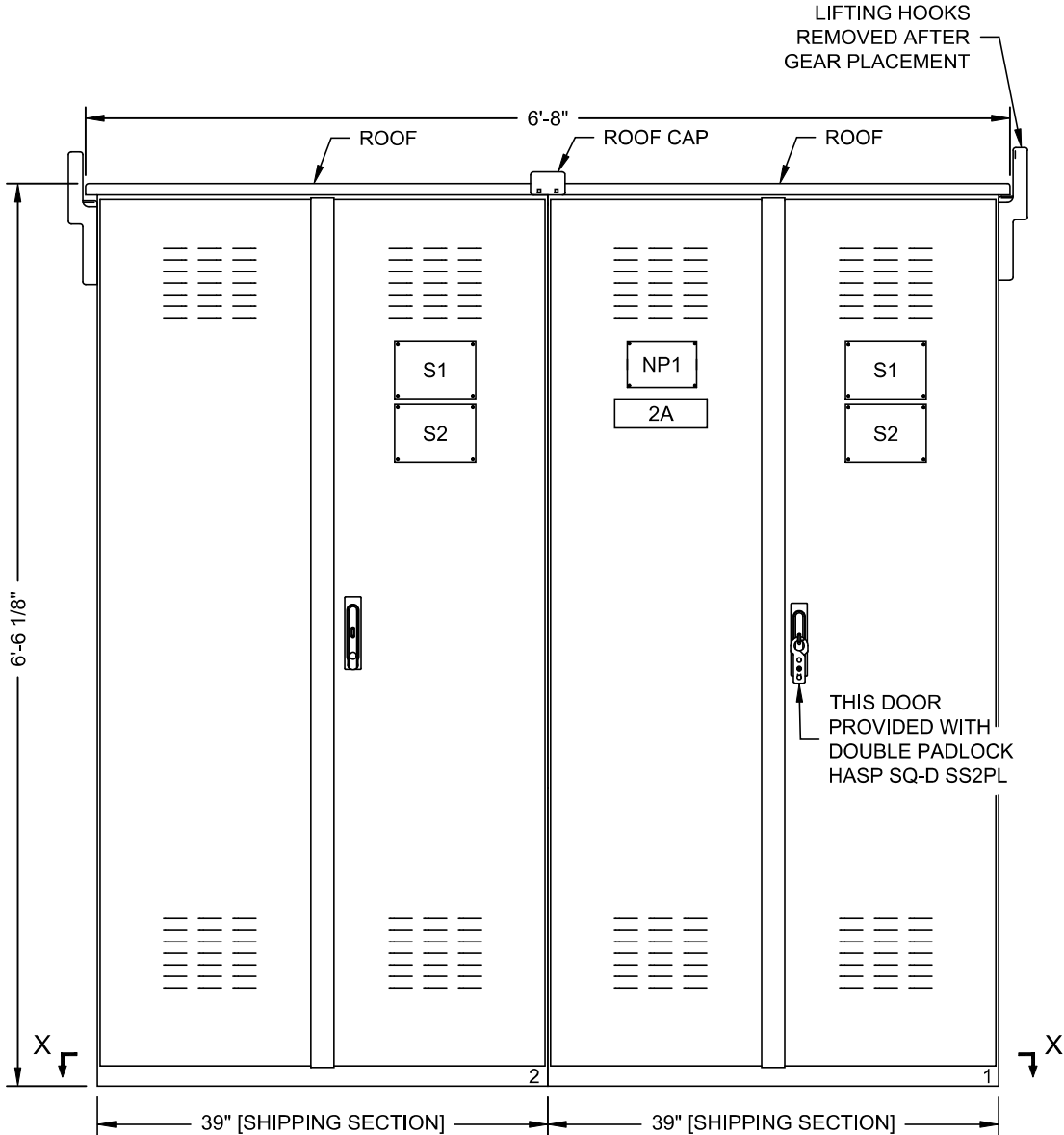
 LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, UNION, NJ 07083 WWW.LE1949.COM MAIN (908) 688-2900	CUSTOMER RIVIAN AUTOMOTIVE, LLC.	PROJECT DCFC ADVENTURE NETWORK CHARGING STATION 100 OAKBROOK CENTER OAK BROOK, IL	DRAWING TITLE SCHEDULE		EQUIPMENT DESIGNATION EV-2			CHECKED BY -	DRAWN BY LC	DATE 11/16/2021		SHEET NUMBER 3 OF 7	
			SHORT CIRCUIT RATING 65kA. RMS		VOLTAGE 480Y/277V AC		AMPERAGE 1600A	SYSTEM 3Ø, 4W	BUS MATERIAL COPPER	ENCLOSURE NEMA-3R	REV 0	DRAWING NUMBER R-XXXXXXX	



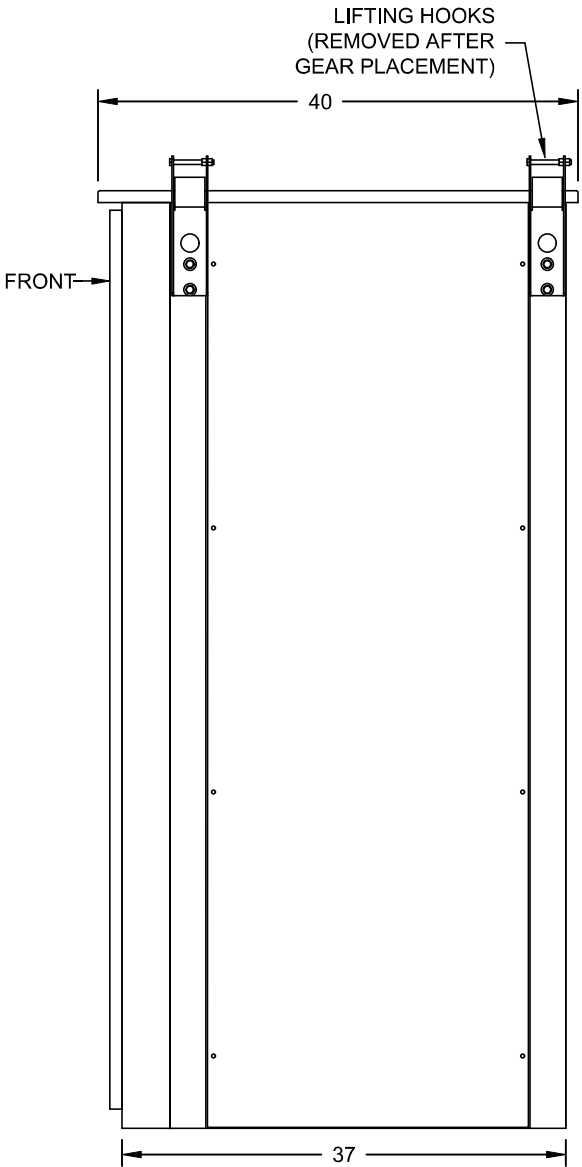
 LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, UNION, NJ 07083 WWW.LE1949.COM MAIN (908) 688-2900	CUSTOMER RIVIAN AUTOMOTIVE, LLC.	PROJECT DCFC ADVENTURE NETWORK CHARGING STATION 100 OAKBROOK CENTER OAK BROOK, IL	DRAWING TITLE PLAN VIEW	EQUIPMENT DESIGNATION EV-2			CHECKED BY -	DRAWN BY LC	DATE 11/16/2021	SHEET NUMBER 4 OF 7
			SHORT CIRCUIT RATING 65kA. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 1600A	SYSTEM 3 ϕ , 4W	BUS MATERIAL COPPER	ENCLOSURE NEMA-3R	REV 0	DRAWING NUMBER R-XXXXXXX



LEFT-SIDE VIEW - NEMA 3R
(END SECTION)



FRONT VIEW - NEMA 3R
(EXTERIOR DOORS SHOWN)



RIGHT-SIDE VIEW - NEMA 3R
(END SECTION)

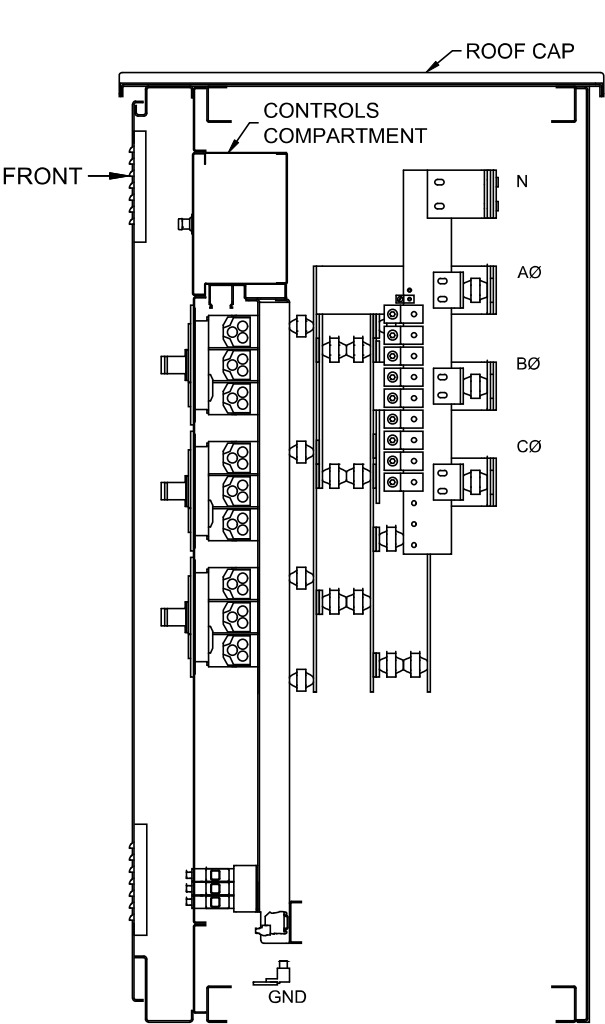
SIGNAGE:

NP1 -LINCOLN NAMEPLATE (2.5" x 8" ALUMINUM)
S1 -DANGER 480 VOLTS (BI-LINGUAL)
S2 -DANGER ARC FLASH (BI-LINGUAL)

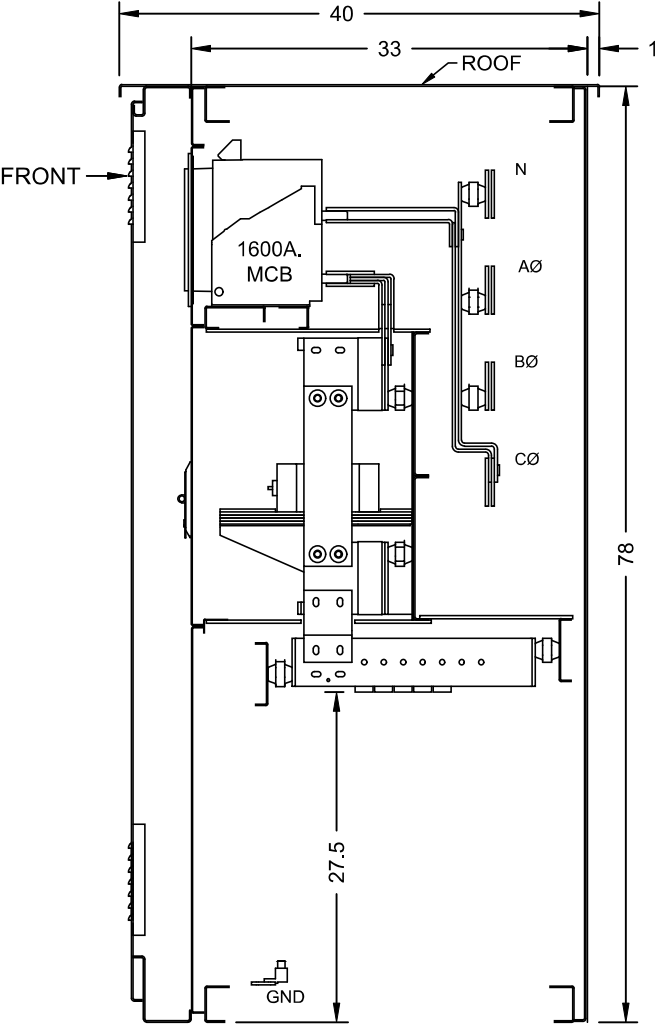
REFERENCES:

- FOR NAMEPLATE DESIGNATIONS SEE 'SERVICE SWITCHBOARD SCHEDULE' SHT-03
- FOR SECTION VIEW 'X-X' SEE SHT-06

 LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, UNION, NJ 07083 WWW.LE1949.COM MAIN (908) 688-2900	CUSTOMER RIVIAN AUTOMOTIVE, LLC.	PROJECT DCFC ADVENTURE NETWORK CHARGING STATION 100 OAKBROOK CENTER OAK BROOK, IL	DRAWING TITLE EXTERIOR VIEWS		EQUIPMENT DESIGNATION EV-2			CHECKED BY -	DRAWN BY LC	DATE 11/16/2021	SHEET NUMBER 5 OF 7
			SHORT CIRCUIT RATING 65kA. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 1600A	SYSTEM 3 ϕ , 4W	BUS MATERIAL COPPER	ENCLOSURE NEMA-3R	REV 0	DRAWING NUMBER R-XXXXXXX	

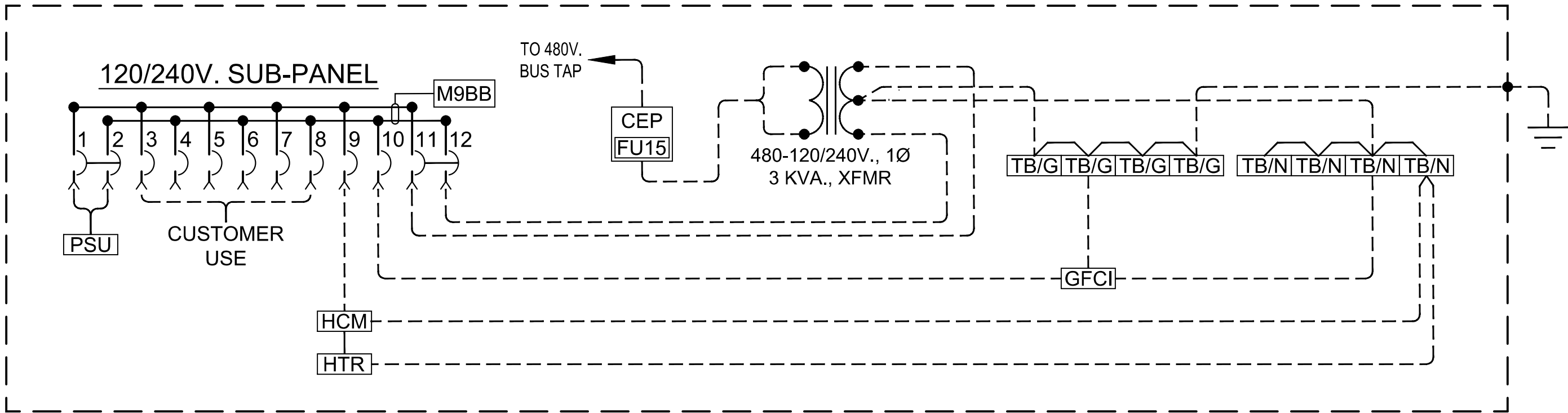


SECTION A-A



SECTION B-B

 LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, UNION, NJ 07083 WWW.LE1949.COM MAIN (908) 688-2900	CUSTOMER RIVIAN AUTOMOTIVE, LLC.	PROJECT DCFC ADVENTURE NETWORK CHARGING STATION 100 OAKBROOK CENTER OAK BROOK, IL	DRAWING TITLE SECTION VIEWS		EQUIPMENT DESIGNATION EV-2			CHECKED BY -	DRAWN BY LC	DATE 11/16/2021	SHEET NUMBER 6 OF 7
			SHORT CIRCUIT RATING 65kA. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 1600A	SYSTEM 3 ϕ , 4W	BUS MATERIAL COPPER	ENCLOSURE NEMA-3R	REV 0	DRAWING NUMBER R-XXXXXXX	

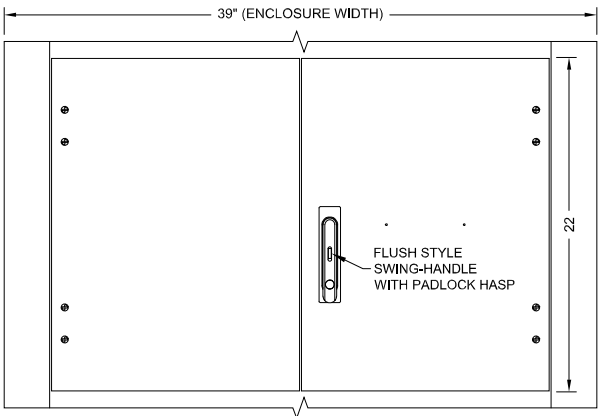


CONTROLS COMPARTMENT
THE ENCLOSED ASSEMBLY WILL BE LISTED UNDER UL891

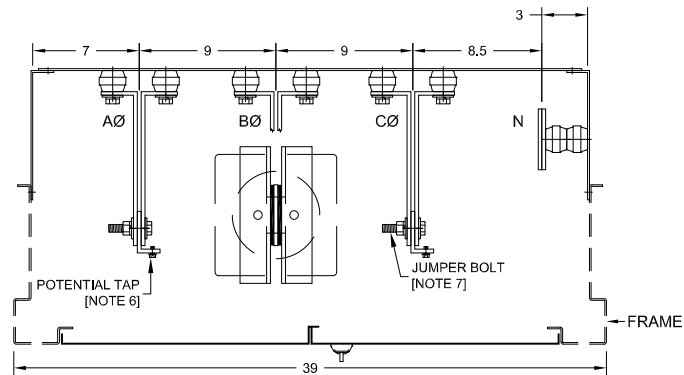
120/240V. SUB-PANEL DEVICE LIST	
CKT	DEVICE
1-2	SCHNEIDER TYPE 'MULTI-9' MINATURE CIRCUIT BREAKER: 3A. TRIP, 2-POLE, 10k A.I.C. @ 240VAC [CAT. #: M9F42203]
3-8	SCHNEIDER TYPE 'MULTI-9' MINATURE CIRCUIT BREAKER: 10A. TRIP, 1-POLE, 10k A.I.C. @ 240VAC [CAT. #: M9F42110]
9	SCHNEIDER TYPE 'MULTI-9' MINATURE CIRCUIT BREAKER: 8A. TRIP, 1-POLE, 10k A.I.C. @ 240VAC [CAT. #: M9F42108]
10	SCHNEIDER TYPE 'MULTI-9' MINATURE CIRCUIT BREAKER: 15A. TRIP, 1-POLE, 10k A.I.C. @ 240VAC [CAT. #: M9F42115]
11-12	SCHNEIDER TYPE 'MULTI-9' MINATURE CIRCUIT BREAKER: 15A. TRIP, 2-POLE, 10k A.I.C. @ 240VAC [CAT. #: M9F42215]

- LEGEND:**
- CEP -COMPACT FUSED DISCONNECT SWITCH [MFR: MERSEN CAT. #CEP-2-30CC]
 - FU15 -FUSE TYPE 'FNQ-R' [MFR: BUSSMANN CAT. #FNQ-R-15]
 - GFCI -15A., 120V., GROUND FAULT CIRCUIT INTERRUPTER, DUPLEX RECEPTACLE, WITH USB-C & QC3.0 CHARGING PORTS.
 - HCM -HYGROSTAT [MFR: STEGO CAT. # EFR-012]
 - HTR -FINNED STRIP HEATER 350W @ 120V. [MFR: VULCAN CAT. #OSF1510-359A]
 - M9BB -MULTI-9 BUSBAR [MFR: SCHNEIDER CAT. # M9XUP212]
 - PSU -24VDC POWER SUPPLY UNIT [MFR: MEANWELL 120W. DC [CAT. # WDR-120-24]
 - TB/G -TERMINAL BLOCK: GROUND (GREEN) [MFR: PHOENIX CONTACT CAT. # 3209582]
 - TB/N -TERMINAL BLOCK: NEUTRAL (WHITE) [MFR: PHOENIX CONTACT CAT. # 3209579]

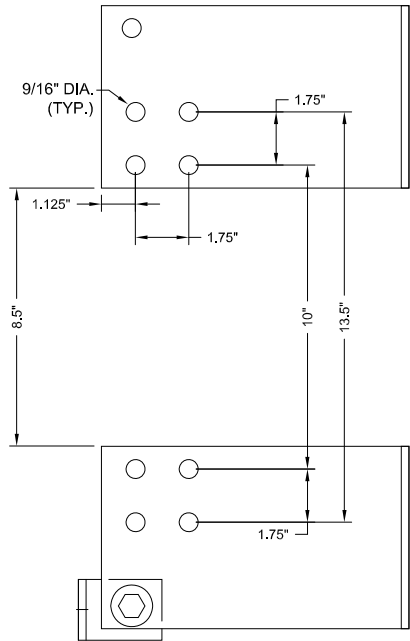
 LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, UNION, NJ 07083 WWW.LE1949.COM MAIN (908) 688-2900	CUSTOMER RIVIAN AUTOMOTIVE, LLC.	PROJECT DCFC ADVENTURE NETWORK CHARGING STATION 100 OAKBROOK CENTER OAK BROOK, IL	DRAWING TITLE CONTROLS COMPARTMENT		EQUIPMENT DESIGNATION EV-2			CHECKED BY -	DRAWN BY LC	DATE 11/16/2021	SHEET NUMBER 7 OF 7
			SHORT CIRCUIT RATING 65kA. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 1600A	SYSTEM 3φ, 4W	BUS MATERIAL COPPER	ENCLOSURE NEMA-3R	REV 0	DRAWING NUMBER R-XXXXXXX	



FRONT VIEW
(C/T COMPARTMENT DOUBLE-DOORS)



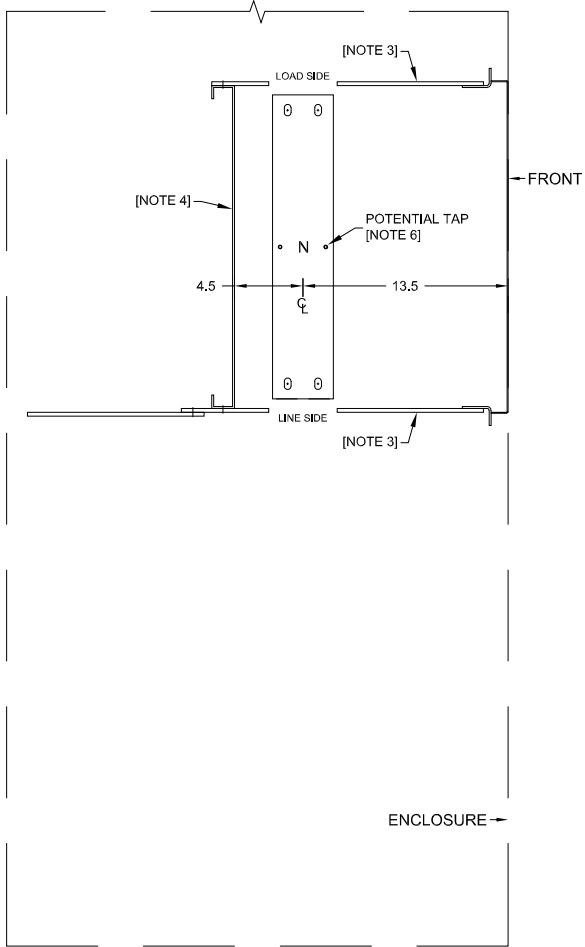
SECTION VIEW C-C



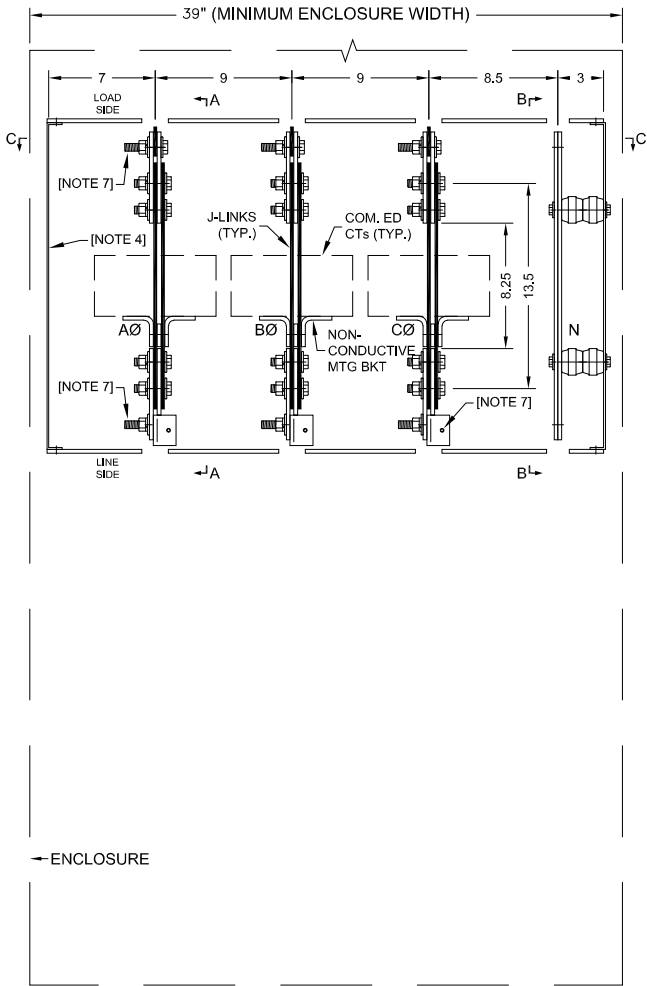
DETAIL X-X
C.T. BUS DRILLING DETAIL
(NOT TO SCALE)

NOTES:

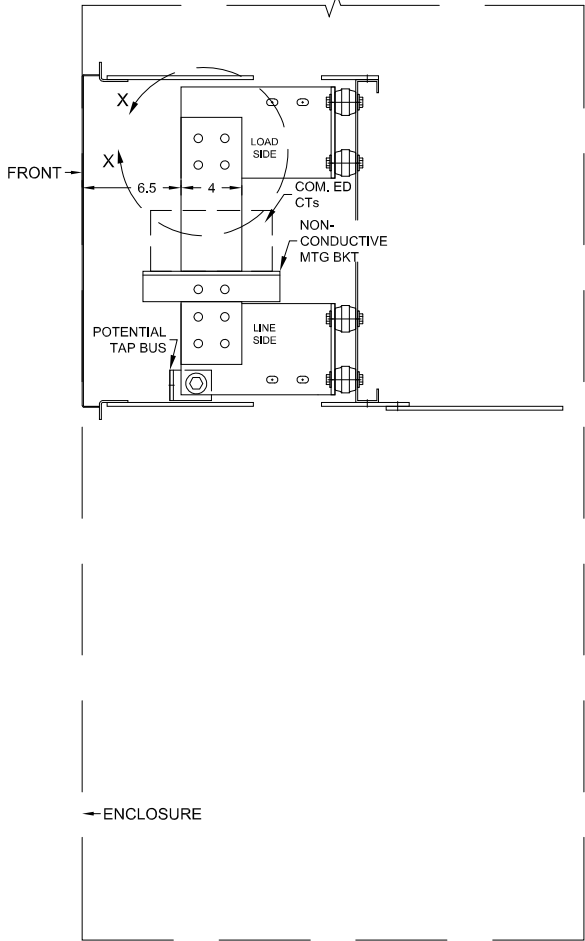
- BUS BARS SHALL BE SILVER PLATED COPPER, 98% CONDUCTIVITY.
- BUS CONNECTION HARDWARE SHALL BE 1/2"-13, GRADE 5 CADMIUM PLATED STEEL WITH FLAT WASHERS, SPLIT-LOCK WASHERS & HEX NUT PROVIDED.
- THE CURRENT TRANSFORMER COMPARTMENT SHALL BE SEPARATED FROM THE OTHER EQUIPMENT BY NON-VENTILATED HORIZONTAL BARRIERS. THE BARRIERS SHALL BE SECURELY FASTENED IN PLACE AND FABRICATED FROM 1/4" THICK GLASTIC.
- THE ENCLOSURE HOUSING THE CT'S SHALL BE FABRICATED FROM 1/8" THICK ALUMINUM WITH THE EXCEPTION OF THE STRUCTURAL FRAME AND HORIZONTAL BARRIERS.
- THE COMPARTMENT SHALL BE FURNISHED WITH A HINGED DOUBLE DOOR EQUIPPED WITH A THREE-POINT CATCH. THE DOOR HANDLE HASP SHALL ACCOMMODATE LOCKS WITH UP TO A 7/16" DIAMETER SHANK. THE DOORS SHALL SPAN THE OVERALL WIDTH OF THE CT COMPARTMENT. ADEQUATE SPACE SHALL BE PROVIDED ABOVE AND BELOW BUS JOINTS TO ALLOW DISCONNECTION OF BUS LINKS WITHOUT THE USE OF SPECIAL TOOLS.
- POTENTIAL TAPS (#10-24 THREADED HOLES) SHALL BE PROVIDED FOR PHASE AND NEUTRAL BUSES ON THE LINE SIDE OF THE CT COMPARTMENT.
- JUMPER BOLT SHALL BE 1/2"-13 THREADED EXTENSION OF BOLT USED TO FASTEN POTENTIAL TAP DETAIL. THE LONGEST AVAILABLE BOLT SHALL BE USED WHILE STILL PROVIDING ENOUGH THREADED LENGTH TO PROPERLY TORQUE THE DETAIL IN PLACE. ONLY THE BOLT LOCATED CLOSEST TO THE DOOR SHALL HAVE THE EXTENDED LENGTH. THIS SHALL BE LOCATED ON BOTH THE LINE AND LOAD SIDE OF THE COMPARTMENT.



SECTION VIEW B-B
(NEUTRAL BUS)



FRONT VIEW C.T. COMPARTMENT
(SHOWN WITHOUT ACCESS DOOR)



SECTION VIEW A-A
(PHASE BUS)

PHASE & NEUTRAL BUS SCHEDULE			
SELECTION	BUS SIZE	# OF BARS	RATING
	1/4" x 4" COPPER	1	801-1000A.
✓	1/4" x 4" COPPER	2	MAX. 2000A.
	1/4" x 4" COPPER	3	MAX. 3000A.
	1/4" x 4" COPPER	4	MAX. 4000A.

ATTENTION INSTALLER

BEFORE ENERGIZING THIS EQUIPMENT TIGHTEN ALL ELECTRICAL CONNECTIONS TO THE TORQUE VALUES SHOWN BELOW:

BOLT SIZE	TORQUE IN FOOT-LBS
1/4"	7
5/16"	12
3/8"	20
1/2"	50

SWITCHBOARDS SHOULD BE INSPECTED AND MAINTAINED ONCE EACH YEAR IN ACCORDANCE WITH NEMA STANDARD PB 2.1. ALL ELECTRICAL CONNECTIONS SHOULD BE CHECKED AND TORQUED ANNUALLY.

BUS BOLTING TORQUE VALUES SHALL BE IDENTIFIED ON A PERMANENTLY AFFIXED LABEL WITHIN THE CT COMPARTMENT.

PROJECT: -
-
-

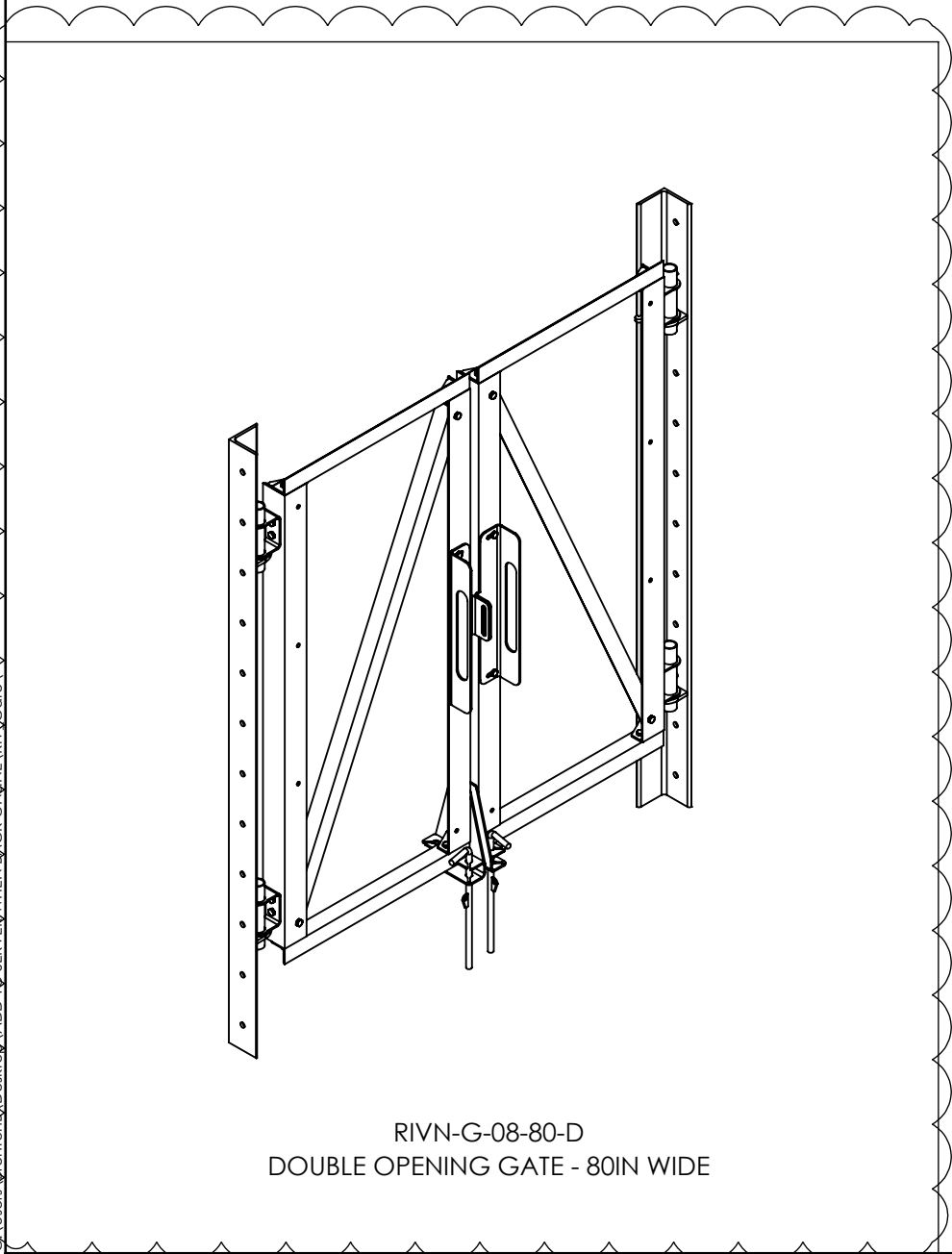
-	-			-	-
NO.	DESCRIPTION			BY	DATE
REVISIONS					
DRAWN BY	DATE	DRG. SCALE	PLOT SCALE		
JSS	6/08/2021	1-1/2" = 1'-0"	1=8		
TITLE					
CT CABINET DETAILS FOR INSTALLATION OF 1600-2000 AMP. BAR TYPE CURRENT TRANSFORMERS UTILITY: COM. ED. (HOT SEQUENCE)					
 LINCOLN ELECTRIC 947 LEHIGH AVENUE UNION, NJ 07083 PRODUCTS CO. INC.					
SHOP ORDER NO.		DRAWING NUMBER			REV.
X-XXXXX		LEPCO-JXC-HS			0

RIVN-G-08-## SERIES

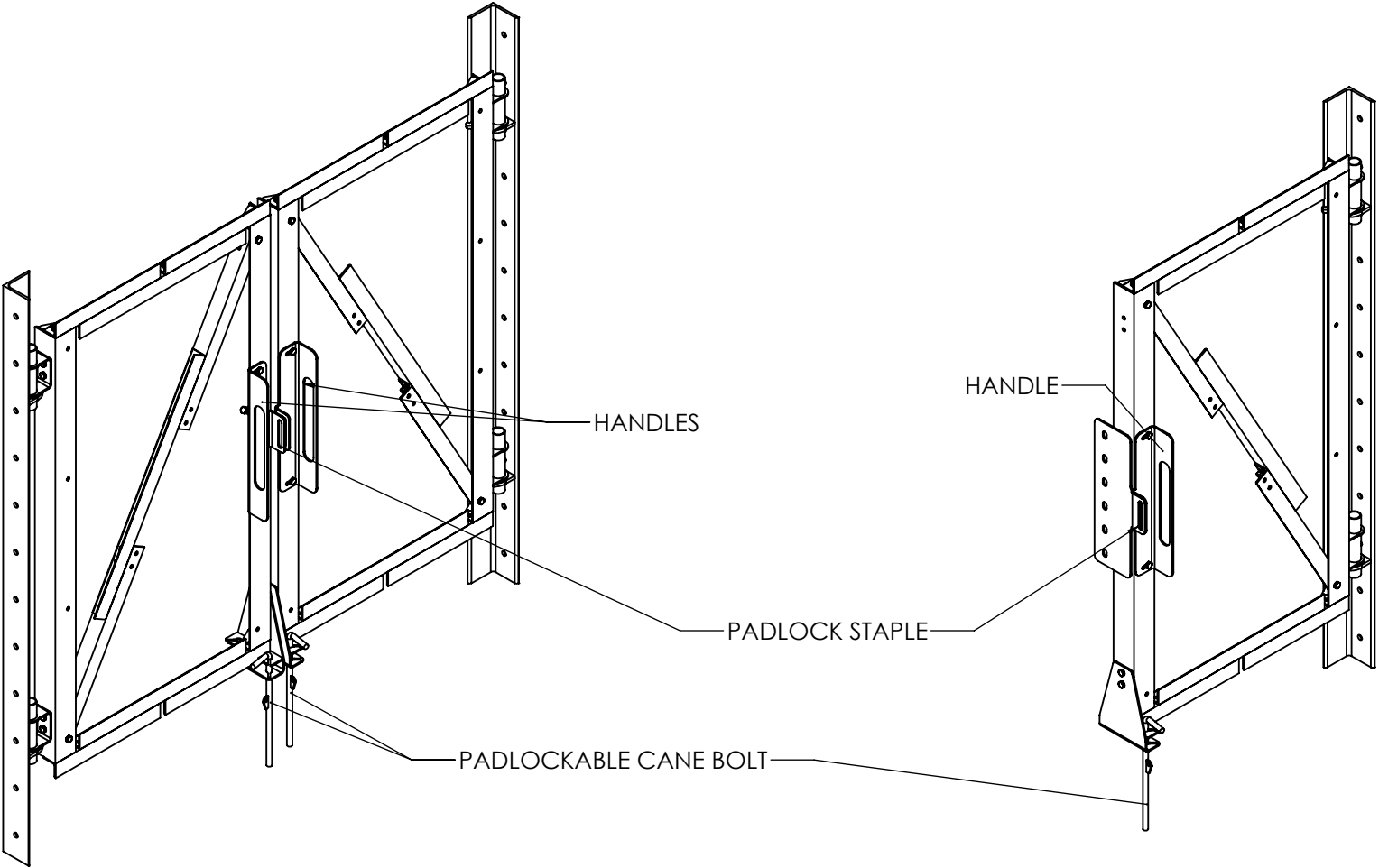
RIVIAN SINGLE AND DOUBLE GATE SERIES - 8FT TALL

TABLE 1: SINGLE GATE RIVN-G-08-0406-S CONFIGURATIONS							
DESCRIPTION	RIVN-G-08-0406S	OPENING DIRECTION	ROUGH OPENING	ACTUAL OPENING	WEIGHT	HEIGHT	
SINGLE GATE - 8FT TALL X 4FT WIDE - LEFT HAND	1	LEFT HAND OUTSWING	48"	43"	335LB	8FT	
SINGLE GATE - 8FT TALL X 4FT WIDE - RIGHT HAND		RIGHT HAND OUTSWING					
SINGLE GATE - 8FT TALL X 5FT WIDE - LEFT HAND		LEFT HAND OUTSWING	60"	55"			
SINGLE GATE - 8FT TALL X 5FT WIDE - RIGHT HAND		RIGHT HAND OUTSWING					
SINGLE GATE - 8FT TALL X 6FT WIDE - LEFT HAND		LEFT HAND OUTSWING	72"	67"			
SINGLE GATE - 8FT TALL X 6FT WIDE - RIGHT HAND		RIGHT HAND OUTSWING					
TABLE 2: DOUBLE GATE RIV-G-08-0812-D CONFIGURATIONS							
DESCRIPTION	RIVN-G-08-0406S	OPENING DIRECTION	ROUGH OPENING	ACTUAL OPENING	WEIGHT	HEIGHT	
DOUBLE GATE - 8FT TALL X 8FT WIDE	2	OUTSWING	96"	86"	640LB	8FT	
DOUBLE GATE - 8FT TALL X 9FT WIDE			108"	98"			
DOUBLE GATE - 8FT TALL X 10FT WIDE			120"	110"			
DOUBLE GATE - 8FT TALL X 11FT WIDE			132"	122"			
DOUBLE GATE - 8FT TALL X 12FT WIDE			144"	134"			
TABLE 3: DOUBLE GATE RIV-G-08-80-D CONFIGURATIONS							
DESCRIPTION	RIVN-G-08-80-S	OPENING DIRECTION	ROUGH OPENING	ACTUAL OPENING	WEIGHT	HEIGHT	
DOUBLE GATE - 8FT TALL X 80IN WIDE	2	OUTSWING	80"	70"	595LB	8FT	

WEIGHTS DO NOT INCLUDE GATE PANELING OR MOUNTING HARDWARE (ANCHOR BOLTS/EPOXY)
18GA 1.5B GALVANIZED PANELING AVAILABLE SEPARATELY FROM PERFECTVISION



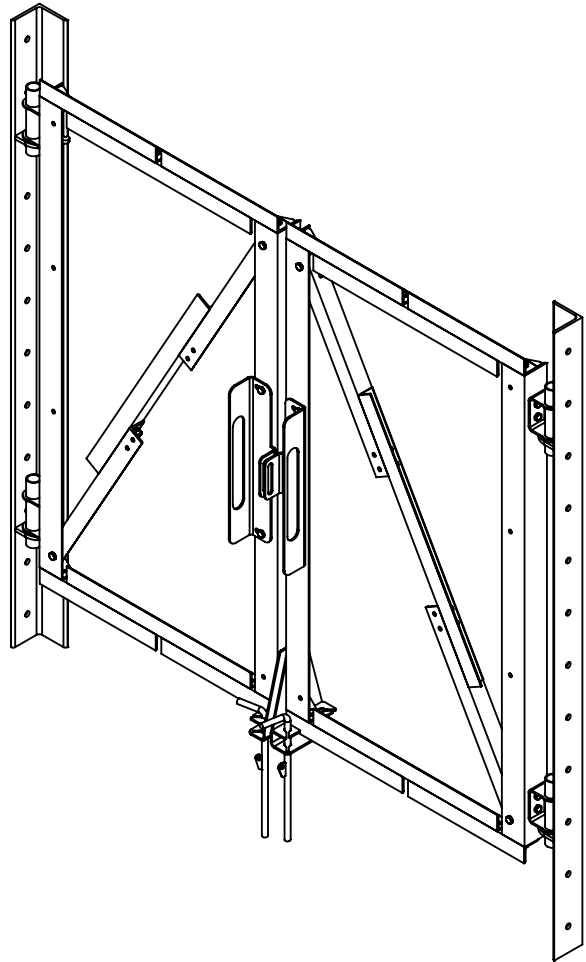
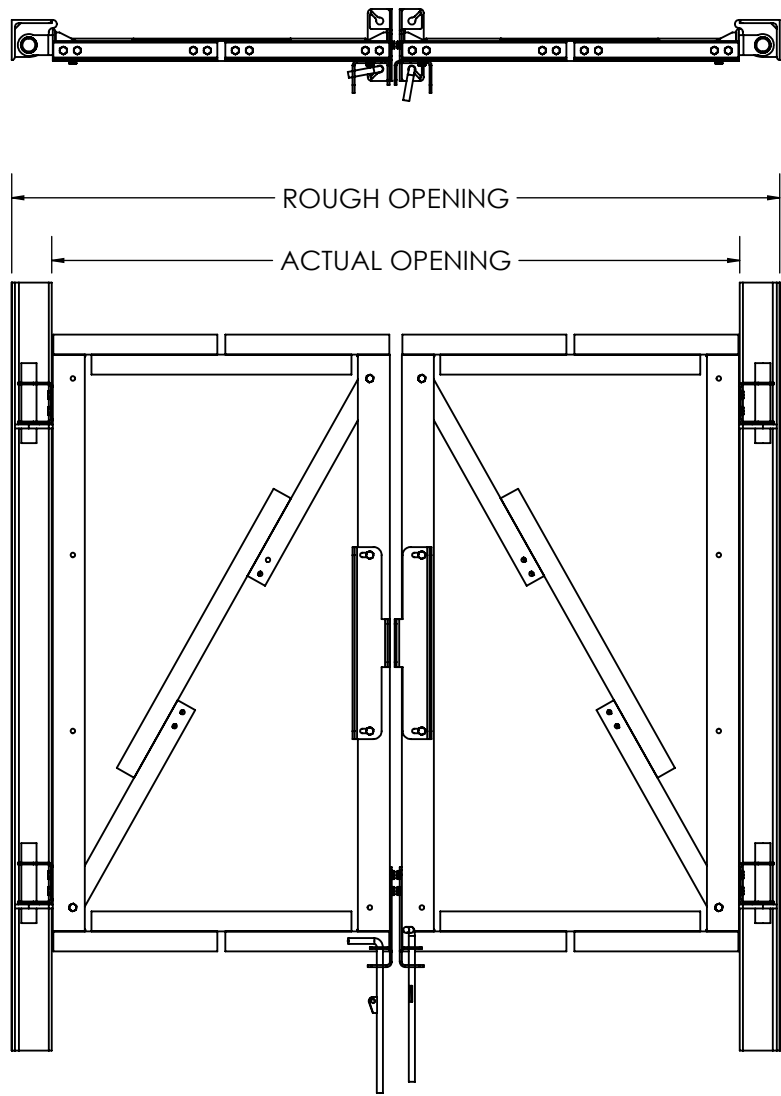
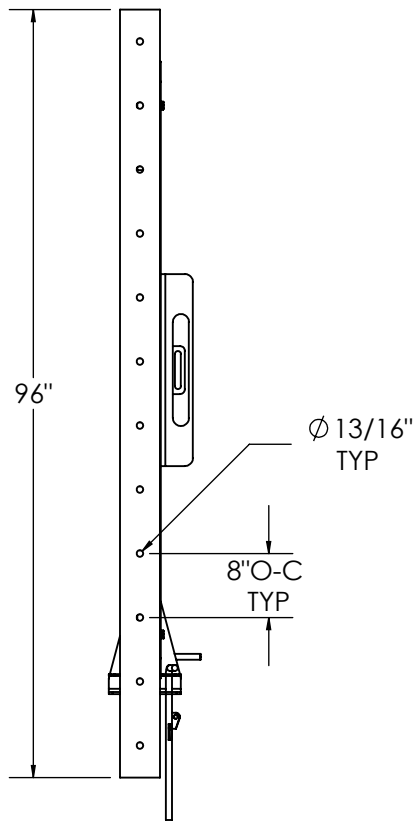
RIVN-G-08-80-D
DOUBLE OPENING GATE - 80IN WIDE



RIVN-G-08-0812-D
DOUBLE OPENING GATE - 8FT TO 12FT

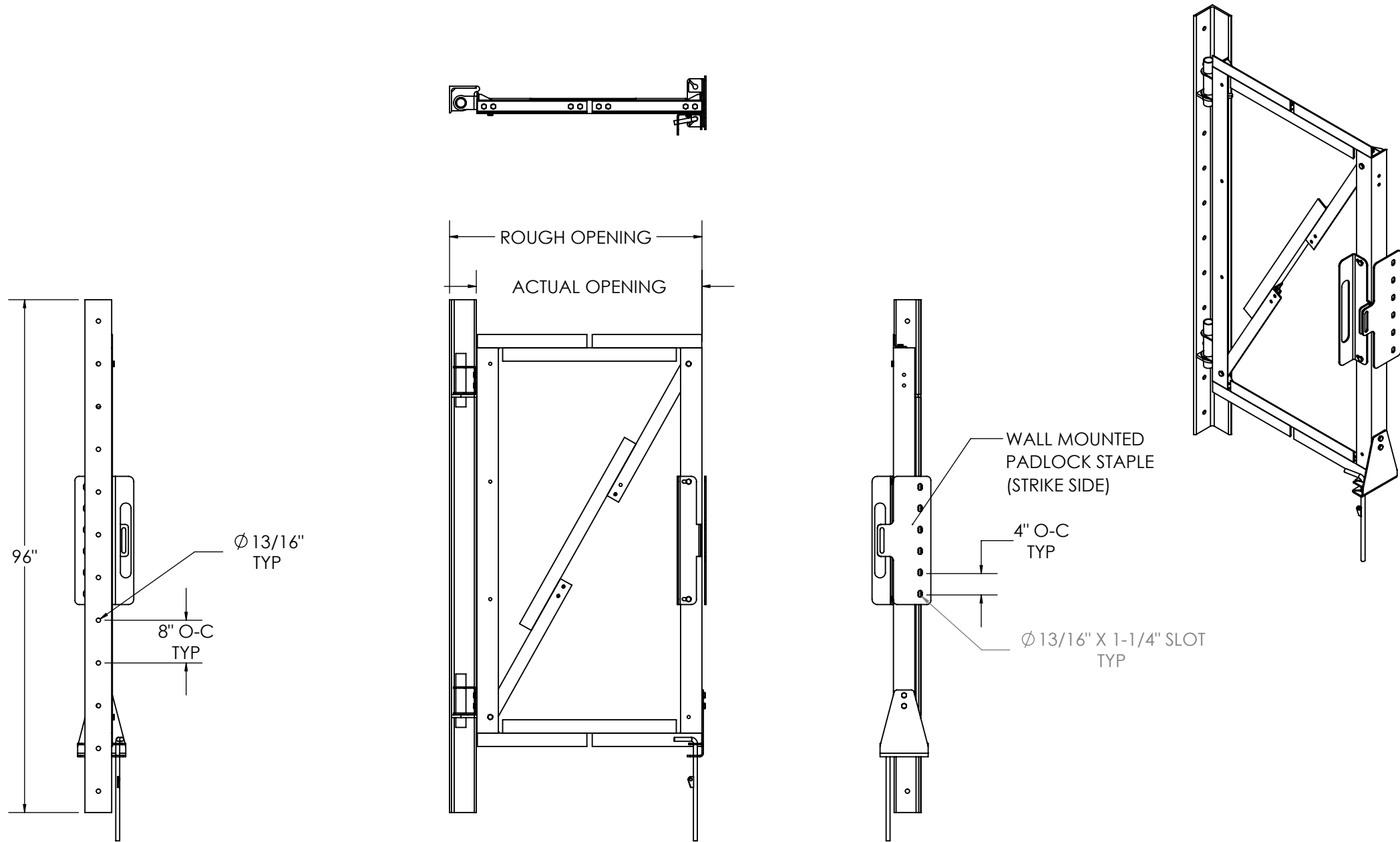
RIVN-G-08-0406-S
SINGLE OPENING GATE - 4FT TO 6FT

SHEET	THIRD ANGLE PROJECTION	CATEGORY	4			
1 OF 4		SERIES	3			
3/29/2023	SCALE 1:24	TYPE	2			
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ± 1/4°, BEND ± 2° ALL OTHERS: ± 1/16"		BY BSB	1	ADDED 80IN WIDE VERSION	3/29/2023	
		CHECKED SJS	0	INITIAL RELEASE	3/6/2023	DOCUMENT NUMBER
		STATUS	REV	DESCRIPTION	DATE	RIVN-ENG-01
						REV 1

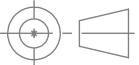


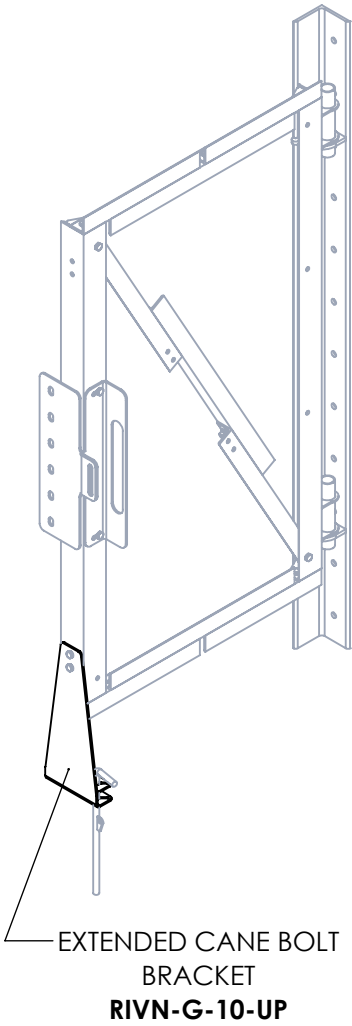
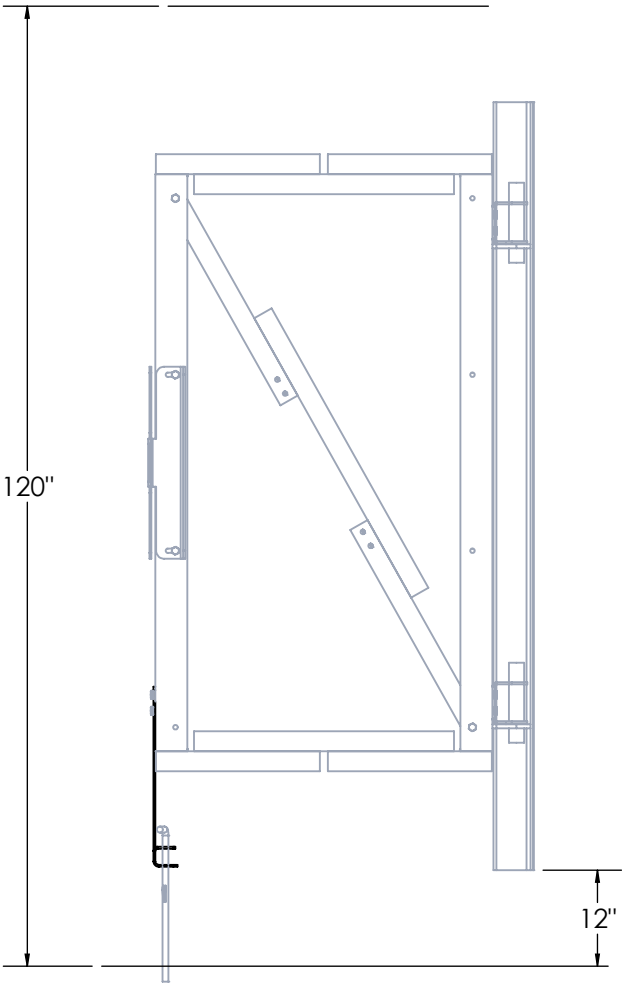
RIVN-G-08-0812-D
DOUBLE OPENING GATE - 8FT TO 12FT; FOR 8FT TALL PANELS

SHEET 2 OF 4	THIRD ANGLE PROJECTION 	CATEGORY	4			
		SERIES	3			
		TYPE	2			
3/29/2023	SCALE 1:24	BY BSB	1	ADDED 80IN WIDE VERSION	3/29/2023	RIVIAN GATE SERIES ENGINEERING DETAIL
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4°, BEND ±2° ALL OTHERS: ±1/16"		CHECKED SJS	0	INITIAL RELEASE	3/6/2023	DOCUMENT NUMBER
		STATUS	REV	DESCRIPTION	DATE	RIVN-ENG-01
						REV 1

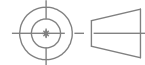


RIVN-G-08-0406-S
SINGLE OPENING GATE - 4FT TO 6FT WIDE; FOR 8FT TALL PANELS

SHEET 3 OF 4	THIRD ANGLE PROJECTION 	CATEGORY	4			
		SERIES	3			
3/29/2023	SCALE 1:24	TYPE	2			
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ± 1/4°, BEND ± 2° ALL OTHERS: ± 1/16"		BY BSB	1	ADDED 80IN WIDE VERSION	3/29/2023	RIVIAN GATE SERIES ENGINEERING DETAIL
		CHECKED SJS	0	INITIAL RELEASE	3/6/2023	DOCUMENT NUMBER
		STATUS	REV	DESCRIPTION	DATE	RIVN-ENG-01
						REV 1

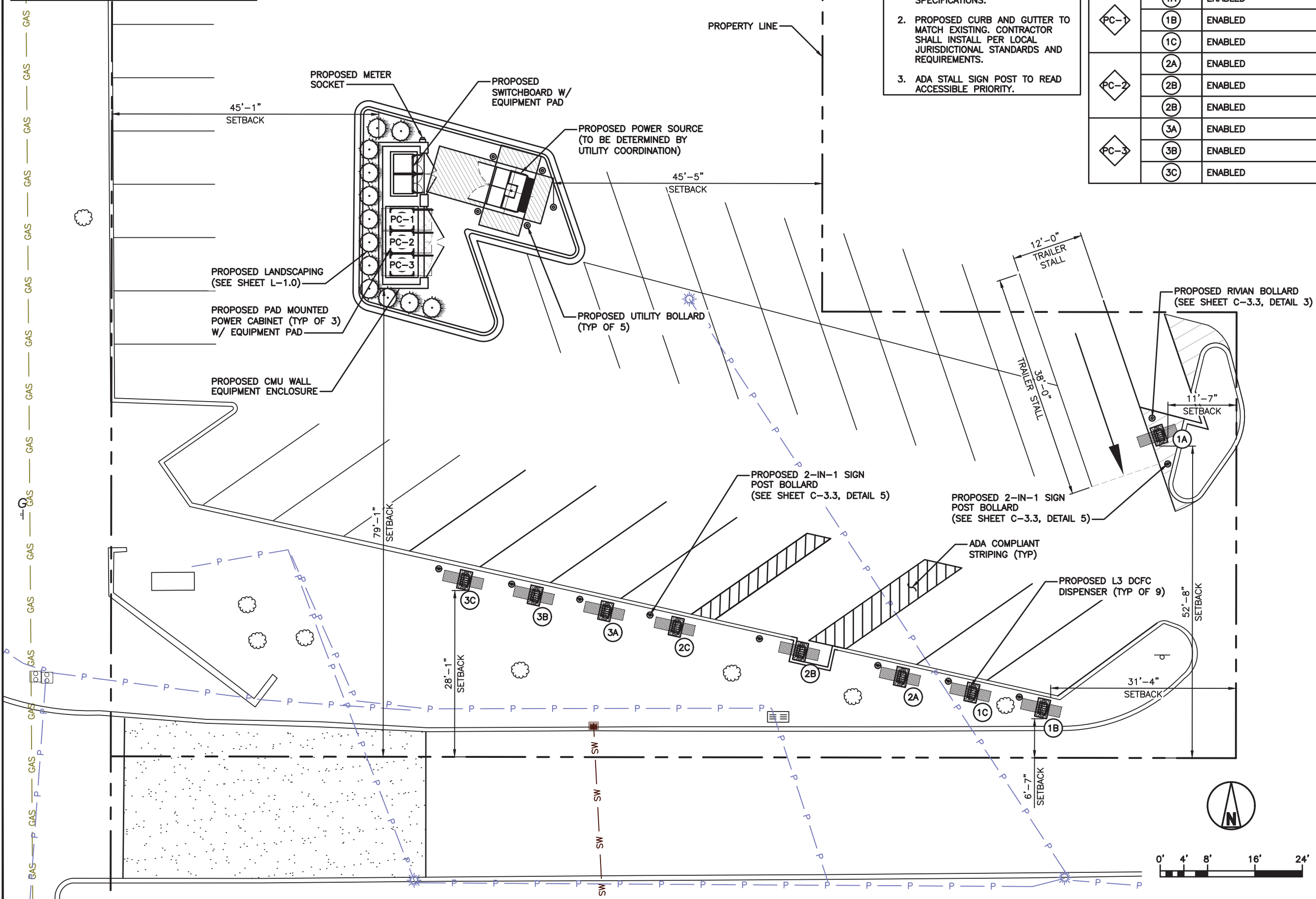


RIVN-G-08-0406-S WITH RIVN-G-10-UP
FOR INSTALLATION WITH 10FT TALL PANELS:
INSTALL WITH GATE SUPPORT ANGLE MOUNTED 12" ABOVE GRADE
AND USE RIVN-G-10-UP (EXTENDED CANE BOLT BRACKET). PANELS
WILL EXTEND APPROXIMATELY 18" ABOVE GATE FRAME AND 24"
BELOW GATE FRAME.

SHEET 4 OF 4	THIRD ANGLE PROJECTION 	CATEGORY		4						
		SERIES		3						
3/29/2023	SCALE 1:24	TYPE		2						
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4°, BEND ±2° ALL OTHERS: ±1/16"		BY	BSB	1	ADDED 80IN WIDE VERSION		3/29/2023	RIVIAN GATE SERIES ENGINEERING DETAIL		
		CHECKED	SJS	0	INITIAL RELEASE	3/6/2023	DOCUMENT NUMBER		RIVN-ENG-01	REV 1
		STATUS		REV	DESCRIPTION	DATE				

PARKING STALL LEGEND

DESCRIPTION	SYMBOL
PROPOSED DCFC DISPENSER	#



ENLARGED SITE PLAN

1

GENERAL NOTES:

1. RIVIAN CONTRACTOR TO REFERENCE DETAILS OF COMED ELECTRIC UTILITY DESIGN AND SPECIFICATIONS.
2. PROPOSED CURB AND GUTTER TO MATCH EXISTING. CONTRACTOR SHALL INSTALL PER LOCAL JURISDICTIONAL STANDARDS AND REQUIREMENTS.
3. ADA STALL SIGN POST TO READ ACCESSIBLE PRIORITY.

SIGNAGE SCHEDULE

POWER CABINET	DISPENSER	ENABLED/DEDICATED:
PC-1	1A	ENABLED
	1B	ENABLED
	1C	ENABLED
PC-2	2A	ENABLED
	2B	ENABLED
	2B	ENABLED
PC-3	3A	ENABLED
	3B	ENABLED
	3C	ENABLED

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
PE#: TERRANCE M. SUPER 062-052514 ELECTRICAL
DISCIPLINE: EIT

PLANS PREPARED FOR:

RIVIAN

PLANS PREPARED BY:

SSC

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:

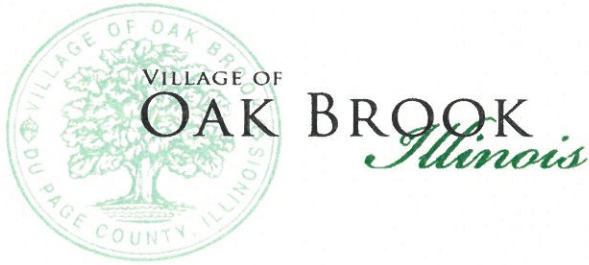
ENLARGED SITE PLAN

SHEET #:

C-1.2







ITEM 5.C
2222 35th St
MAP AMENDMENT R-1 TO R-3

INDEX

PAGE	CONTENTS
7-7.d	Staff Report dated September 18, 2024
6	Aerial View of Site
5-5.a	Resident Letter dated September 13, 2024
4	Certificate of Publication dated September 17, 2024
3	Board of Trustees Meeting Minutes dated September 24, 2024 (not attached)
2	Referral Memo – Board of Trustees Agenda dated September 24, 2024
1-1.a	R-1 and R-3 Lot Area Requirements Comparison

Petition Application Documents

A-A.2	Petition Application – Map Amendment
	1. Letter of Explanation
	2. Notice of Prospective Purchase
B-B.1	Zoning Amendment Factors
C	Conceptual Subdivision Plan dated July 31, 2024
D	Surrounding Property Owners and List
E-E.1	Subject Property Verification and Legal Description
F	Plat of Survey

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: September 18, 2024

FILE NOS: 2024-16-ZO-MA

DESCRIPTION: Map amendment from R-1 to R-3

PETITIONERS: The Midwest Club
1100 Midwest Club Parkway
Oak Brook, IL 60523

LOCATION: North of 35th St and West of the intersection with Midwest Road.

ADDRESS: 2222 35th Street

ACREAGE: 2.58 acres

EXISTING ZONING/USE: R-1 Single-Family Detached Residence District, single-family home.

ZONING/USE OF SURROUNDING PROPERTY:

North:	R-3, Single-Family Detached Residence District, single family homes
South:	Midwest Road, Westmont
East:	R-3, Single-Family Detached Residence District, single family homes
West:	R-3, Single-Family Detached Residence District, single family homes

DISCUSSION:

The applicant, The Midwest Club (association), has submitted a petition seeking approval of a map amendment from R-1 to R-3 District. The 2.58 acre property located at 2222 35th Steet consists of a single-family home and a shed. The association is under contract to purchase the subject parcel. Once approved, the association intends to annex the property into The Midwest Club Association and subdivide into three parcels.

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

STAFF ANALYSIS:

The subject parcel was annexed into Oak Brook, along with the Midwest Club and part of Saddle Brook, in 1963.

STAFF REPORT – MAP AMENDMENT
THE MIDWEST CLUB – 2222 35TH ST
CASE NO. 2024-16-ZO-MA

Comprehensive Plan. The subject property is identified as Single Family Residential in the Village’s 1990 Comprehensive Plan. Properties located to the north, east, and west are also identified as Single Family Residential. The Village’s 1990 Plan does not differentiate between different types of single-family land uses in terms of lot sizes and only specifies single-family and multi-family in the Plan. A color copy of the 1990 Plan has been provided as part of the staff report for review and reference purposes (listed as page 7.c.).

The Comprehensive Plan of 1990 shows the parcel zoned as R-1. The proposed map amendment of the subject parcel to R-3 will be consistent with the surrounding R-3 zoned parcels.

Zoning District Standards. The following table summarizes the dimensional standards in the existing R-1 district and the proposed R-3 district.

	<i>Existing Zoning: R-1 Single Family</i>	<i>Proposed Zoning: R-3 Single Family</i>
Minimum Lot Size	2 acres	25,000 sq ft
Minimum Lot Width	220 feet	100 feet
Front Setback	50 ft	40 ft
Side Setback	30 ft	12 ft
Rear Setback	100 ft	40 ft
Building Height	50 ft	40 ft

Vehicle Access. The existing home accesses 35th Street through a driveway which enters 35th Street right at a ninety-degree turn in the roadway. Staff would like to condition approval of the Map Amendment to specify that the higher density is only acceptable provided that the parcels are accessed through the Midwest Club, and that the existing access to 35th Street be removed.

Final Subdivision Plan. The attached Concept Plan was provided to identify a potential future subdivision proposal. This proposal includes a three (3) lot subdivision request consisting of lots that average 27,880 sq. ft. and includes an access drive. A Final Plat of Subdivision is required, staff will meet with the Association to determine the lot layouts and dimensions.

RESPONSIBILITIES OF HEARING BODIES:

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

STAFF REPORT – MAP AMENDMENT
THE MIDWEST CLUB – 2222 35TH ST
CASE No. 2024-16-ZO-MA

CONCLUSION:

Based on the information provided, if it is the opinion of the Planning & Zoning Commission that the applicant has satisfied the applicable Ordinance requirements and factors for a map amendment, I would ask that the Commission provide an affirmative recommendation to approve the Map Amendment subject to the following:

- The new parcels are accessed through Midwest Club, and the existing access to 35th Street shall be removed.
- Recording of the document by Village Staff.

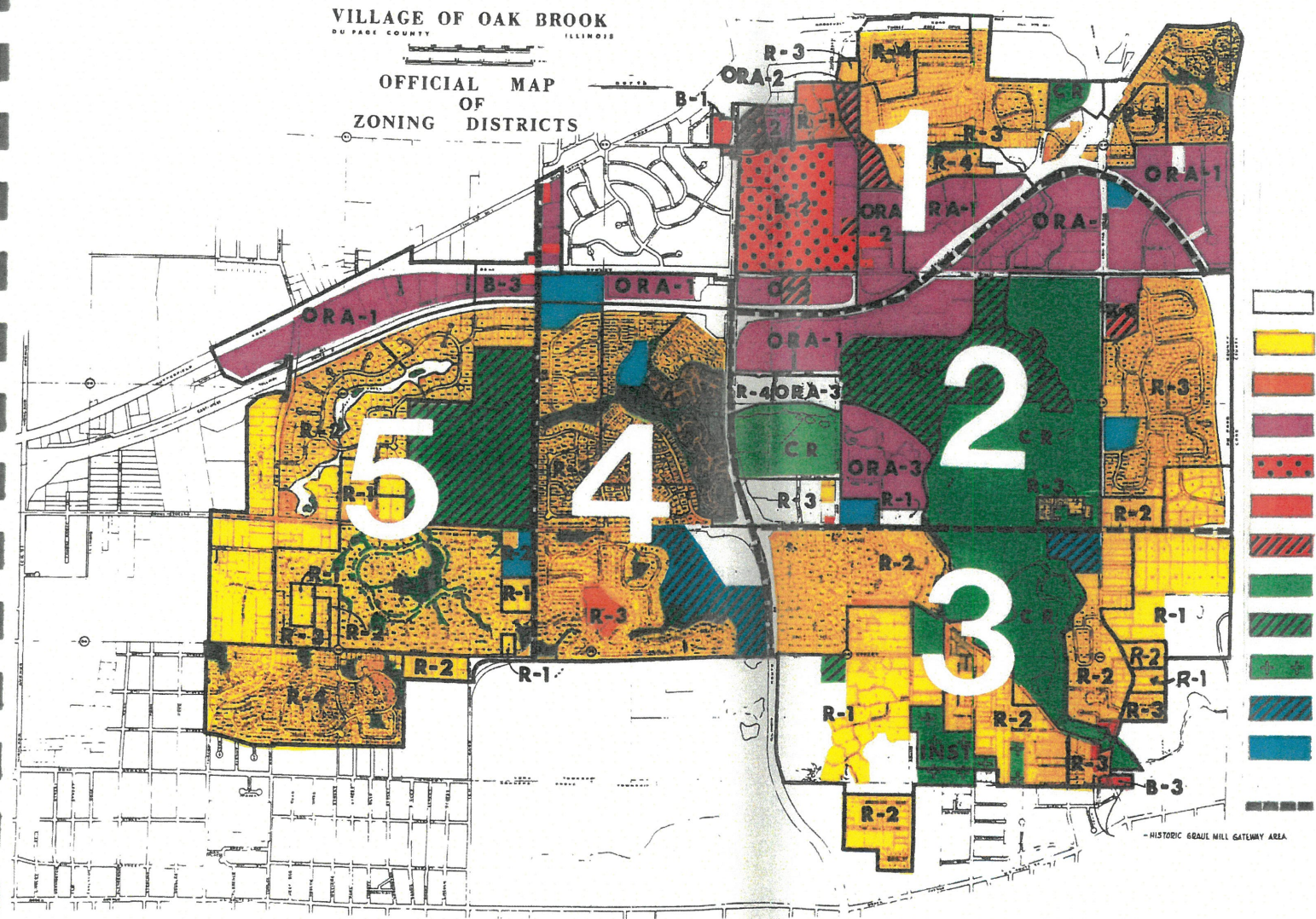
Respectfully Submitted,



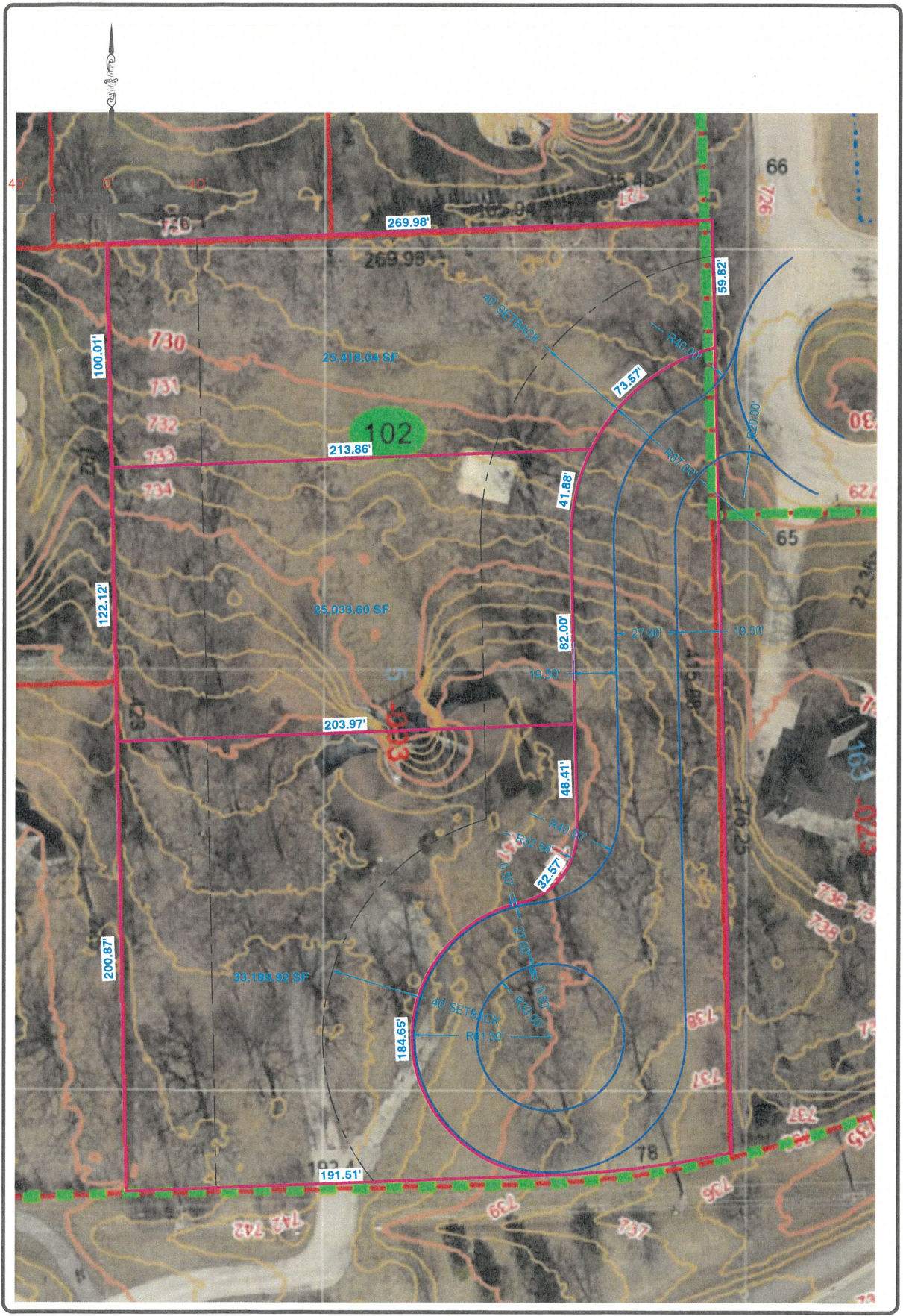
Rebecca Von Drasek
Director of Development Services

OAK BROOK ILLINOIS

EXISTING LAND USE
COMPREHENSIVE PLAN



7.c.



SHEET
1
OF
1

PREPARED FOR:
CLIENT

PROPERTY ADDRESS:
2222 35TH STREET
OAK BROOK, ILLINOIS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

REVISIONS	BOOK:	DWG. SIZE: B
	DRAWN: YL	CHECKED:
	REFERENCE:	
	DATE: 07/31/2024	
	PROJECT NO.	2024-0285





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,

B. Von Arasch...

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.

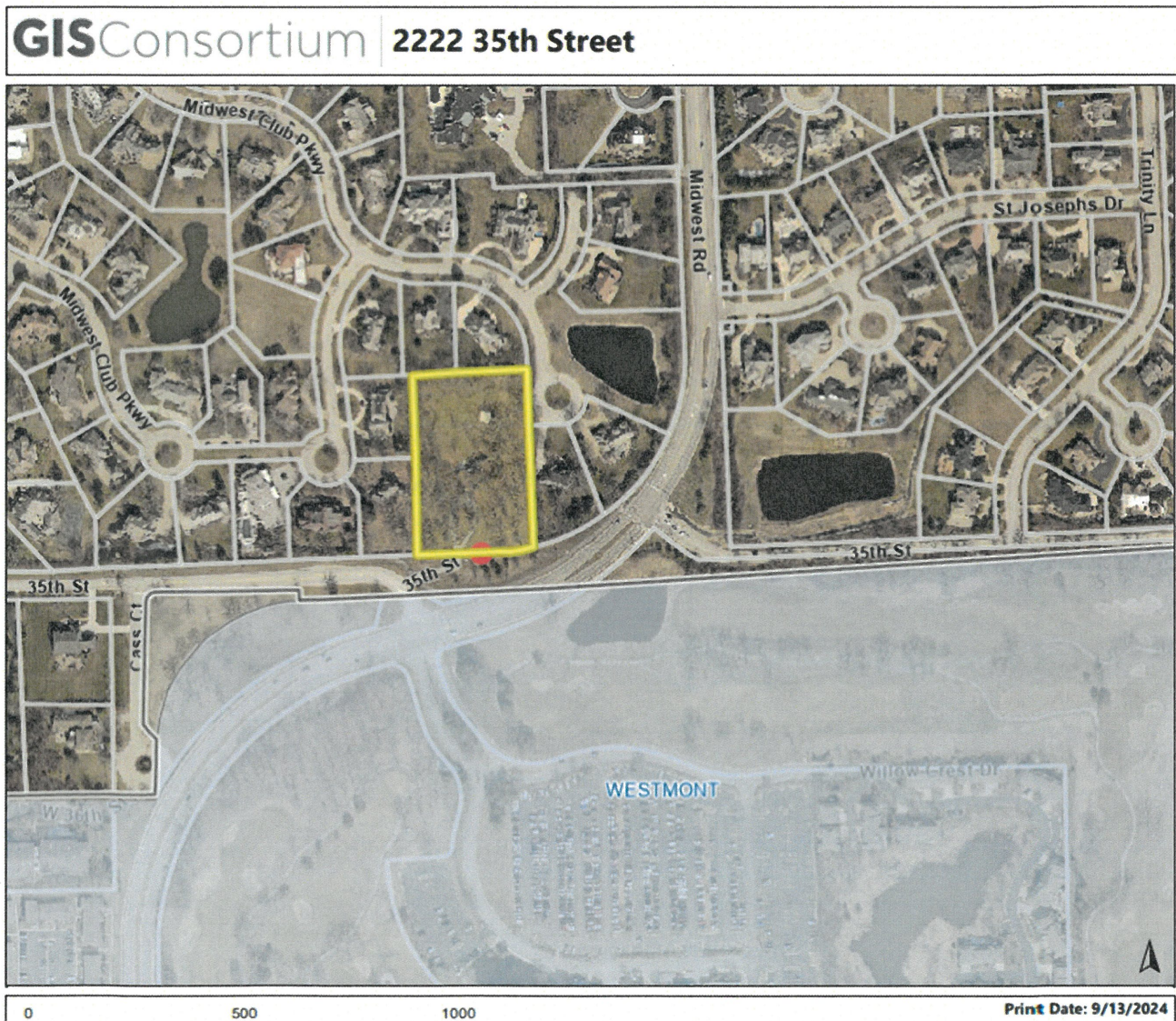
All meetings are held in the Butler Government Center of the Village of Oak Brook, located at 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois.

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.

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, October 2, 2024 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering an application from The Midwest Club HOA, 1100 Midwest Club Parkway, Oak Brook, Illinois 60523. The applicant is seeking a map amendment as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The petitioner is seeking the approval of a map amendment to rezone the 112,385 square-foot subject property - 2222 35th Street from the R-1 Single-Family Detached Residence District to the R-3 Single-Family Detached Residence District.

PARCEL NUMBER: 06-34-102-003

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

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

Nefasha Scarpiniti

Village Clerk

Published at the direction of the Corporate Authorities and the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois
Published in Daily Herald Sep. 17, 2024 (260571)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/17/2024 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 260571





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

13-6A-3: LOT AREA REQUIREMENTS – R-1:

A. Lot Area: Except as otherwise required in this title for a specific use, not less than two (2) acres.

B. Lot Width: Not less than two hundred twenty feet (220') within the buildable area.

C. Floor Area Ratio: Not to exceed 0.4 for nonresidential uses.

D. Structure Height:

1. Residential uses: Not more than fifty feet (50'), except for continuous flat roofs, which shall be not more than thirty five feet (35') to the top of any parapet wall. However, where residential building heights exceed thirty feet (30'), the highest space that can be occupied must have an emergency escape and rescue opening at a maximum elevation of thirty two feet (32') above grade.

2. Nonresidential uses: Not more than forty five feet (45') excluding village owned communication towers, which may not exceed a height of one hundred twenty feet (120').

E. Ground Floor Area Per Dwelling:

1. One story: Not less than two thousand (2,000) square feet.

2. Bilevel: Not less than one thousand eight hundred (1,800) square feet.

3. Dwellings having more than one story: Not less than one thousand five hundred (1,500) square feet.

F. Yards: Except as required in subsections 13-6A-1B and D of this article, under "accessory uses and structures", yards shall be provided as follows:

1. Front: Not less than fifty feet (50') in depth, except front yards abutting York and Cermak Roads shall have a depth of not less than one hundred feet (100').

2. Side: Not less than thirty feet (30') in depth, except: a) a side yard abutting a street shall be not less than fifty feet (50') in depth, and for nonresidential uses each interior side yard shall be increased by not less than two feet (2') for each one foot (1') of structure height over thirty feet (30').

3. Rear: Not less than one hundred feet (100') in depth. (Ord. G-60, 3-22-1966; Ord. G-616, 8-11-1998; Ord. G-730, 9-23-2003; Ord. G-93

13-6C-3: LOT AREA REQUIREMENTS R-3:

A. Reduction Of Lot Area: Not less than twenty five thousand (25,000) square feet, except that in subdivisions of eighty (80) acres or more in area, the lot area may be reduced to one-half ($\frac{1}{2}$) acre provided that lands equal to ten percent (10%) of the total area be dedicated to the village, or agency approved by the village board, for park or recreational uses and no portion of which shall be less than four (4) acres. The dedicated land shall be appropriate for park or recreational uses, and shall not include wet drainageways in excess of twenty five percent (25%) of the total dedicated area.

B. Lot Width: Not less than one hundred feet (100') within the buildable area.

C. Floor Area Ratio: Not to exceed 0.4 for nonresidential uses.

D. Structure Height:

1. Residential Uses: Not more than forty feet (40') except for continuous flat roofs, which shall be not more than thirty feet (30') to the top of any parapet wall. However, where residential building heights exceed thirty feet (30'), the highest space that can be occupied must have an emergency escape and rescue opening at a maximum elevation of thirty two feet (32') above grade.

2. Institutional And Other Nonresidential Uses: Not more than forty five feet (45').

E. Ground Floor Area Per Dwelling:

1. One story: Not less than one thousand five hundred (1,500) square feet.

2. Bilevel: Not less than one thousand three hundred (1,300) square feet (floors at grade and above basement).

3. Dwellings having more than one story: Not less than one thousand (1,000) square feet.

F. Yards: Except as required in subsections 13-6A-1B and D of this chapter under "accessory uses and structures", yards shall be provided as follows:

1. Front: Not less than forty feet (40') in depth.

2. Side: Not less than twelve feet (12') in depth except:

a. A side yard abutting a street shall be not less than forty feet (40') in depth;

b. To accommodate a side load garage, the minimum side yard setback (on 1 side yard) must be at least twenty three feet (23'); the width of the pavement opposite of the garage door must be a minimum of twenty three feet (23');

c. For nonresidential uses each side yard abutting a street shall be not less than fifty feet (50') in depth and each interior side yard shall be not less than thirty feet (30') in depth and increased by not less than two feet (2') for each one foot (1') of structure height over thirty feet (30').

3. Rear: Not less than forty feet (40') in depth. (Ord. G-60, 3-22-1966; Ord. G-83, 4-9-1968; Ord. G-203, 12-14-1976; Ord. G-730, 9-23-2003; Ord. G-977, 8-14-2012)



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 lotfrontage) ☒ - 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.

Beverly M. Taylor 8/23/24 Beverly M. Taylor, President of The Midwest Club 8/23/24
Signature of Owner Date Signature of Applicant Date
Signature of Applicant
DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

Date Filed 8/23/24 Fee Paid \$ 0 HOA Receipt No. _____ Received By CC
Board of Trustees (Referral) 9/24/24 Notice Published 9/17/24 Newspaper Daily Herald Adj. Property Owners Notified 9/16/24
PUBLIC HEARING DATES: Planning & Zoning Commission 10/2/24
Board of Trustees 10/22/24 Board of Trustees (Approval of Ordinance) _____
SIGNED - VILLAGE CLERK Petashae Sarpal Date 9/20/24

From: Jon Wassell <jdww@kmlegal.com>

Sent: Friday, September 20, 2024 7:34 AM

To: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>

Subject: 2222 35th Street Parcel-Request by the Midwest Club to Re-Zone from R-1 to R-3

You don't often get email from jdww@kmlegal.com. [Learn why this is important](#)

CAUTION: This email message originated from outside of the Village's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Director Von Drasek,

As you may recall, our office represents The Midwest Club ("Association"). The Association has requested that our office provide this correspondence pertaining to its pending purchase of the property at 2222 35th Street, Oak Brook, IL. Currently, the property is zoned as R-1. The Association is hereby requesting that the Village re-zone this property from R-1 to R-3, as the Association intends, upon completion of the closing, to thereafter annex the property into the Association and develop it with multiple properties, which is only possible under the R-3 designation. The Association's Board of Directors has received approval from 2/3rds of the Association's ownership to acquire this property and to and to annex it into the Association. Should you or the Village require any other information to proceed with considering and hopefully approving the re-zoning of this property, please do not hesitate to contact me.

Thank you for your time and attention to this matter.

Kindly,

Jonathan

Jonathan D. Wassell —Attorney
DIRECT DIAL: 630-369-2700 x254

NAPERVILLE
114 East Van Buren
Naperville, IL 60540

CHICAGO
161 North Clark #1600
Chicago, IL 60601

847 - 490 - 9085 F
847 - 490 - 9098 O



1S450 Summit Ave.#110 Oakbrook Terrace, IL 60181

August 22nd, 2024

RE: 2222 35th Street, Oak Brook, IL 60523

To Whom It May Concern:

Please be advised that my office represents Oakbrook Meadows, LLC the owner of the real property commonly addressed as 2222 35th Street, Oak, Brook, IL 60523, in the sale of said real property to the prospective Purchaser, The Midwest Club. This correspondence is provided as authorization for the Village to communicate with The Midwest Club and its agents regarding any rezoning or other municipal issues related to the contract between the parties for the sale of the Property. Please feel free to contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "Adnan Kagalwalla", is written over a long, horizontal, slightly wavy line that extends across the page.

Adnan Kagalwalla
Seller's Counsel
Kagalwalla Law Offices LLC
1S450 Summit Avenue, Suite 110
Oakbrook Terrace, IL 60181
(847) 490-9098
adnan@kagallaw.com

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	
Westmont Park Dist.	75 E. Richmond Ave Westmont 60559		
Oakbrook Meadows	423 Shadow Creek Ct. Naperville IL 60540		
OBH Hotel owner	3500 Midwest Rd Oakbrook IL 60523		

(Attach additional sheets if necessary)

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

- Page 132 of 133

Legal Description

LOT 5 IN MIDWEST ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1958, AS DOCUMENT 895798, IN DUPAGE COUNTY, ILLINOIS.