



OAK BROOK *Illinois*

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

Regular Meeting
Tuesday, October 8, 2024
7:00 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. PRESIDENT’S OPENING COMMENTS

A. Preliminary Plan Review Presentation - Pad "G" of the Oak Brook Commons

4. PUBLIC COMMENTS

5. APPROVAL OF MINUTES

A. Regular Board of Trustees Meeting Minutes of September 10, 2024

B. Regular Board of Trustees Meeting Minutes of September 24, 2024

6. CONSENT AGENDA

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

A. Accounts Payable for Period Ending: October 2, 2024 - \$788,840.05

1. LEGAL SERVICES:

a) Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd. - Legal Services -
August 2024 - \$39,671.44 (FY24 YTD - \$177,746.65)

TOTAL LEGAL BUDGET FOR 2024 IS \$342,284.00

TOTAL LEGAL BILLS PAID FOR 2024 - YTD - \$217,333.59

2. BCBSIL - Health Care Services - October 2024 - \$227,766.40

3. BLA, Inc. - Oak Brook Briarwood Lakes Water Main Improvements
Project, Phase III - \$27,515.00

4. Mauro Sewer Construction, Inc. - Oak Brook Briarwood Lakes Water
Main Improvements - \$293,579.10

B. Approval of Payroll Paydate: October 3, 2024 - \$927,226.64

Herman/Martin

- C. Village of Oak Brook – Monthly Financial Reports August 2024 Herman/Martin
- D. Development Services Referrals
 - 1. 19 Mockingbird Lane – Fence Variation Manzo/Tiesenga
 - 2. A Certificate of Appropriateness for Millennium Bank at 3824 York Road Wall Sign Manzo/Tiesenga
- E. Ordinances & Resolutions
 - 1. RESOLUTION R-2237, A Resolution Approving the Final Plat of Consolidation for the Properties Commonly Known as 601 & 605 Harger Road, Oak Brook, Illinois Manzo/Tiesenga
- 7. ITEMS REMOVED FROM CONSENT AGENDA
- 8. ACTIVE BUSINESS
 - A. Ordinances & Resolutions
 - 1. ORDINANCE G-1259, An Ordinance Amending Title 7 (Motor Vehicles and Traffic) Chapter 2 (Traffic Schedules) of the Village of Oak Brook Code of Ordinances and RESOLUTION R-2238, A Resolution Approving an Agreement with Brook Forest Subdivision Homeowners Association as it Relates to the Installation of Certain Traffic Control Devices Manzo/Reddy
- 9. BOARD UPDATES
- 10. ADJOURN TO CLOSED SESSION
 For the Purpose of Discussing (1) litigation probable or imminent or pending against, affecting, or on behalf of the Village, (2) To Discuss the purchase or lease of real property for the use of the public body (3) To Consider the employment/discipline of a specific employee or employees of the Village (4) To Consider Collective Negotiating Matters Between the Village and its Employees or Their Representatives Pursuant to, 2(C)(11), 2(C)5, 2(C)(1) and 2(C)(2) Of the Illinois Open Meetings Act Respectively
- 11. RECONVENE TO OPEN MEETING
- 12. UNFINISHED BUSINESS
 - A. RESOLUTION R-2213, A Resolution Approving and Authorizing the Execution of a Collective Bargaining Agreement Between the Village of Oak Brook and The Fraternal Order of Police (FOP) Manzo/Reddy
- 13. 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 3.A.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
October 8, 2024

SUBJECT: Preliminary Plan Review Presentation - Pad "G" of the Oak Brook Commons

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Provide comments, suggestions, and recommendations concerning a proposed revision to the Oak Brook Commons project replacing the Pad "G" (hotel pad) with three stand-alone restaurants.

Background/History:

The preliminary Board review is outlined in the Planned Development regulations and is an important step in providing an applicant with early feedback on a project proposal (see Section 13-15-5).

Project Overview:

TM Real Estate Holdings LLC, with the consent of the property owner, is proposing a revision to the previous approval at 1050 22nd Street (pad "G"), located south of the Northwestern Medical building and east of the intersection with McDonald Drive. The current approval is for an 8-story (108') boutique hotel. The new request is to construct three stand-alone restaurants.

The planned development ("PD") for this mixed-use project was approved by the Board on May 28, 2019 in accordance with Ordinance S-1568. The original PD site plan approval included four restaurants, on pads "A", "B", "C", and "F".

The Village Board approved a major amendment in September 2020 by Ordinance S-1608, which revised the PD to allow for a medical office building in place of Building "L".

The amendment requested by TM Real Estate Holdings LLC is as follows: Replace the proposed hotel (Building pad "G", 200,000 sq ft) with three restaurants, up to 30,000 square feet.

Staff Comments:

1. An amendment to the Planned Development is required for this project. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.
2. The subject property is currently zoned ORA-2 Office, Research and Assembly District. Restaurants are permitted within the ORA-2 District.
3. The Oak Brook Commons approved Planned Development allows mixed-use development, including residential condominiums and apartments, retail, restaurants, office, hotel, parking decks, and a park site.
4. The ORA-2 District permits a floor area ratio (FAR) not to exceed 1.2. The FAR for the approved planned development is 1.56 and is an approved departure from the code. The amendment to the Planned Development will revise the proposed FAR.
5. The processing of an Amendment to the Planned Development is required based upon Section 13-15-8(A) of the PD regulations because changes are being proposed to the following: 1) land use, 2) change to FAR, and 3) revision to the required parking ratio.
6. The initial plans indicate a proposal of two wall signs per building.
7. The 18-acre property is not located in either the regulatory floodway or floodplain and any development proposal shall comply with the Village's adopted Stormwater ordinance requirements. Ordinance S-1568 requires the creation of a dormant SSA for the stormwater facilities.
8. A separate neighborhood meeting will not be required as part of the outreach for this project. The neighborhood meeting is an optional element of the Planned Development process (13-15-5.B.1d). Please see the project narrative and plans provided by the applicant for additional information and background.

Recommendation:

Provide comments, suggestions, and recommendations to the applicant concerning the proposed amendments to the Oak Brook Commons Planned Development.

If the applicant decides to move forward with the project, the next step in the process is a Prefiling Review and Transmittal of Application in accordance with Section 13-15-5(B) of the Planned Development regulations.

Attachments:

1. Full Intro Proposal

**Hines – Oak Brook Commons
Pad G
Planned Development Amendment
Preliminary Board Review
September 10, 2024**

On behalf of TM Real Estate Holdings LLC, we are pleased to submit the attached materials for Preliminary Board Review at the Village Board's September 10, 2024 regular meeting. Pursuant to the Ordinance, the attached materials include a preliminary concept plan of the development of Pad G at Oak Brook Commons, along with a brief narrative describing in greater detail the proposed development of Pad G and history of Pad G.

Attached to this document are proposed design documents by Aria Group, dated August 30, 2024, for the Pad G development detailing exterior conceptual design renderings. TM Real Estate Holdings LLC is confident the new proposal will continue to expand the Hines - Oak Brook Commons developmental success, while providing full-service restaurants and dining experiences to serve the surrounding area's residents, consumers, and nearby employees, in a manner that continues the Village's promotion of vibrant and attractive dining accommodations.

Previously, the Oak Brook Board of Trustees approved Pad G for the development of an 8-story, 108' building height, and 200,000 square foot hotel (see attached Exhibit A of prior approval, renderings, and floor plans). TM Real Estate Holdings LLC, is requesting an amendment to the prior, approved development of Pad G. While many Planned Development Amendments request an increase of height, square footage, or density, we are in a unique position of seeking approval for a reduction of overall height and density. The proposed amendment would allow for a reduction of the overall development to accommodate three stand-alone buildings, accommodating three independent full-service restaurants ("Building A", "Building B", and "Building C"). The combined building development will not exceed 30,000 square feet, with each building limited to no more than 10,000 square feet per building, and no building shall exceed two stories in height.

Building A will be a one-story, approximately 6,500 square feet, with an outdoor patio on the ground level at the south-side of the building. Building B will be a partial, two-story (with a planned mezzanine level), approximately 6,000 square feet, with an outdoor patio on the ground level at the south-side of the building, and a rooftop patio on the unused mezzanine area of the building. Building C will be a one-story, approximately 8,500 square feet, with an outdoor patio on the ground level at the south-side of the building. The total square footage reduction occurring on Pad G, or 170,000 square feet, shall be reserved for, and revert to, the overall Plan Development of Hines – Oak Brook Commons.

The roadways are being designed in a manner to accommodate two lanes of traffic. Valet service will be offered at all three locations allowing for predictable traffic patterns and avoiding congestion. The proposal will include (3) attached signage affixed to all three buildings.

Please let us know if you have any questions or need any additional information prior to the Village Board meeting on September 10, 2024. TM Real Estate Holdings LLC is ready to proceed upon receiving the Village's approval on development of the next phase for the Hines – Oak Brook Commons of the master development plan.

TM Real Estate Holdings LLC

Oak Brook, IL

Rezoning

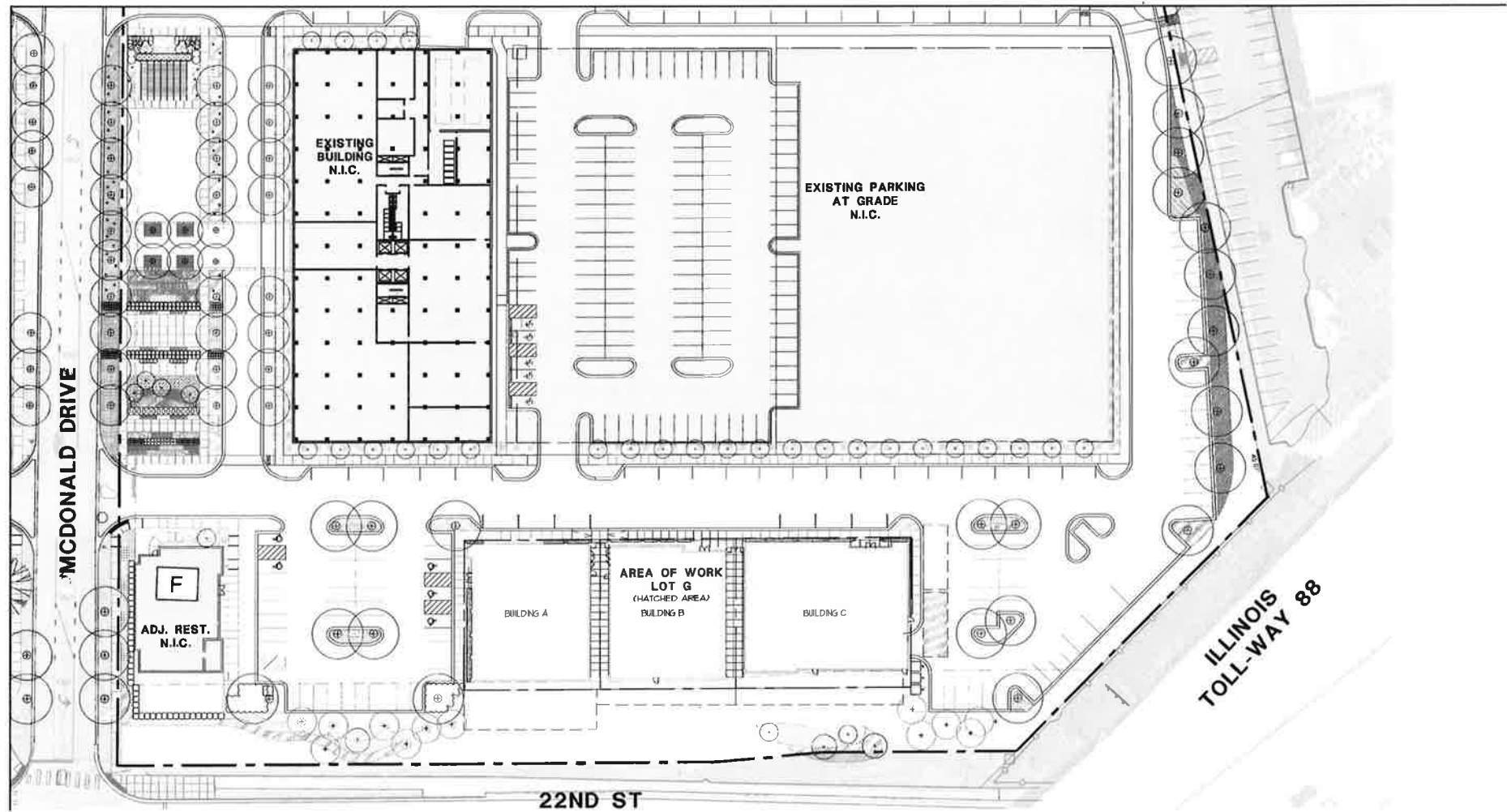
September 23, 2024

Oak Brook Commons, LLC

Greg Allen

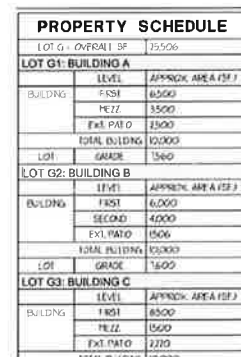
9/30/2024

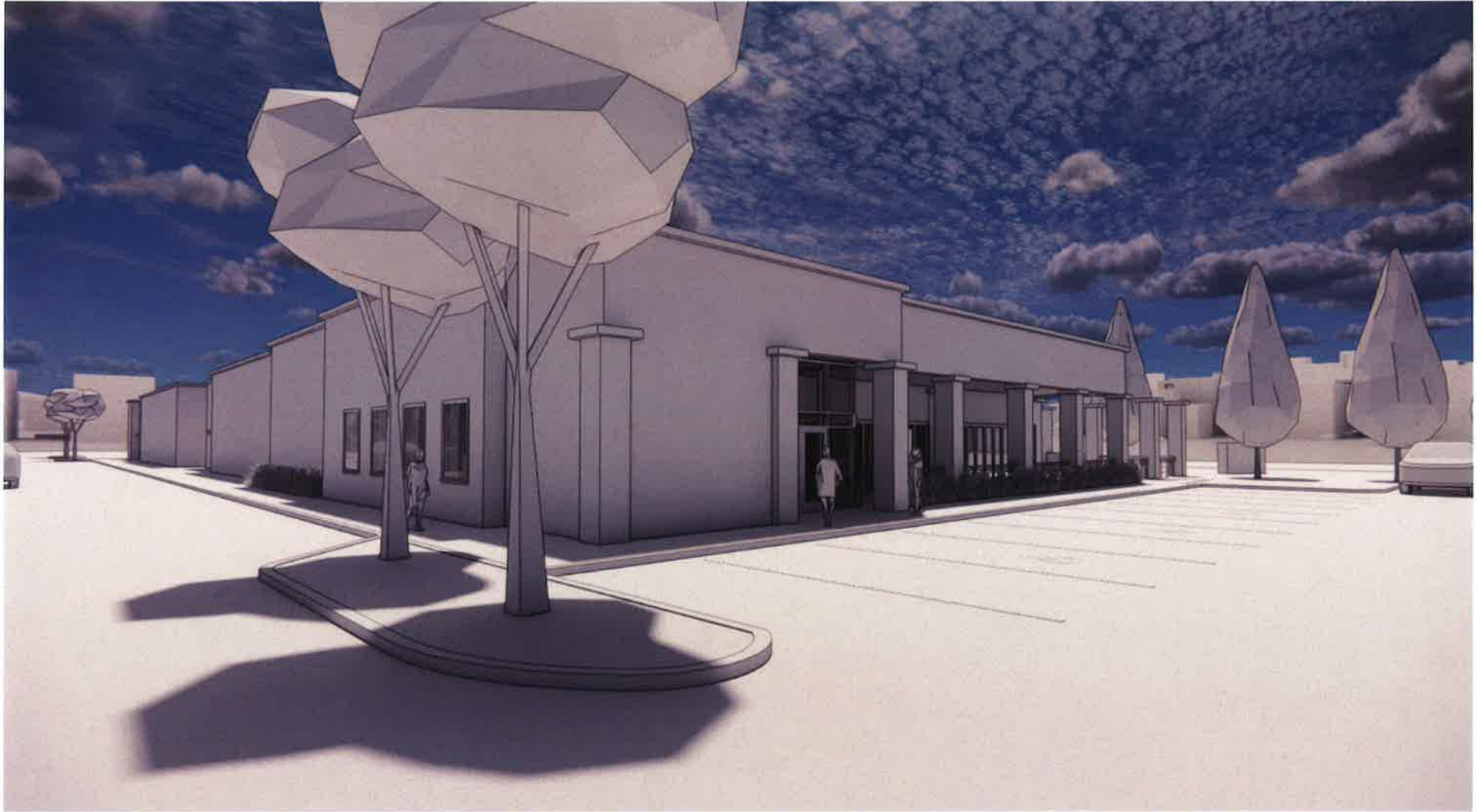
aria
GROUP



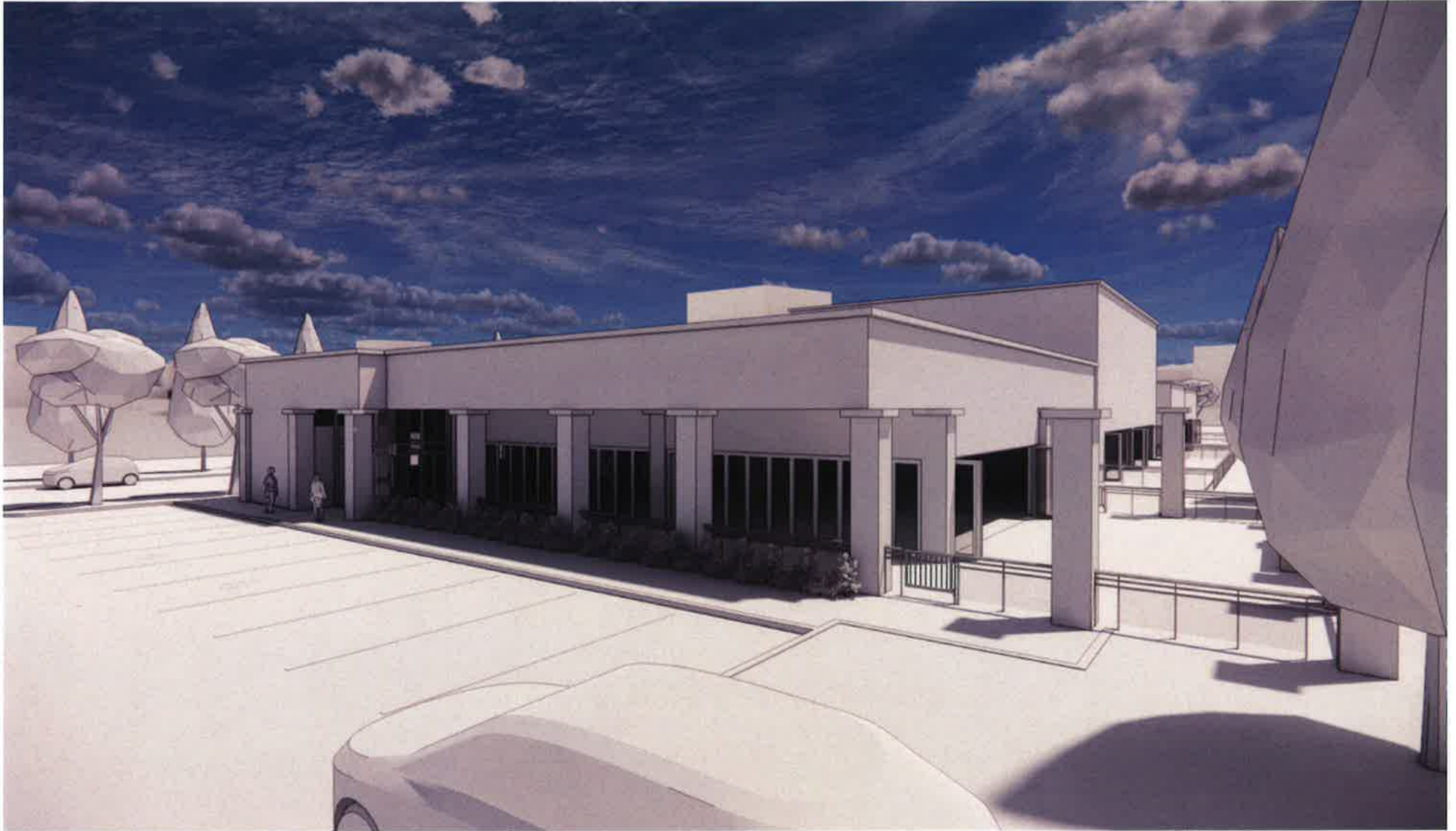
Site Plan - Scale: 1" = 30'-0"



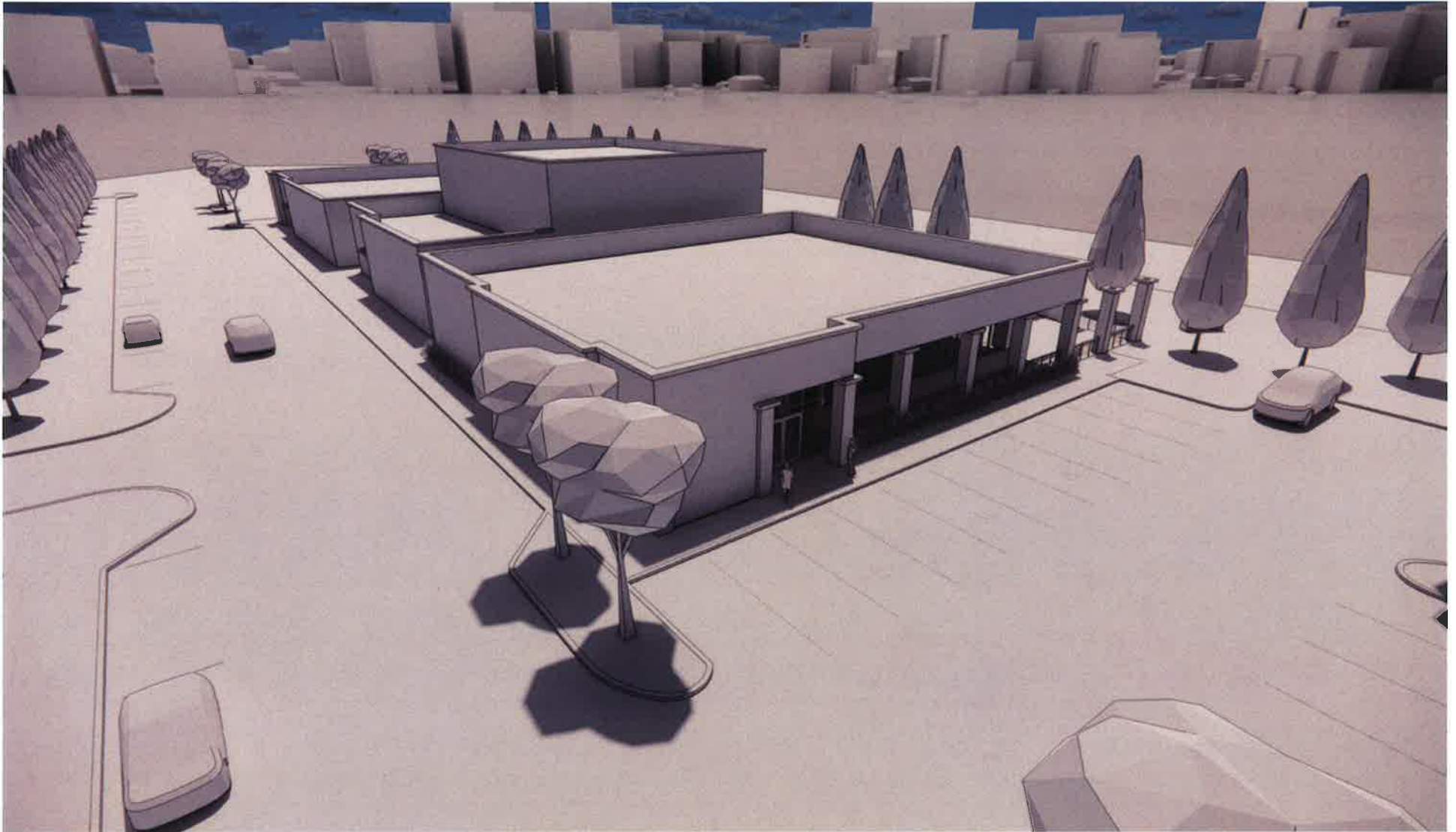




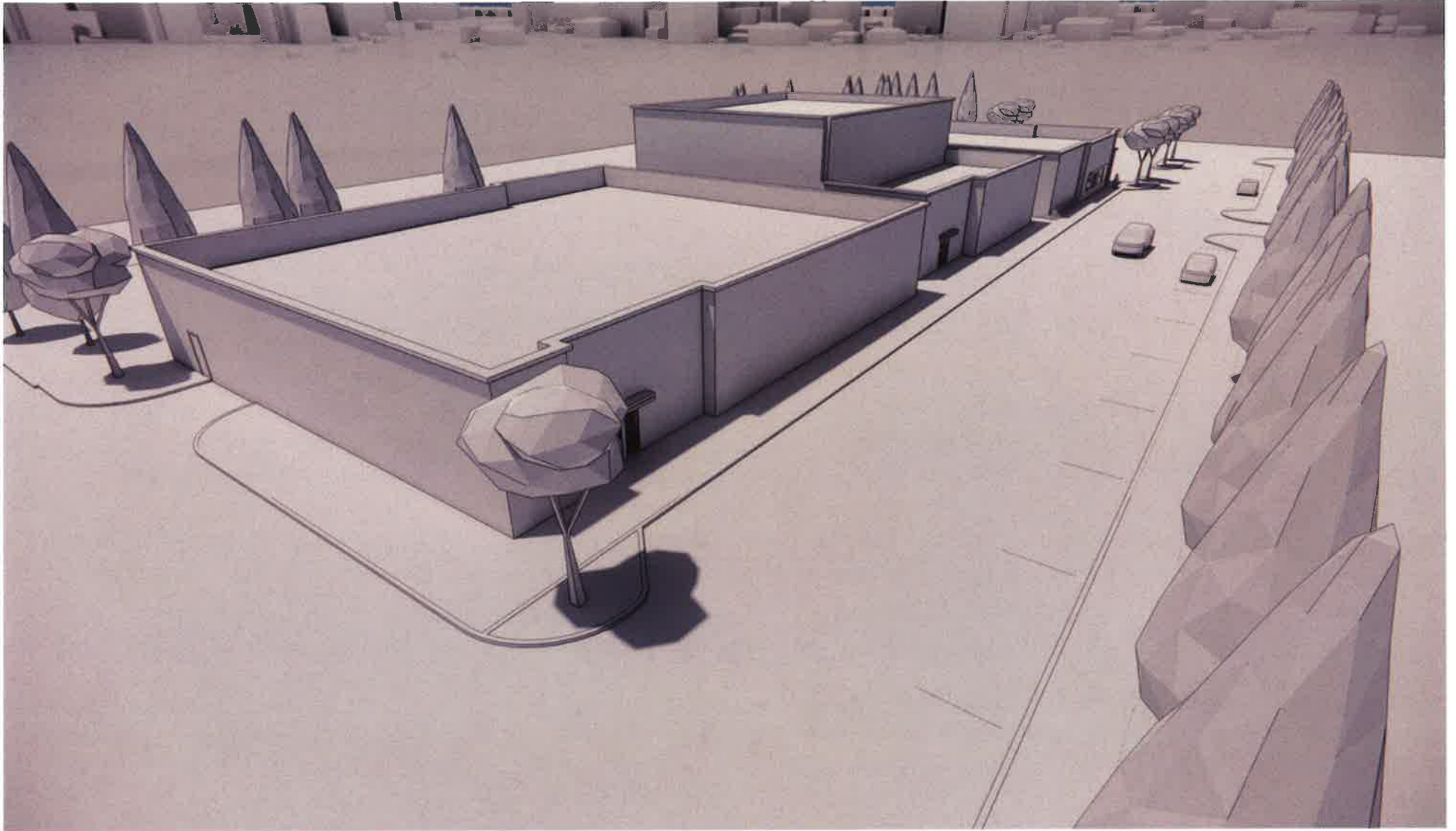
View 1



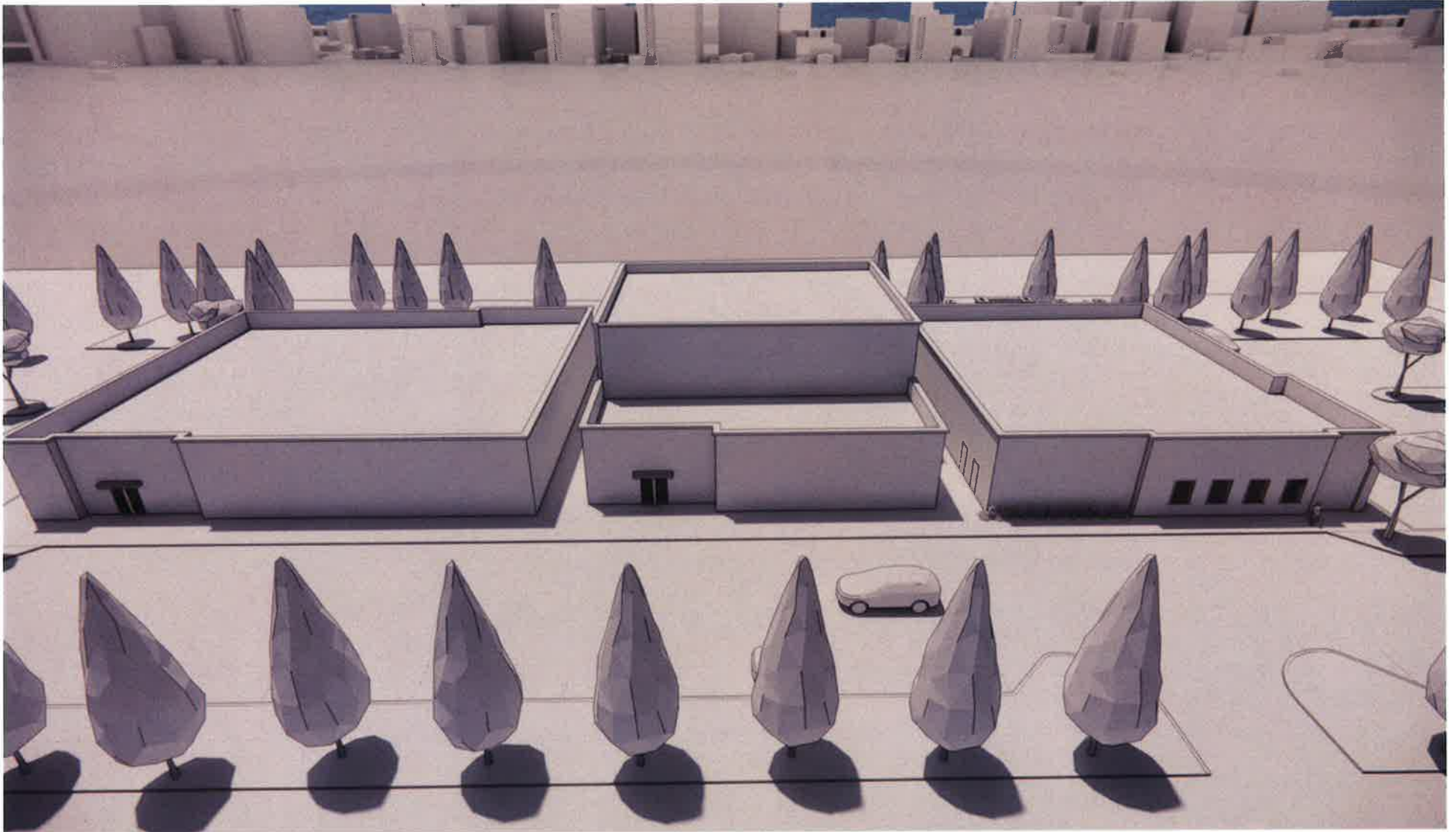
View 2



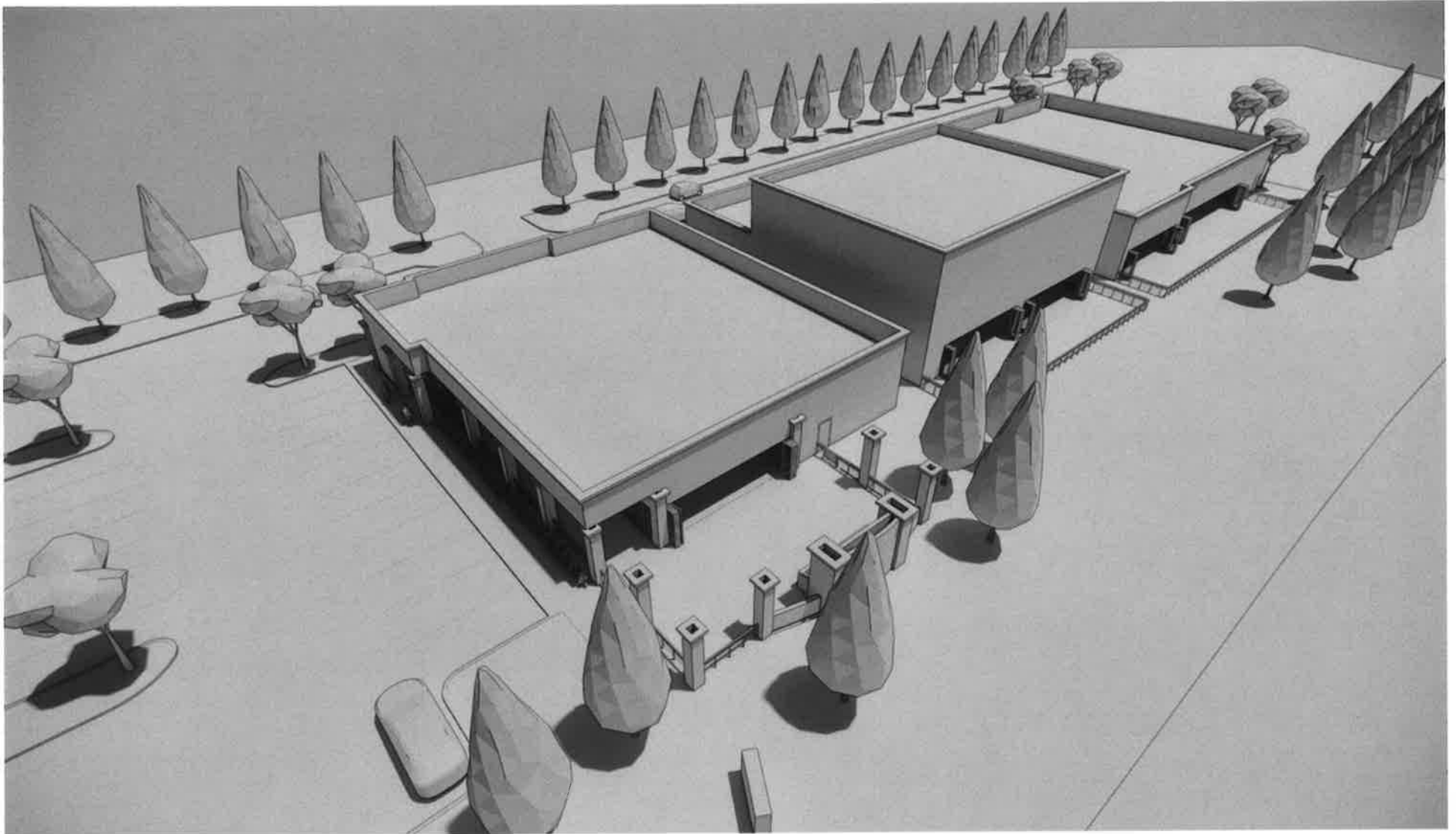
View 3



View 4



View 5



View 6

EXHIBIT A



OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

HOTEL - BUILDING G

4.1

Hines Developers Antunovich Associates Architects, Planners, Interior Designers ° Wolff Landscape Architecture, Inc. Landscape Architects V3 Companies Civil Engineers

Oak Brook, Illinois | May 14, 2019



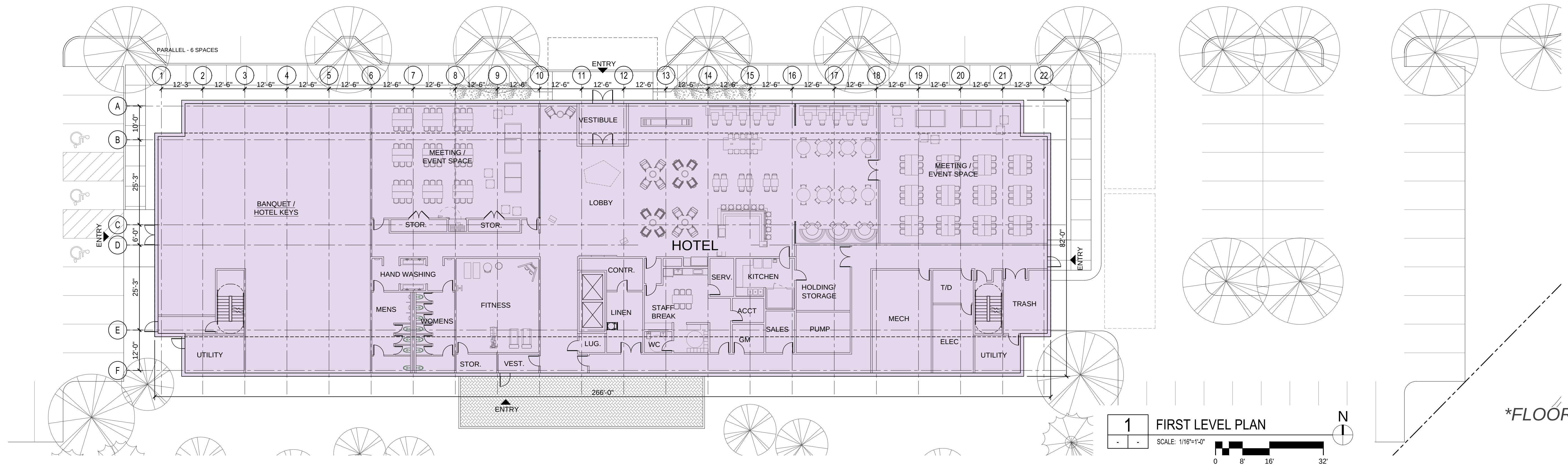
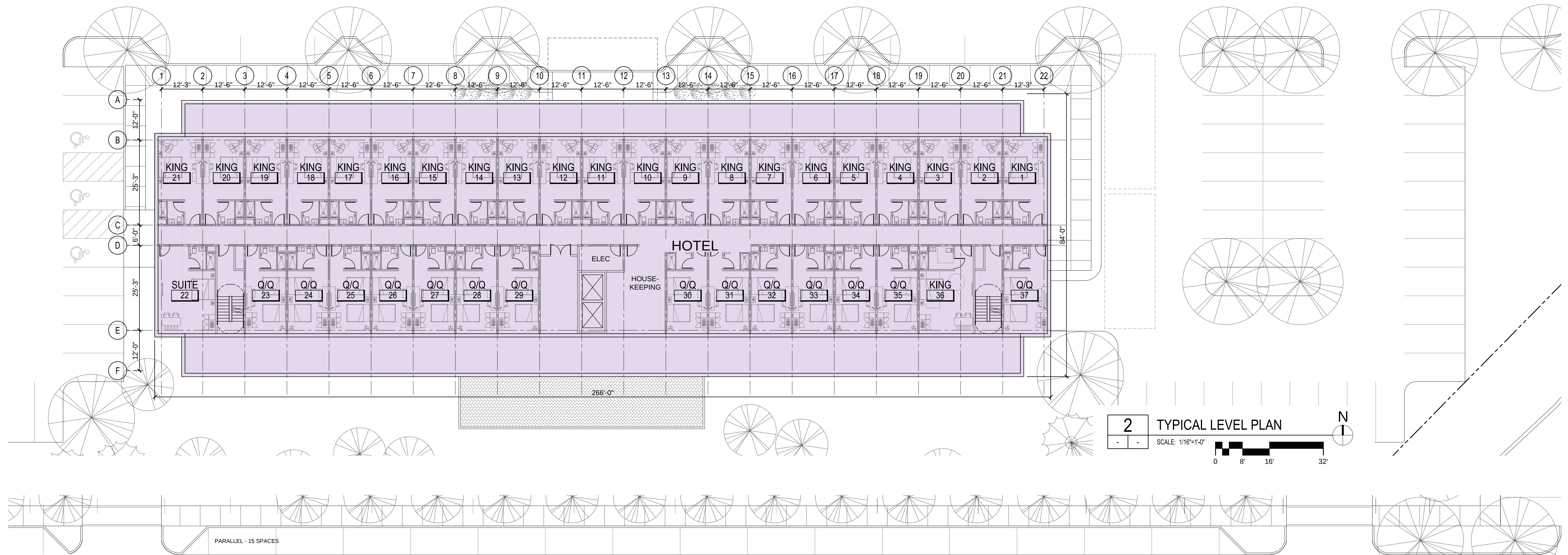
2 ELEVATION - WEST
SCALE: 1/16"=1'-0"
0 8' 16' 32'



1 ELEVATION - SOUTH
SCALE: 1/16"=1'-0"
0 8' 16' 32'

EXTERIOR MATERIAL LEGEND

- | | |
|---|------------------------------------|
| 1. ALUM. WINDOW WALL GLAZING SYSTEM, TYP | 4. ENTRY CANOPY - SILVER FINISH |
| 2. PRE-FINISHED METAL PANELS (FIRE RATED CORE), TYP | 5. FORMED ALUMINUM SLAB EDGE COVER |
| 3. METAL PANEL CLAD COLUMN | 6. METAL SCREEN |



*FLOOR PLANS & UNIT MIX
ARE ILLUSTRATIVE

*REVISED AS OF MAY 28TH TO REFLECT MODIFIED BLDG E FOOTPRINT

OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

HOTEL BUILDING G - FLOOR PLANS

13.1



8 0 0 9 7 0 5 7
Tx:40052378

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
07/18/2019 11:44 AM

DOCUMENT # R2019-059477

(Above Space For Recorder's Office Only)

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

RECORDED DOCUMENT TITLE PAGE

Title of Document: ORDINANCE 2019-ZO-PUD-EX-S-1568 AN ORDINANCE APPROVING A
PLANNED DEVELOPMENT FOR THE PROPERTIES AT 1120 22nd STREET AND 2111 MCDONALD'S
DRIVE IN THE VILLAGE OF OAK BROOK, ILLINOIS

Property Address/es 1120 22nd Street and 2111 McDonald's Drive, Oak Brook, Illinois 60523
If vacant land, so state and list nearest cross streets)

PIN No(s). 06-23-407-006, 06-23-407-007, 06-23-406-015, 06-23-406-017

Name and Address of Applicant:	<u>Hines</u>	and	<u>Holland & Knight LLP</u>
	<u>44 W Lake Street Ste 2400</u>		<u>150 N Riverside Plaza Ste 2700</u>
	<u>Chicago, IL 60606</u>		<u>Chicago, IL 60606</u>

Name and Address of Responsible: Peter Friedman
Party to Receive Copy of _____
Recorded Document and Billing Holland & Knight, LLP
150 North Riverside Plaza Suite 2700
Chicago, IL 60606

G/L Account to be charged: 10-2306 – Escrow Account for Hines – McDonald's PUD

Prepared By and Return to: (Village of Oak Brook)
1200 Oak Brook Road
Oak Brook, Illinois 60523-2255

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

ORDINANCE 2019-ZO-PUD-EX-S-1568

AN ORDINANCE

APPROVING A PLANNED DEVELOPMENT

(OAK BROOK COMMONS – 1120 22ND STREET AND 2111 MCDONALD'S DRIVE)

(PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007)

WHEREAS, Hines Interests Limited Partnership ("**Hines**") is the contract purchaser of certain real property located at 1120 22nd Street and 2111 McDonald's Drive, Oak Brook, Illinois, within the Village's ORA-2 Office, Research, and Assembly Zoning District, which property is legally described in Exhibit A ("**Property**"); and

WHEREAS, the Property is owned by McDonald's Corporation ("**McDonald's**") (Hines and McDonald's are collectively referred to as the "**Applicant**"); and

WHEREAS, pursuant to Chapter 15 of the Zoning Ordinance of the Village of Oak Brook, Illinois of 1966, as amended ("**Zoning Ordinance**"), Applicant filed an application with the Village seeking approval of a Planned Development to construct and operate a mixed use development containing no more than (i) 250 residential rental units, (ii) 104 residential condominium units, (iii) 320,000 square feet of office space, (iv) 50,000 square feet of restaurant and retail space, (v) a hotel with up to 252 rooms, and, (vi) upon completion of the vertical elements of the mixed use development as shown in Group Exhibit D, at least 2,180 parking spaces on the Property ("**Development**"), all as detailed in the application attached hereto, and hereby made a part of this Ordinance as Exhibit B ("**Application**"); and

WHEREAS, among other things, the Applicant proposes to provide for the construction of the following buildings in the Development: Building A (Restaurant); Building B (Restaurant); Building C (Retail or Restaurant); Building D (Retail); Building E (Luxury Apartment Building); Building F (Retail or Restaurant); Building G (Hotel); Building H (Timber Office Building); Building J (Office); Building K (Residential Condominiums); and Building L (Residential Condominiums); and

WHEREAS, the President and Board of Trustees conducted a preliminary, pre-application review of the proposed Development at their January 8, 2019 meeting, at which time the President and Board of Trustees directed the Village's Development Services Director to prepare a report on the Application for the Village's Planned Development Commission ("**PDC**"), and referred the Application to the PDC for the purpose of conducting a public hearing; and

WHEREAS, pursuant to notice duly published in accordance with state law and Section 13-15-5C.2 of the Zoning Ordinance, the PDC conducted a public hearing on February 28, 2019 and March 28, 2019 for the purpose of hearing and considering testimony on the Applicant's request for approval of the Development; and

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

WHEREAS, the President and Board of Trustees have considered the PDC's recommendation and determined that the Application satisfies the standards set forth in Section 13-15-3 of the Zoning Ordinance; and

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

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

Section 1: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section.

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

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

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

- A. A departure from Zoning Ordinance Section 13-10B-3A to permit and allow multi-family apartments and condominiums on the Property.
- B. A departure from Zoning Ordinance Section 13-10B-3A to increase the maximum permitted floor area ratio ("**FAR**") for the Property, which for the purposes of this Section 4.B shall include the area of the McDonald's Drive right of way, from 1.2 to 1.56.
- C. A departure from Zoning Ordinance Section 13-10B-3B to increase the maximum permitted building height on the Property from 12 stories or 174 feet, whichever is less, as follows:
 - 1) Building E, Luxury Apartments and Parking Deck: No taller than 182 feet; and
 - 2) Buildings K and L, Luxury Condominiums: No taller than 182 feet.
- D. A departure from Zoning Ordinance Section 13-10B-3C to reduce the required yards as follows:
 - 1) 22nd Street: Reduce the required yard as measured from the northern edge of the 22nd Street right of way from 100 feet to approximately 50 feet, in the manner depicted in Group Exhibit D;
 - 2) Spring Road: Reduce the required yard as measured from the eastern edge of the Spring Road right of way from 50 feet to 30 feet;
 - 3) Commerce Drive: Reduce the required yard as measured from the southern edge of the Commerce Drive right of way from 50 feet to 15 feet;
 - 4) McDonald's Drive: Reduce the required yard as measured from the (i) eastern edge of the McDonald's Drive right of way from 50 feet to 10 feet for that portion of the right of way abutting Building F; (ii) eastern edge of the McDonald's Drive right of way from

50 feet to 5 feet for that portion of the right of way abutting Building K; and (ii) western edge of the McDonald's Drive right of way from 50 feet to 10 feet for that portion of the right of way abutting Building E.

E. A departure from Zoning Ordinance Section 13-12-3C to reduce the required parking stall dimensions as follows:

- 1) West Surface Parking Lot: Reduce the required parking stall width from 9 feet to 8 feet, 9 inches for the surface parking lot located west of McDonald's Drive;
- 2) East Surface Parking Lot: Reduce the required parking stall width from 9 feet to 8 feet, 6 inches for the surface parking lot located between Building F (Retail or Restaurant) and Building G (Hotel); and
- 3) Building E Parking Deck: Reduce the required parking stall width from 9 feet to 8 feet, 6 inches for parking spaces located in the Building E (Luxury Apartment Building) parking deck.

F. A departure from Zoning Ordinance Section 13-15-8 to allow the Applicant to modify the square footage and height of Buildings E, G, H, J, K, and L from the square footage and height depicted on the Group Exhibit D, subject to the following:

- 1) Any modification to the height of Building E shall not increase Building E's height beyond 182 feet as shown in Group Exhibit D, and any modification of the height of Building K or L shall not increase Building K or L's height beyond 182 feet;
- 2) Any modification to the height of Building G, H, or J shall not exceed the maximum building height allowed in the ORA-2 Zoning District;
- 3) Any modification to the heights and/or square footages of Building E, G, H, J, K or L shall not collectively cause the Development's FAR to exceed 1.56;
- 4) Any building height or square footage modifications made in accordance with this Section shall produce a design that substantially conforms with the building elevations attached hereto as Group Exhibit D and, as it relates to Buildings G, K, and L, Ordinance Section 5.B; and
- 5) Any modification to the square footages of Building E, G, H, J, K, or L shall comply with the Zoning Ordinance's off-street parking requirements, including, without limitation, providing the required number of parking spaces for the individual uses that comprise the Development.

G. A departure from Zoning Ordinance Sections 13-15-7C-G to adopt the phasing plan for Development construction attached hereto as Exhibit E.

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

- A. Compliance With Plans. The Development and Property will be developed, maintained, and operated in substantial compliance with the following documents and plans attached as Group Exhibit D and, by this reference, made a part of this Ordinance, except for minor changes approved by the Development Services Director and Village Manager in accordance with Zoning Ordinance Section 13-15-8:
1. Exterior Elevations for Building E (Luxury Apartment Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 2. Exterior Elevations for Building H (Timber Office Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 3. Exterior Elevations for Building J (Office Building) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 4. Exterior Elevations for Building G (Hotel) prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 5. Exterior Elevations for Condominium Buildings K & L prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 6. Overall Plan – Ground Level prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
 7. Parking & Paved Street Dimension Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
 8. McDonald's Dr/ Commerce Dr Setback Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 9. Phasing Diagram Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint.
 10. Retail – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 28, 2019 to reflect modified Bldg E footprint (for illustrative purposes only; final floor plan may vary).
 11. Luxury Apartment Building E Floor Plans prepared by Antunovich Associates, consisting of 3 sheets, with a latest revision date of May 28, 2019 (for illustrative purposes only; final floor plan may vary).
 12. Luxury Apartment Building E Building Section prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 13. Hotel Building G – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).

14. Office Building H – Floor Plans prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
 15. Office Building H & J – Building Section prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 16. Office Building J – Floor Plans prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
 17. Condominium Buildings K & L – Floor Plans prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019 (for illustrative purposes only; final floor plan may vary).
 18. Sign Plan prepared by Antunovich Associates, consisting of 2 sheets, with a latest revision date of May 14, 2019.
 19. Preliminary Landscape Plans prepared by Wolff Landscape Architects, Inc., consisting of 16 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 20. Preliminary Lighting Plans prepared by Wolf Landscape Architects, Inc., consisting of 4 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 21. Preliminary Engineering Plans prepared by V3 Companies, consisting of 8 sheets, with a latest revision date of May 14, 2019 and May 28, 2019 to reflect modified Bldg E footprint.
 22. Temporary Parking Lot Plan prepared by Antunovich Associates, consisting of 1 sheet, with a latest revision date of May 14, 2019.
 23. Future Reserve Parking Deck, prepared by Antunovich Associates, consisting of 1 sheet, with latest revision date of May 14, 2019.
 24. Project Area Summary prepared by Hines, consisting of 1 sheet, with a latest revision date of May 14, 2019.
- B. Condominium Buildings and Hotel. The design, quality, and appearance of Building G (Hotel) and Buildings K and L (Residential Condominiums) will substantially comply with Group Exhibit D. The Corporate Authorities will review the Applicant's final plans for Buildings G, K, and L and determine whether they substantially comply with this Ordinance. If the Corporate Authorities determine that final plans for Building G, Building K, or Building L do not substantially comply with this Ordinance, the Applicant may submit an application for a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- C. Restaurant / Retail Buildings. The quality of design, including, without limitation, the color of Buildings A, B, C, D, and F (collectively, "**Restaurant / Retail Buildings**") will be in substantial compliance with Group Exhibit D and the terms of Ordinance Section 5.C.1-2 below:

1. The Restaurant / Retail Buildings will provide 4-sided design, façade articulation, and architectural quality and integration consistent with the Development's other buildings. The Restaurant / Retail Buildings shall be comprised primarily of masonry materials or materials of comparable quality and durability, as determined by the Development Services Director. The use of split face concrete block and comparable materials, as determined by the Development Services Director, is prohibited. Exterior insulation finish system ("EIFS"), stucco, and materials deemed to be comparable by the Development Services Director, shall occupy no more than 25% of any building elevation, and shall comply with all Village Code requirements concerning installation and maintenance. The quality of materials, building color palette, and quality of design of the Restaurant / Retail Buildings shall be consistent with the design prototypes attached hereto and incorporated herein as Exhibit F.
 2. The Corporate Authorities will review the Applicant's final plans for the Restaurant / Retail Buildings and determine whether they substantially comply with this Ordinance. If the Corporate Authorities determine that a Restaurant / Retail Building does not substantially comply with this Ordinance, the Applicant may submit an application for a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- D. Outdoor Dining. Outdoor dining areas for the Restaurant / Retail Buildings that substantially conform to Group Exhibit D shall not require approval of a separate special use permit to allow outdoor dining. Outdoor dining areas that fail to substantially conform to Group Exhibit D shall require Village approval of a non-minor change to the Planned Development pursuant to Zoning Ordinance Section 13-15-8.
- E. Restaurant / Retail Building Square Footage.
1. Except as provided in Section 5.E.2 below, each Restaurant / Retail Building shall include no more ground floor square footage than is shown on Group Exhibit D, and no Restaurant / Retail Building shall be taller than 2 stories in height. No Restaurant / Retail Building shall have a second story containing more than 2,500 square feet in height, and the second story of any Restaurant Building shall only be used for restrooms and back-of-house operations.
 2. The aggregate ground floor square footage of Buildings A, B, and C shall not exceed 30,000 square feet. However, the ground floor square footages of Buildings A, B, and C may exceed the ground floor square footages for those buildings as identified on Group Exhibit D by up to 1,000 square feet, provided that: a) the aggregate ground floor square footage for Buildings A, B, and C does not exceed 30,000 square feet;^a and b) the modified building square footages do not reduce the number of parking spaces contained in the surface parking lot located west of McDonald's Drive.
- F. Final Subdivision Plat Approval. Applicant shall receive the Village's approval of a final subdivision plat establishing all lots within the Development before the Village issues a

^a For example, Building A's ground floor area may increase to 11,000 square feet (up from 10,000 square feet shown on Group Exhibit D) if Building B's ground floor area decreases to 10,000 square feet (down from 11,000 square feet shown on Group Exhibit D) and Building C's ground floor square footage does not exceed 9,000 square feet (as shown on Group Exhibit D).

Phase 1B Permit, as that term is defined on Exhibit E. The final plat of subdivision shall include all utility, stormwater, cross-access, shared parking and sidewalk easements within the Development, and otherwise comply with the Village's Subdivision Regulations.

- G. Parking and Access. As part of the Village's approval of the final plat of subdivision, the Applicant shall provide all applicable cross access and shared parking agreements or easements that the Village deems necessary to serve the Development, taking into account the phasing of the Development and the timing of the construction of the different vertical elements of the Development, all in a form approved by the Village Attorney. The following conditions hereby apply to the Development, and the access and parking agreements will include, without limitation, the following provisions:
1. The ground floor of the parking structure located between Building H and Building J shall be available for public parking for the Restaurant / Retail Buildings, including, without limitation, employees, customers, and valet parking attendants serving the Development.
 2. Residents and guests of residents of Buildings E, K, and L shall be prohibited from occupying the Development's surface parking lot spaces.
 3. The Development's surface parking lots shall, during any restaurant's hours of operation, maintain at least 50% of the parking spaces for unrestricted use by the general public.
 4. Except as provided in Section 5(H), employees and individuals working in the Development shall not park in the Development's surface parking lots.
- H. Temporary Parking Lot. Applicant shall maintain and operate in compliance with all applicable Village Codes, rules, and regulations, and in a location approved by the Development Services Director, as shown on Group Exhibit D, a temporary surface parking lot located east of McDonald's Drive for the use of the employees, valet service providers, and customers of the Retail / Restaurant Buildings. The Applicant shall obtain the Village's inspection and approval of the temporary surface parking lot as part of the Phase 1B Permit, as defined in Exhibit E, and shall maintain and operate the parking lot until such time as the Village issues a full certificate of occupancy for the parking deck located between Building H and Building J. Applicant shall be responsible for providing sufficient employee, customer, and valet parking during the Development's construction and operation and in such a manner that does not conflict with customer and patron use of the Development's surface parking lots.
- I. McDonald's Drive and Commerce Drive Intersection Improvements. Upon the Village's issuance of a certificate of occupancy for Building H, or by May 15, 2023, whichever occurs first, the Applicant shall conduct an analysis of the Development's impact on traffic patterns and volume at the intersection of McDonald's Drive and Commerce Drive. The traffic analysis will be conducted by a licensed professional engineer selected by the Applicant and approved by the Village, will include regular traffic counts and other variables identified by the Development Services Director, will be paid for by the Applicant, and will be submitted to the Village for review and approval. After the Applicant completes the first traffic analysis, the Applicant shall, upon receiving a written request from the Development Services Director, conduct subsequent traffic analyses in accordance with this Section. In no event shall the Applicant be required to conduct more than 1 traffic analysis during any calendar year. If the traffic analysis concludes

that a traffic control device, including, without limitation, a traffic control signal, is warranted as a result of the Development, the Applicant shall: 1) promptly confer with the Village on the most appropriate device to implement; and 2) prepare and submit plans, at the Applicant's sole cost, to the Village detailing the warranted traffic control device. In addition, the Applicant shall pay the Village an amount equaling the cost of designing and installing the traffic control device. The Village will issue no further permit for the Development until the Applicant has submitted to the Village all traffic device costs owed pursuant to this Section 5.I. The Applicant's obligations under this Section 5.I shall expire 5 years after the Development, in its entirety, is complete and the Village has issued all certificates of occupancy for the same.

- J. Covenants. Covenants in a form approved by the village attorney must be recorded against the Property in connection with the Development before the Village approves the final plat of subdivision. The Covenants must address the Development's maintenance and operation, including, without limitation, stormwater management, property maintenance, central park operations and maintenance, and residential short term rental prohibition for Building E. Covenants concerning the Development's operation and maintenance may not be modified, removed, or released without the Corporate Authorities' consent. The Village and any owners of the Property, or any part thereof, will be authorized to enforce the covenants.
- K. Condominium Declarations. A condominium declaration must be recorded against the Property in connection with the Development before the Village issues a certificate of occupancy for Buildings K or L. The declaration must be in a form approved by the village attorney and address maintenance and operation obligations concerning Buildings K and L, including, without limitation, stormwater management, property maintenance, parking, access, and prohibit short term rental of residential dwelling units. Declarations concerning maintenance and operation of Buildings K or L may not be modified, removed, or released without the Corporate Authorities' consent. The Village and any owners of the Buildings K or L, or any part thereof, will be authorized to enforce the declarations.
- L. Future Condominium Conversion. Applicant intends to convert Building E's luxury apartment dwelling units into condominiums upon realization of favorable market conditions. Applicant shall monitor and study the real estate market, financing availability, and associated industry indicators to evaluate when condominium conversion is financially reasonable. Not less than once every 24 months, the Applicant shall if requested, provide a written or oral report to the Corporate Authorities during a regular or special village board meeting providing its analysis of the applicable market conditions and providing an estimated timeline to complete the condominium conversion. Upon the Applicant's determining that condominium conversion is financially reasonable, the Applicant shall promptly: 1) notify the Village in writing; 2) submit a condominium declaration to the Village in a form approved by the village attorney; 3) record the condominium declaration against the Property; and 4) satisfy all other legal requirements to convert Building E to condominium ownership. The declaration must address maintenance and operation obligations concerning Building E, including, without limitation, stormwater management, property maintenance, parking, access, and prohibit short term rental of residential dwelling units. Declarations concerning maintenance and operation of Building E may not be modified, removed, or released with the Corporate Authorities' consent. The Village and any owners of the Building E, or any part thereof, will be authorized to enforce the declarations.

- M. Dwelling Unit Size. Building E will be comprised of a mix of residential dwelling units, including 1, 2, and 3 bedroom units. The average dwelling unit size in Building E will be approximately 1,000 square feet, which may vary by up to 6%. The minimum size of the units other than the 2- and 3-bedroom units will be approximately 700 square feet. There will be a maximum of 25 units between 700 square feet and 725 square feet.
- N. Short-Term Rentals. Rental, leasing, or subleasing of any residential dwelling unit located in the Development for a period of time less than 3 months is prohibited.
- O. Final Engineering Plan. The Applicant must obtain approval from all necessary Village, local, county, state, and federal agencies before the Village will issue the Phase 1B Permit, as that term is defined in Exhibit E.
- P. McDonald's Drive Watermain. As part of the Applicant's Phase 1B Permit work, as defined in Exhibit E, the Applicant shall, at the Applicant's sole cost, construct and install a new watermain in the McDonald's Drive right of way in conformance with the specifications approved on the Development's final engineering plan, and dedicate the same to the Village in accordance with the Subdivision Regulations.
- Q. Final Landscape Plan. The Applicant must obtain approval from the Development Services Director of a final landscape plan before the Village will issue the Phase 1B Permit, as that term is defined in Exhibit E. The final landscape plan will substantially comply with Group Exhibit D. By no later than 1 year after the Village issues the Phase 1B Permit, the Applicant shall: 1) install all vegetation around the Property's perimeter (i.e., both Phase 1 and Phase 2) as depicted on Group Exhibit D; and 2) obtain the Village's inspection and approval of the same.
- R. Floor Area Ratio. The FAR departure approved in Ordinance Section 4 shall apply to the Property as a whole, including any future subdivision of the Property. The FAR for the Property, which, for the purposes of this Section 5.R, shall include the area of the McDonald's Drive right of way, may not exceed 1.56.
- S. Fire Access. The Applicant will comply with all applicable Village of Oak Brook Codes, rules, and regulations concerning fire department access and safety, including, without limitation, providing fire department utility rooms in Buildings E, K, and L.
- T. Trash Enclosures. Trash repositories for Buildings E, H, J, G, K, and L shall only be allowed inside Buildings E, H, J, G, K, and L; outdoor trash repositories serving these buildings are prohibited. Trash repositories for Buildings A, B, C, D, and F shall be enclosed by architecturally integrated walls comprised of the same building material primarily used on the structure the trash repository serves, and in the locations noted on Group Exhibit D.
- U. Signage. Any and all signage on the Property must comply with all applicable provisions of the Zoning Ordinance.
- V. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Development Services Director, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all

permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.

W. Compliance with Laws. Except as provided in Section 4 of this Ordinance, all applicable ordinances and regulations of the Village shall apply to the Property. Further, the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction over the Property.

X. Fees and Costs.

1. Applicant shall be responsible for paying all applicable fees relating to the approval of this Ordinance.
2. Applicant shall pay all fees applicable to Applicant's Planned Development and use of the Property after the Approval of this Ordinance.
3. Applicant shall reimburse the Village for all of the Village's reasonable costs (including, without limitation, engineering, planning, and legal expenses) incurred in connection with the review, consideration, and approval of this Ordinance.
4. Applicant shall reimburse the Village for all of the Village's reasonable costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the implementation or enforcement of this Ordinance by the Village following the approval hereof.
5. Any amount owed by Applicant under this Section 5.X that is not paid within 60 days after delivery of a demand in writing for such payment along with a reasonably detailed invoice for such costs, shall, along with interest and the costs of collection, become a lien upon the Property (or that portion of the Property to which the unpaid amount relates), and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.

Y. Prior Heliport Approval. The Corporate Authorities, with McDonald's consent, previously approved Ordinance No. 97-ZO-SU-EX2-S-880 revoking and terminating a prior Village approval allowing a heliport to operate on the Property. Such revocation and termination is hereby reaffirmed by this Ordinance's passage.

Z. Establishment of Dormant Special Service Area. A dormant special service area ("SSA") overlaying the Property must be established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property's stormwater management facilities. The Village will levy an SSA tax if the Village Engineer, in his or her sole discretion, determines that the Property's stormwater management facilities are not being properly maintained, cared for, or operated in accordance with all federal, state, and local ordinances, rules, or regulations, as amended, and after no less than 60 days advance notice to the Applicant and a reasonable opportunity for the Applicant to provide for the proper maintenance, care, and operation of the stormwater management facilities. The Applicant will cooperate and participate in the establishment of the SSA.

Section 6: Binding Effect; Transferees. The privileges, obligations, and provisions of each and every section of this Ordinance are for the benefit of, and will be binding on, the Applicant and the

Applicant's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Property. Prior to transferring ownership or title of all or any portion of the Property, or any legal or equitable interest in the Property to any person or entity other than the Applicant or an entity controlled and managed by the Applicant, the Applicant and transferee shall: a) provide the Village with reasonable, written assurances that the transferee has the financial ability to meet this Ordinance's obligations; and b) execute and deliver to the Village the transferee assumption agreement attached to this Ordinance as Exhibit G. The failure of the Applicant and transferee to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the Applicant remaining fully liable for all of its obligations under this Ordinance, but shall not relieve the transferee of its liability for all such obligations as a successor to the Applicant. The Applicant and successor's compliance with this Section 6 shall release the Applicant from its obligations under this Ordinance to the extent of the successor's assumption of such obligations.

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

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

Section 9: Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section 10. Effective Date.

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

1. Passage by the President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The filing by the Applicant with the Development Services Director of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of Exhibit H, attached to and, by this reference, made a part of this Ordinance; and
4. The recordation of this Ordinance in the Office of the DuPage County Recorder. The Applicant will bear the full cost of this recordation. This Ordinance will be recorded against all lots comprising the Property, including PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007

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

Ordinance 2019-ZO-PUD-EX-S-1568
Planned Development – Oak Brook Commons
1120 22nd Street and 2111 McDonald's Drive
PINs: 06-23-406-015; 06-23-406-017;
06-23-407-006; and 06-23-407-007
Page 12 of 30

[Signature page follows]

APPROVED THIS 28th Day of May, 2019



Gopal G. Lalimalani
Village President

PASSED THIS 28th Day of May, 2019

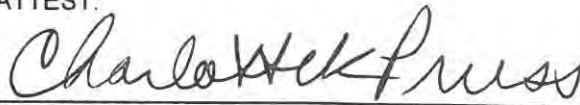
Ayes: Trustees Baar, Cuevas, Manzo, Saiyed, Tiesenga, Yusuf

Nays: None

Absent: None



ATTEST:



Charlotte K. Pruss
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 IN OAK BROOK DEVELOPMENT COMPANY'S COMMERCE PLAZA SUBDIVISION UNIT 1 (EXCEPT THAT PORTION FALLING WITHIN LOT 3 OF BUTLER COMPANY-M-1, INC. ASSESSMENT PLAT NO. 1, RECORDED JULY 8, 1964 AS DOCUMENT R64-24068), BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1968 AS DOCUMENT R68-30335, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2009 AS DOCUMENT R2009-111381, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE PROPOSED LAND DESCRIBED AS FOLLOWS;

LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3 (EXCEPT THE NORTH 170.00 FEET AS MEASURED ALONG THE EASTERLY LINE THEREOF), BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2009 AS DOCUMENT NUMBER R2009-111381, IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

TO BE KNOWN AS:

PROPOSED LOT 2 IN THE FINAL SUBDIVISION PLAT OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCDONALD'S SPRING ROAD RESUBDIVISION NO. 3, BEING A RESUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2018 AS DOCUMENT NUMBER _____ IN THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS.

Common Address: 1120 22nd Street, Oak Brook, Illinois 60523
2111 McDonald's Drive, Oak Brook, Illinois 60523

PINs: 06-23-406-015; 06-23-406-017; 06-23-407-006; and 06-23-407-007

Approval for Payroll Paydate: 10/03/24

Total Gross Payroll	\$	643,119.89
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Employee Deductions:

Illinois Municipal Retirement Fund	\$	14,074.01
Police Pension Fund	\$	18,073.59
Fire Pension Fund	\$	12,783.58
Federal Tax Withholding	\$	66,083.19
State Tax Withholding	\$	27,115.96
Social Security and Medicare	\$	26,099.69
ICMA/NACO/457	\$	27,663.55
Court Orders	\$	1,000.54
Insurance Contributions	\$	21,998.26
Aflac Contributions	\$	1,142.57
Mo Voi Life	\$	402.46
Police Union Dues	\$	1,782.00
Fire Union Dues	\$	1,398.19
Public Works Union Dues	\$	1,086.50
125-Medical/Dependent Care	\$	3,548.34

Total Employee Deductions		224,252.43
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Net Payroll	\$	418,867.46
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Village Expenses:

Police Pension	\$	75,595.66
Fire Pension	\$	74,971.27
IMRF Pension	\$	19,727.38
Insurance Contributions	\$	87,712.75
Social Security and Medicare	\$	26,099.69

Total Village Expenses		284,106.75
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Total Payroll (Gross Payroll plus Village Expenses)	\$	927,226.64
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Payroll Date: 10/03/24

Employee Deductions		Pension	Salary by Pension	Percent of
		Deduction	Plan	Pensionable Salary**
	Police	\$ 18,073.59	\$ 182,377.84	9.910%
	Fire	12,783.58	135,205.15	9.455%
	IMRF	10,239.15	234,335.39	4.369%
	Non-Pensionable	-		0.000%
			<u>\$ 551,918.38</u>	

Village Payment into Pensions		Village	Percent of Payroll*	Percent "Match" of what Employee Contributes
		Contribution		
	Police	\$ 75,595.66	41.45%	418.3%
	Fire	74,971.27	55.45%	586.5%
	IMRF	19,727.38	8.67%	198.4%
		<u>\$ 170,294.31</u>		

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

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



VILLAGE OF OAK BROOK

MONTHLY FINANCIAL REPORTS

AUGUST 2024



Executive Summary on Village Funds

Through August 31, 2024

		YTD		YTD		YTD		Estimated
		Revenues		Expenditures		Net Fund Increase (Decrease)		YTD Ending Fund Balance (Deficit)
<u>Governmental Funds</u>								
General Fund (Major Fund)	\$	22,454,311	\$	18,706,896	\$	3,747,414	\$	46,372,803
<i>Main operating fund of the Village.</i>								
Hotel Fund (Major Fund)	\$	1,181,534	\$	181,520	\$	1,000,014	\$	4,771,211
<i>Collects and spends resources from the 3% hotel/motel tax.</i>								
Motor Fuel Tax Fund	\$	303,045	\$	89,327	\$	213,718	\$	2,235,820
<i>Collects and spends resources from the State motor fuel tax.</i>								
Infrastructure Fund (Major Fund)	\$	5,604,327	\$	1,365,162	\$	4,239,164	\$	18,663,672
<i>Accounts for construction and maintenance of roadways, drainage, and safety path systems.</i>								
<u>Enterprise Funds</u>								
Water Fund (Major Fund)	\$	7,297,987	\$	7,431,976	\$	(133,988)	\$	21,784,654
<i>Collects user fees for the distribution of water and maintenance of infrastructure.</i>								
Sports Core Fund (Major Fund)	\$	3,877,673	\$	3,614,677	\$	262,996	\$	3,166,884
<i>Accounts for revenues and expenses relating to administration, programs, food and beverage operations, and golf course.</i>								
<u>Internal Service Funds</u>								
Insurance Fund	\$	1,937,682	\$	2,280,717	\$	(343,035)	\$	222,409
<i>Accounts for the Village's health insurance costs and the related contributions from the Village, employees, retirees, and other agencies.</i>								
Garage Fund	\$	436,800	\$	515,525	\$	(78,725)	\$	267,750
<i>Accounts for the maintenance of the Village's vehicle fleet and the related departmental reimbursements.</i>								
Equipment Replacement Fund	\$	827,083	\$	661,706	\$	165,377	\$	3,213,334
<i>Accounts for the replacement of the Village's vehicle fleet and the related departmental contributions.</i>								

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

**Village of Oak Brook
General Fund Financial Update
For the Period Ending August 31, 2024**

	8/31/23 YTD Actual	8/31/24 YTD Actual	8/31/24 YTD Amended Budget	8/31/24 % of YTD Amended Budget	2024 Adopted Budget	Difference Prior Year
<u>OPERATING REVENUES</u>						
Sales Tax	\$ 11,602,516	11,613,028	\$ 10,997,736	105.6%	\$ 16,496,604	\$ 10,512
State Income Tax	919,125	999,165	874,000	114.3%	1,311,000	80,041
Replacement Tax	701,174	420,168	500,677	83.9%	751,015	(281,006)
Road & Bridge Tax	16,950	21,914	23,333	93.9%	35,000	4,965
Local Use Tax	227,534	209,950	224,000	93.7%	336,000	(17,584)
Cannabis Use Tax	8,373	8,958	8,787	101.9%	13,180	584
Grants	580,607	167,030	110,442	151.2%	165,662	(413,577)
Utility/Telecom. Tax	3,380,917	2,083,590	3,066,667	67.9%	4,600,000	(1,297,328)
Licenses and Permits	3,341,870	1,634,461	1,498,540	109.1%	2,247,810	(1,707,409)
Charges for Services	2,313,647	2,900,622	1,449,767	200.1%	2,174,650	586,975
Investment Interest	700,357	1,220,666	300,000	406.9%	450,000	520,309
Miscellaneous Income	838,697	590,799	610,713	96.7%	916,070	(247,898)
Total Operating Revenues	\$ 24,631,768	\$ 21,870,351	\$ 19,664,661	111.2%	\$ 29,496,991	\$ (2,761,417)
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ 13,117,917	\$ 13,926,300	\$ 15,043,476	92.6%	\$ 22,565,214	\$ 808,383
Materials and Supplies	373,296	381,025	441,063	86.4%	661,594	\$ 7,729
Operation and Contract	3,321,589	4,109,041	4,216,209	97.5%	6,324,313	\$ 787,452
Other Expenditures	6,394	6,356	6,600	96.3%	9,900	\$ (38)
Capital Outlay	636,190	284,174	442,071	64.3%	663,107	\$ (352,016)
Total Operating Expenditures	\$ 17,455,387	\$ 18,706,896	\$ 20,149,419	92.8%	\$ 30,224,129	\$ 1,251,510
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	\$ 7,176,381	\$ 3,163,454	\$ (484,758)	-652.6%	\$ (727,137)	\$ (4,012,927)
<u>INTERFUND TRANSACTIONS</u>						
Transfers In	\$ -	\$ -	\$ -	N/A	\$ -	\$ -
Transfers Out				N/A		-
Reimbursements From Other Funds	521,143	583,960	583,959	100.0%	875,938	62,817
Reimbursements To Other Funds	-	-	66,667	0.0%	100,000	-
Sports Core Loan				N/A	-	-
Total Interfund Transactions	\$ 521,143	\$ 583,960	\$ 650,625	89.8%	\$ 975,938	\$ 62,817
NET FUND INCREASE (DECREASE)	\$ 7,697,524	\$ 3,747,414	\$ 165,867		\$ 248,801	\$ (3,950,110)

**Village of Oak Brook
Hotel Tax Fund Financial Update
For the Period Ending August 31, 2024**

	8/31/23	8/31/24	8/31/24	8/31/24	2024	Difference
	YTD	YTD	YTD	% of YTD	Adopted	Prior
	Actual	Actual	Amended	Amended	Budget	Year
			Budget	Budget		
<u>OPERATING REVENUES</u>						
Hotel Tax	\$ 972,196	\$ 1,055,974	\$ 966,667	109.2%	\$ 1,450,000	\$ 83,778
Investment Interest	54,000	124,560	16,667	747.4%	25,000	70,560
Loan Interest	2,000	1,000	1,333	75.0%	2,000	(1,000)
Miscellaneous		-	-		-	-
Total Operating Revenues	\$ 1,028,196	\$ 1,181,534	\$ 984,667	120.0%	\$ 1,477,000	\$ 153,338
<u>EXPENDITURES</u>						
Personnel	\$ -	\$ 20,227	\$ 14,928	135.5%	\$ -	\$ 20,227
Operation and Contract	182,212	(5,084)	470,030	-1.1%	705,045	(187,296)
Capital Outlay	-	3,770	183,333	2.1%	275,000	3,770
Total Expenditures	\$ 182,212	\$ 18,912	\$ 668,291	2.8%	\$ 980,045	\$ (163,300)
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	\$ 845,984	\$ 1,162,622	\$ 331,303	350.9%	\$ 496,955	\$ 316,638
<u>INTERFUND TRANSACTIONS</u>						
Transfer Out	\$ -	\$ -	\$ -	N/A	\$ -	\$ -
Reimbursements to Other Funds	(232,991)	(162,608)	(162,610)	100.0%	(243,915)	70,383
Total Interfund Transactions	\$ (232,991)	\$ (162,608)	\$ (162,610)	100.0%	\$ (243,915)	\$ 70,383
NET FUND INCREASE (DECREASE)	\$ 612,993	\$ 1,000,014	\$ 168,693		\$ 253,040	\$ 387,021

Note - Expenditures are recorded in program 171.

**Village of Oak Brook
Infrastructure Fund Financial Update
For the Period Ending August 31, 2024**

	8/31/23	8/31/24	8/31/24	8/31/24	2024	Difference
	YTD	YTD	YTD	% of YTD	Adopted	Prior
	Actual	Actual	Amended	Amended	Budget	Year
			Budget	Budget		
<u>OPERATING REVENUES</u>						
Non-Home Rule Sales Tax	\$ 4,914,922	\$ 5,044,843	\$ 4,468,667	112.9%	\$ 6,703,000	\$ 129,921
Charges for Services		-	-	N/A		\$ -
Investment Interest	173,142	557,089	83,333	668.5%	125,000	383,947
Grants	-	-	-	N/A	-	-
Miscellaneous	2,100	2,395	15,333	15.6%	23,000	295
Total Operating Revenues	\$ 5,090,164	\$ 5,604,327	\$ 4,567,333	122.7%	\$ 6,851,000	\$ 514,163
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ 13,839	\$ 135,367	\$ -	N/A	\$ -	\$ 121,528
Materials and Supplies	155,414	21,269	31,000	68.6%	46,500	(134,144)
Operation and Contract	575,211	780,917	1,161,979	67.2%	1,742,968	205,706
Other Expenditures	-	-	226,599	0.0%	339,899	-
Capital Outlay	1,323,969	406,272	2,255,850	18.0%	3,383,775	(917,697)
Total Operating Expenditures	\$ 2,068,433	\$ 1,343,826	\$ 3,675,428	36.6%	\$ 5,513,142	\$ (724,606)
<u>SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES</u>	\$ 3,021,731	\$ 4,260,500	\$ 891,905	477.7%	\$ 1,337,858	\$ 1,238,770
<u>INTERFUND TRANSACTIONS</u>						
Transfers In	\$ -	\$ -	\$ -	N/A	\$ -	\$ -
Reimbursements From Other Funds	145,040	-	-	N/A	-	(145,040)
Reimbursements To Other Funds	(226,600)	(21,336)	-	N/A	-	205,264
Total Interfund Transactions	\$ (81,560)	\$ (21,336)	\$ -	N/A	\$ -	\$ 60,224
<u>NET FUND INCREASE (DECREASE)</u>	\$ 2,940,171	\$ 4,239,164	\$ 891,905		\$ 1,337,858	\$ 1,298,993

**Village of Oak Brook
Water Fund Financial Update
For the Period Ending August 31, 2024**

	8/31/23	8/31/24	8/31/24	8/31/24	2024	Difference
	YTD	YTD	YTD	% of YTD	Adopted	Prior
	Actual	Actual	Amended	Amended	Budget	Year
			Budget	Budget		
<u>OPERATING REVENUES</u>						
Plan Review Fees	\$ 1,500	\$ 1,202	\$ 350	343.4%	\$ 525	\$ (298)
Building/Inspection Fees	1,350	-	1,333	0.0%	2,000	(1,350)
Water Sales	5,897,566	6,178,967	7,146,667	86.5%	10,720,000	281,400
Unmetered Sales	35,959	37,481	43,333	86.5%	65,000	1,523
Water Connection Fees	135,700	60,720	93,333	65.1%	140,000	(74,980)
Fire Service Charge	-	-	-	N/A	-	-
Meter Charges	15,572	10,790	11,533	93.6%	17,300	(4,782)
Special Services	25,741	15,054	6,667	225.8%	10,000	(10,687)
Investment Interest	599,552	911,194	233,333	390.5%	350,000	311,642
Proceeds from Property Sale	-	-	-	N/A	-	-
Miscellaneous	79,025	82,579	766,487	10.8%	1,149,730	3,554
Total Operating Revenues	\$ 6,791,966	\$ 7,297,987	\$ 8,303,037	87.9%	\$ 12,454,555	\$ 506,022
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ 448,248	\$ 407,790	\$ 524,275	77.8%	\$ 786,413	\$ (40,458)
Materials and Supplies	70,278	73,488	91,478	80.3%	137,216	3,211
Operation and Contract	3,381,183	3,747,358	4,734,246	79.2%	7,101,369	366,175
Capital Outlay	1,170,961	2,912,083	3,793,333	76.8%	5,690,000	1,741,123
Total Expenditures	\$ 5,070,669	\$ 7,140,720	\$ 9,143,333	78.1%	\$ 13,714,999	\$ 2,070,050
Surplus (Deficit) of Revenues Over Expenditures	\$ 1,721,297	\$ 157,268	\$ (840,296)	-18.7%	\$ (1,260,444)	\$ (1,564,029)
<u>INTERFUND TRANSACTIONS</u>						
Reimbursements To Other Funds	\$ (124,398)	\$ (291,256)	\$ (291,253)	100.0%	\$ (436,879)	\$ (166,858)
Total Interfund Transactions	\$ (124,398)	\$ (291,256)	\$ (291,253)	100.0%	\$ (436,879)	\$ (166,858)
Fund Increase/(Decrease) - Budgetary Basis	\$ 1,596,898	\$ (133,988)	\$ (1,131,549)		\$ (1,697,323)	\$ (1,730,887)
<u>ADJUSTMENTS TO GAAP BASIS*</u>						
Remove Capital Outlay	\$ 1,170,961	\$ 2,912,083				
Depreciation Expense	(191,667)	(383,333)				
IMRF Pension Expense	(15,000)	(30,000)				
OPEB Expense	(10,000)	(20,000)				
Total GAAP Adjustments	\$ 954,294	\$ 2,478,750				
Fund Increase/(Decrease) - GAAP Basis	\$ 2,551,192	\$ 2,344,762				

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

Village of Oak Brook
Monthly Operating Statement
Sports Core Fund Consolidated Presentation
For the Period Ending August 31, 2024

	B&T Recreation Operations	Field Operations	Clubhouse Operations	Golf Club	8/31/24 YTD Total	8/31/24 YTD Amended Budget	8/31/24 % of YTD Amended Budget	2024 Adopted Budget	8/31/23 YTD Total	Difference Prior Year
OPERATING REVENUES										
Memberships	\$ 430,793	\$ -	\$ -	\$ 393,375	\$ 824,168	\$ 633,817	130.0%	\$ 950,725	\$ 887,047	\$ (62,880)
Greens Fees	-	-	-	1,282,143	1,282,143	936,667	136.9%	1,405,000	1,092,800	189,343
Golf Surcharge	-	-	-	167,754	167,754	53,143	315.7%	53,143	89,378	78,376
Pro Shop Sales	-	-	-	123,108	123,108	145,333	84.7%	218,000	155,894	(32,786)
Golf Lessons	-	-	-	35,420	35,420	30,000	118.1%	45,000	24,052	11,368
Driving Range Fees	-	-	-	437,004	437,004	260,000	168.1%	390,000	360,520	76,484
Rentals	-	110,055	84,925	499,889	694,869	665,467	104.4%	998,200	616,232	78,637
Programs/User Fees	130,964	-	-	-	130,964	73,200	178.9%	109,800	94,099	36,865
Food Sales	6,616	-	-	49,414	56,030	31,933	175.5%	47,900	262,113	(206,083)
Beverage Sales	-	-	-	-	-	51,767	0.0%	77,650	391,311	(391,311)
Taste of Oak Brook	-	-	-	-	-	-	N/A	-	-	-
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	97,106	-	-	2,436	99,542	66,106	150.6%	99,160	30,183	69,359
Total Operating Revenues	\$ 665,478	\$ 110,055	\$ 84,925	\$ 2,990,543	\$ 3,851,001	\$ 2,947,433	130.7%	\$ 4,394,578	\$ 4,003,629	\$ (152,627)
OPERATING EXPENDITURES										
Personnel	\$ 47,057	\$ -	\$ -	\$ 900,569	\$ 947,626	\$ 929,986	101.9%	\$ 1,671,380	\$ 983,911	\$ (36,285)
Materials & Supplies	33,769	-	7,330	233,582	274,681	288,835	95.1%	718,900	522,437	(247,756)
Operational & Contractual	517,947	30,773	34,752	297,540	881,013	722,829	121.9%	942,765	694,118	186,895
Other	-	-	-	-	-	-	N/A	-	-	-
Capital	547,088	-	-	828,838	1,375,925	717,503	191.8%	466,750	111,412	1,264,513
Total Operating Expenditures	\$ 1,145,859	\$ 30,773	\$ 42,083	\$ 2,260,530	\$ 3,479,245	\$ 2,659,154	130.8%	\$ 3,799,795	\$ 2,311,878	\$ 1,167,367
B&T Administration Overhead Allocation*	\$ 24,971	\$ -	\$ (8,333)	\$ (16,638)	\$ -	\$ (16,638)	N/A	(24,957)	\$ -	\$ (24,957)
Operating Revenues Over (Under) Expenditures	\$ (455,410)	\$ 79,282	\$ 34,509	\$ 713,375	\$ 371,756	\$ 271,641	136.9%	\$ 569,826	\$ 1,691,751	\$ (1,344,951)
INTERFUND TRANSACTIONS										
Interfund Loan**	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	\$ -
Transfer From General Fund	-	-	-	-	-	-	N/A	-	-	-
Reimbursement From Infrastructure Fund	-	-	-	-	-	-	N/A	-	-	-
Reimbursement From Water Fund	26,672	-	-	-	26,672	26,667	100.0%	40,000	-	26,672
Reimbursement To General Fund	(33,856)	-	-	(101,576)	(135,432)	(115,067)	117.7%	(172,600)	(53,977)	(81,455)
Total Interfund Transactions	\$ (7,184)	\$ -	\$ -	\$ (101,576)	\$ (108,760)	\$ (88,400)	123.0%	\$ (132,600)	\$ (53,977)	\$ (54,783)
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ (462,594)	\$ 79,282	\$ 34,509	\$ 611,799	\$ 262,996	\$ 183,241		\$ 437,226	\$ 1,637,774	\$ (1,399,735)
ADJUSTMENTS TO GAAP BASIS**										
Remove Capital Outlay	\$ 547,088	\$ -	\$ -	\$ 828,838	\$ 1,375,925				\$ 111,412	
Depreciation Expense	(112,151)	(1,123)	(25,000)	(164,200)	(302,475)				(302,474)	
IMRF Pension Expense	(1,367)	-	(1,250)	(16,333)	(18,950)				(18,950)	
OPEB Expense	-	-	(1,250)	(18,667)	(19,917)				(19,917)	
Total GAAP Adjustments	\$ 433,570	\$ (1,123)	\$ (27,500)	\$ 629,638	\$ 1,034,584				\$ (229,929)	
Fund Increase/(Decrease) - GAAP Basis	\$ (29,025)	\$ 78,159	\$ 7,009	\$ 1,241,437	\$ 1,297,580				\$ 1,407,845	

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

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

Village of Oak Brook
Monthly Operating Statement
Bath & Tennis Club Recreation Operations
For the Period Ending August 31, 2024

	811 B&T Admin	812 Swimming	813 Tennis	822 Poolside Café	8/31/24 YTD Total	8/31/24 YTD Adopted Budget	8/31/24 % of YTD Amended Budget	2024 Adopted Budget	8/31/23 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>										
Memberships	\$ -	\$ 401,663	\$ 29,130	\$ -	\$ 430,793	\$ 295,183	145.9%	\$ 442,775	\$ 406,947	\$ 23,846
Programs/User Fees	-	79,792	51,172	-	130,964	73,200.00	178.9%	109,800	94,099	36,865
Food Sales	-	-	-	6,616	6,616	4,000.00	165.4%	6,000	50,253	-
Beverage Sales	-	-	-	-	-	1,600.00	0.0%	2,400	17,585	-
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	88,506	-	2,350	6,250	97,106	60,106	161.6%	90,160	2,175	94,931
Total Operating Revenues	\$ 88,506	\$ 481,454	\$ 82,652	\$ 12,866	\$ 665,478	\$ 434,090	153.3%	\$ 651,135	\$ 571,059	\$ 155,641
<u>OPERATING EXPENDITURES</u>										
Personnel	\$ -	\$ 47,057	\$ -	\$ -	\$ 47,057	\$ 167,925	28.0%	\$ 251,888	\$ 57,227	\$ (10,170)
Materials & Supplies	21	20,152	11,931	1,665	33,769	30,253	111.6%	45,380	55,557	(21,788)
Operational & Contractual	162,917	278,012	76,255	763	517,947	382,023	135.6%	573,034	358,838	159,109
Other	-	-	-	-	-	-	N/A	-	-	-
Capital	462,131	84,957	-	-	547,088	583,000	93.8%	874,500	-	547,088
Total Operating Expenditures	\$ 625,068	\$ 430,177	\$ 88,186	\$ 2,428	\$ 1,145,859	\$ 1,163,201	98.5%	\$ 1,744,801	\$ 471,622	\$ 674,237
B&T Administration Overhead Allocation*	\$ 69,667	\$ (27,412)	\$ (7,617)	\$ (9,667)	\$ 24,971	\$ -	N/A	\$ 37,457	\$ -	\$ 24,971
Operating Revenues Over (Under) Expenditures	\$ (466,895)	\$ 23,865	\$ (13,151)	\$ 771	\$ (455,410)	\$ (729,111)	62.5%	\$ (1,056,210)	\$ 99,437	\$ (493,625)
Transfer From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	-	-	-
Reimbursement From Infrastructure Fund	-	-	-	-	-	-	N/A	-	-	-
Reimbursement From Water Fund	26,672	-	-	-	26,672	26,667	100.0%	40,000	-	26,672
Reimbursement To General Fund	(33,856)	-	-	-	(33,856)	(13,495)	250.9%	(20,242)	(33,735)	(121)
Total Interfund Transactions	\$ (7,184)	\$ -	\$ -	\$ -	\$ (7,184)	\$ 13,172	-54.5%	\$ 19,758	\$ (33,735)	\$ 26,551
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ (474,079)	\$ 23,865	\$ (13,151)	\$ 771	\$ (462,594)	\$ (715,939)		\$ (1,036,452)	\$ 65,702	\$ (467,074)
<u>ADJUSTMENTS TO GAAP BASIS**</u>										
Remove Capital Outlay	\$ 462,131	\$ 84,957	\$ -	\$ -	\$ 547,088				\$ -	
Depreciation Expense	(42,906)	(66,667)	(1,800)	(779)	(112,151)				(112,151)	
IMRF Pension Expense	(1,333)	-	-	(33)	(1,367)				(1,367)	
Total GAAP Adjustments	\$ 417,892	\$ 18,290	\$ (1,800)	\$ (812)	\$ 433,570				\$ (113,518)	
Fund Increase/(Decrease) - GAAP Basis	\$ (56,188)	\$ 42,155	\$ (14,951)	\$ (41)	\$ (29,025)				\$ (47,816)	

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

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

Village of Oak Brook
Monthly Operating Statement
Open Fields Operations
For the Period Ending August 31, 2024

	815 Polo	816 Open Fields	8/31/24 YTD Total	8/31/24 YTD Amended Budget	8/31/24 % of YTD Amended Budget	2024 Adopted Budget	8/31/23 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>								
Field Rentals	\$ -	\$ 110,055	110,055	\$ 128,667	85.5%	\$ 193,000	\$ 107,000	\$ 3,055
Range Rentals	-	-	-	-	N/A	-	86,080	(86,080)
Taste of Oak Brook	-	-	-	-	N/A	-	-	-
Other Revenue	-	-	-	-	N/A	-	-	-
Total Operating Revenues	\$ -	\$ 110,055	\$ 110,055	\$ 128,667	85.5%	\$ 193,000	\$ 193,080	\$ (83,025)
<u>OPERATING EXPENDITURES</u>								
Personnel	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	\$ -
Materials & Supplies	-	-	-	6,327	0.0%	\$ 9,490	1,064	(1,064)
Operational & Contractual	-	30,773	30,773	50,700	60.7%	76,050	30,150	623
Other	-	-	-	-	N/A	-	-	-
Capital	-	-	-	30,667	0.0%	46,000	-	-
Total Operating Expenditures	\$ -	\$ 30,773	\$ 30,773	\$ 87,693	35.1%	\$ 131,540	\$ 31,214	\$ (441)
Operating Revenues Over (Under) Expenditures	\$ -	\$ 79,282	\$ 79,282	\$ 40,973	193.5%	\$ 61,460	\$ 161,866	\$ (82,584)
<u>INTERFUND TRANSACTIONS</u>								
Transfer From Hotel Tax Fund	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	\$ -
Total Interfund Transactions	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	\$ -
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ -	\$ 79,282	\$ 79,282	\$ 40,973		\$ 61,460	\$ 161,866	\$ (82,584)
<u>ADJUSTMENTS TO GAAP BASIS**</u>								
Remove Capital Outlay	\$ -	\$ -	\$ -				\$ -	
Depreciation Expense	-	(1,123)	(1,123)				(1,123)	
Total GAAP Adjustments	\$ -	\$ (1,123)	\$ (1,123)				\$ (1,123)	
Fund Increase/(Decrease) - GAAP Basis	\$ -	\$ 78,159	\$ 78,159				\$ 160,743	

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

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

Village of Oak Brook
Monthly Operating Statement
Bath & Tennis Clubhouse Operations
For the Period Ending August 31, 2024

	821 B&T Clubhouse	8/31/24 YTD Amended Budget	8/31/24 % of YTD Amended Budget	2024 Adopted Budget	8/31/23 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>						
Rentals	\$ 84,925	\$ 155,333	54.7%	\$ 233,000	\$ 60,524	\$ 24,401
Other Revenue	-	-	0.0%	-	-	-
Total Operating Revenues	\$ 84,925	\$ 155,333	54.7%	\$ 233,000	\$ 60,524	\$ 24,401
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ -	\$ -	N/A	\$ -	\$ 6,172	\$ (6,172)
Materials & Supplies	7,330	9,167	80.0%	13,750	7,144	186
Operational & Contractual	34,752	35,319	98.4%	52,978	49,010	(14,258)
Capital	-	-	N/A	-	-	-
Total Operating Expenditures	\$ 42,083	\$ 44,485	94.6%	\$ 66,728	\$ 62,326	\$ (20,243)
B&T Administration Overhead Allocation *	\$ (8,333)	\$ -	N/A	\$ (12,500)	\$ -	\$ (8,333)
Operating Revenues Over (Under) Expenditures	\$ 34,509	\$ 110,848	31.1%	\$ 153,772	\$ (1,802)	\$ 36,311
<u>INTERFUND TRANSACTIONS</u>						
Transfer From General Fund	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -
Total Interfund Transactions	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ 34,509	\$ 110,848		\$ 153,772	\$ (1,802)	\$ 36,311
<u>ADJUSTMENTS TO GAAP BASIS**</u>						
Remove Capital Outlay	\$ -				\$ -	
Depreciation Expense	(25,000)				(25,000)	
IMRF Pension Expense	(1,250)				(1,250)	
OPEB Expense	(1,250)				(1,250)	
Total GAAP Adjustments	\$ (27,500)				\$ (27,500)	
Fund Increase/(Decrease) - GAAP Basis	\$ 7,009				\$ (29,302)	

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

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

Village of Oak Brook
Monthly Operating Statement
Golf Club Programs
For the Period Ending August 31, 2024

	823 Golf Café	831 Golf General Operation	832 Golf Learning & Practice	833 Golf Cart Operations	834 Golf Course Maintenance	8/31/24 YTD Total	8/31/24 YTD Amended Budget	8/31/24 % of YTD Amended Budget	2024 Adopted Budget	8/31/23 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>											
Memberships	\$ -	\$ 393,375	\$ -	\$ -	\$ -	\$ 393,375	\$ 338,633	116.2%	\$ 507,950	\$ 480,100	\$ (86,725)
Greens Fees	-	1,282,143	-	-	-	1,282,143	936,667	136.9%	1,405,000	1,092,800	189,343
Surcharge	-	167,754	-	-	-	167,754	53,143	315.7%	53,143	89,378	78,376
Pro Shop Sales	-	123,108	-	-	-	123,108	145,333	84.7%	218,000	155,894	(32,786)
Golf Lessons	-	-	35,420	-	-	35,420	30,000	118.1%	45,000	24,052	11,368
Driving Range Fees	-	-	437,004	-	-	437,004	260,000	168.1%	390,000	360,520	76,484
Rentals	18,250	-	50,008	431,631	-	499,889	381,467	131.0%	572,200	362,628	137,261
Food Sales	49,414	-	-	-	-	49,414	27,933	176.9%	41,900	211,860	(162,446)
Beverage Sales	-	-	-	-	-	-	50,167	0.0%	75,250	373,726	(373,726)
Other Revenue	-	2,436	-	-	-	2,436	6,000	40.6%	9,000	28,008	(25,572)
Total Operating Revenues	\$ 67,664	\$ 1,968,816	\$ 522,432	\$ 431,631	\$ -	\$ 2,990,543	\$ 2,229,343	134.1%	\$ 3,317,443	\$ 3,178,966	\$ (188,422)
<u>OPERATING EXPENDITURES</u>											
Personnel	\$ 5,184	\$ 459,387	\$ 54,803	\$ 56,364	\$ 324,831	\$ 900,569	\$ 762,061	118.2%	\$ 1,143,092	\$ 920,512	\$ (19,943)
Materials & Supplies	(15)	93,237	7,704	915	131,741	233,582	243,089	96.1%	364,633	458,672	(225,090)
Operational & Contractual	4,051	176,677	41,173	32,158	43,482	297,540	254,787	116.8%	382,181	256,120	41,420
Other	-	-	-	-	-	-	-	N/A	-	-	-
Capital	-	19,955	-	671,600	137,283	828,838	103,837	798.2%	155,755	111,412	717,426
Total Operating Expenditures	\$ 9,220	\$ 749,255	\$ 103,680	\$ 761,037	\$ 637,337	\$ 2,260,530	\$ 1,363,774	165.8%	\$ 2,045,661	\$ 1,746,716	\$ 513,814
Operating Revenues Over (Under) Expenditures	\$ 58,444	\$ 1,219,561	\$ 418,752	\$ (329,406)	\$ (637,337)	\$ 730,013	\$ 865,569	84.3%	\$ 1,271,782	\$ 1,432,250	\$ (702,236)
<u>INTERFUND TRANSACTIONS</u>											
Overhead Charge	\$ -	\$ (16,638)	\$ -	\$ -	\$ -	\$ (16,638)	\$ (16,638)	100.0%	\$ (24,957)	\$ -	\$ (16,638)
Transfers from Other Fund	-	-	-	-	-	-	-	0.0%	150,000	-	-
Reimbursement to General Fund	-	(101,576)	-	-	-	(101,576)	(101,572)	100.0%	(152,358)	(20,242)	(81,334)
Total Interfund Transactions	\$ -	\$ (118,214)	\$ -	\$ -	\$ -	\$ (118,214)	\$ (118,210)	100.0%	\$ (27,315)	\$ (20,242)	\$ (97,972)
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ 58,444	\$ 1,101,347	\$ 418,752	\$ (329,406)	\$ (637,337)	\$ 611,799	\$ 747,359		\$ 1,244,467	\$ 1,412,008	\$ (800,209)
<u>ADJUSTMENTS TO GAAP BASIS*</u>											
Remove Capital Outlay	\$ -	\$ 19,955	\$ -	\$ 671,600	\$ 137,283	\$ 828,838				\$ 111,412	
Depreciation Expense	(667)	(70,000)	(1,533)	(8,667)	(83,333)	(164,200)				(164,200)	
IMRF Pension Expense	(1,667)	(6,667)	(667)	-	(7,333)	(16,333)				(16,333)	
OPEB Expense	(2,000)	(10,000)	-	-	(6,667)	(18,667)				(18,667)	
Total GAAP Adjustments	\$ (4,333)	\$ (66,712)	\$ (2,200)	\$ 662,933	\$ 39,950	\$ 629,638				\$ (87,788)	
Fund Increase/(Decrease) - GAAP Basis	\$ 54,110	\$ 1,034,634	\$ 416,552	\$ 333,528	\$ (597,388)	\$ 1,241,437				\$ 1,324,220	

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



ITEM 6.D.1.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
October 8, 2024

SUBJECT: 19 Mockingbird Lane

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a fence variation for 19 Mockingbird Lane to the Planning & Zoning Commission for a public hearing and recommendation.

Background/History:

Anthony and Jacklyn Pesek have submitted a zoning variation request for the installation of a five-foot (5') high fence for a residential lot at 19 Mockingbird Lane, Brook Forest Subdivision. The property is zoned R-3, Single-Family Residence District. The homeowner is requesting a zoning variation to Sections 13-3-17.B.2 of the Zoning Code to permit and allow a fence variation to install a five-foot (5') fence. The other specific installation details are all in technical compliance with the Oak Brook zoning code.

Several additional documents have been included with this referral to provide the Village Board with more detailed and specific information related to the request. This additional application material is provided below for reference purposes:

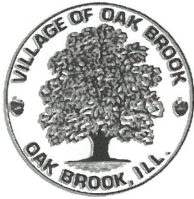
- Cover letter and petition for public hearing;
- Proposed Site Plan and fence details; and
- Property location map

Recommendation:

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

Attachments:

1. Exhibits for BOT - 19 Mockingbird Ln



VILLAGE OF OAK BROOK

1200 OAK BROOK ROAD

OAK BROOK, IL 60523

630-368-5106

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE:

☐ APPEAL (\$300)

☒ VARIATION (\$750)

☐ AMENDMENT (\$750)

☐ SPECIAL USE (\$750)

☐ CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: ☐ VARIATION (\$750)

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

APPLICANT TO COMPLETE

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

LOCATION OF

SUBJECT PROPERTY 19 Mockingbird Lane PERMANENT PARCEL NO* 06-27-302-009

LOT NO. _____ SUBDIVISION Brook Forest LEGAL ADDRESS* _____

ZONING DISTRICT R-3 ZONING ORDINANCE SECTION 133-17.B.2 ACTION REQUESTED _____

install 5' fence

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

OWNER(S) OF RECORD Anthony + Jacklyn Pesek PHONE (708) 277-3389

ADDRESS 19 Mockingbird Lane CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF APPLICANT (and Billing Information) Anthony Pesek PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

Contact Name and E-mail Address(s) anthony.pesek@gmail.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.

Anthony E Pesek 9/18/24 Anthony E Pesek 9/18/24
Signature of Owner Date Signature of Applicant Date

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

Date Filed 9/20/24 Fee Paid \$ 800.00 Receipt No. 751135 Received By CC

Board of Trustees (Referral) 10/8/24 Notice Published 10/16/24 Newspaper Daily Herald Adj. Property Owners Notified 10/16/24

PUBLIC HEARING DATES: Planning & Zoning Commission 11/6/24

Board of Trustees 11/26/24

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK Natasha Starpend Date 9/24/24

Anthony & Jackie Pesek
19 Mockingbird Lane
Oak Brook, IL 60523

September 18th, 2024

Village of Oak Brook
Development Services
1200 Oak Brook Road
Oak Brook, IL 60523

To Whom It May Concern:

We have been residents of the Village of Oak Brook since August of 2016. We love our community of Oak Brook and are so proud to raise all three of our children here. In June of 2023, we purchased a home in the Brook Forest Community. A major part of our decision to move was to join the highly rated Oak Brook District 53 Schools for our children.

We are coming before the Village of Oak Brook to request a reasonable accommodation in support of our child's disability so they can safely enjoy their yard. Our child is diagnosed with a developmental disability. Under the Fair Housing Act, they qualify for FHA disability protections. We are requesting the Village of Oak Brook provide a reasonable accommodation to allow the installation of a 5' foot fence around our backyard property line. The fence will comply with all other village requirements related to transparency, material, color, etc. The current village code of 3.5' feet is simply not sufficient given our child's size, height, and climbing abilities. In addition, our property backs up to Ginger Creek and we need to provide extra protection given the body of water. For this reason, we are requesting a 5' foot fence height which is aligned with the Village of Oak Brook code for a swimming pool fence.

We appreciate your consideration of this accommodation. As parents, our main goal is to keep our child safe, while allowing them the enjoyment of outdoor activities at their home.

Sincerely,

Anthony Pesek & Jackie Pesek



July 22, 2024

Mr. and Mrs. Anthony Pesek
19 Mockingbird Lane
Oak Brook, Illinois 60623

**Re: Brook Forest Community Association Fence Install Accommodation
Lot No. 9 – 19 Mockingbird Lane**

Dear Mr. and Mrs. Pesek,

The Brook Forest Board of Directors has received and reviewed the enclosed documents which constitute your request for accommodation/modification of installation of a fence around a portion of your property at 19 Mockingbird Lane.

Please be advised that the Board of Directors grants your request for accommodation/modification as stated and described in the included request documents dated May 30, 2024, so long as the accommodation is needed based on the representation of the Certification with the following stipulations:

- *If the accommodated party permanently moves out of the residence, the fence must be removed.*
- *The fence must be removed prior to the transfer of the property to a third party.*
- *If any of the above events take place and the fence is still on the property you will remove the fence and restore the property to it's original condition, unless at the time of transfer, the Association's community instruments allow for fences or Illinois or Federal Law do not require the removal, even though the accommodation will expire at the time of transfer of property, at the latest.*
- *In addition, the Board of Directors requests that you do not enclose the public utility easements on the Lot, if any, with the fence. Additionally, the Board is requesting that the West side front elevation of the proposed fence be moved to be more in line with the rear of the home/East side front elevation. Please note that this request is not a condition of the Board of Directors' approval of the accommodation/modification.*
- *Should the work deviate from the approved plans, after construction has begun, you agree to submit new plans to the Brook Forest Board of Directors for review and approval.*

Request Dated: 5/30/24

Physician: [REDACTED]

Contractor: Illinois Fence Co.



Community Association
c/o Oak & Dale Properties, Inc.
P. O. Box 1255, Westmont, IL 60559-9998
PH: (630) 323-8810 Fax: (630) 323-8910

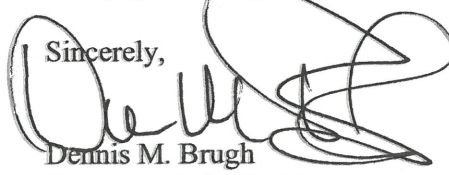
During the construction, please make every attempt to keep the site and streets clean. Your neighbors will greatly appreciate your effort.

The Committee cautions the owner to submit and adhere to all Village of Oak Brook Building Codes

Please make all subcontractors aware of the **Brook Forest Architectural Review Guidelines**

In its review of architectural plans, the primary concern of the Committee relates to aesthetic factors, and the presentation of the same. The Committee does not specifically concern itself with the actual or intended use of any space within the residential structure, nor does it make any judgement as to conformity of any such plans with any applicable provision of Local, State or Federal law. Any approval granted by the Committee pertains only to the aesthetic factors reviewed and does not convey or imply any degree or approval other than the authority of the Committee directly delegated by the Brook Forest Declaration of Protective Covenants.

Please feel free to contact me, should you have any questions (630-323-8810).

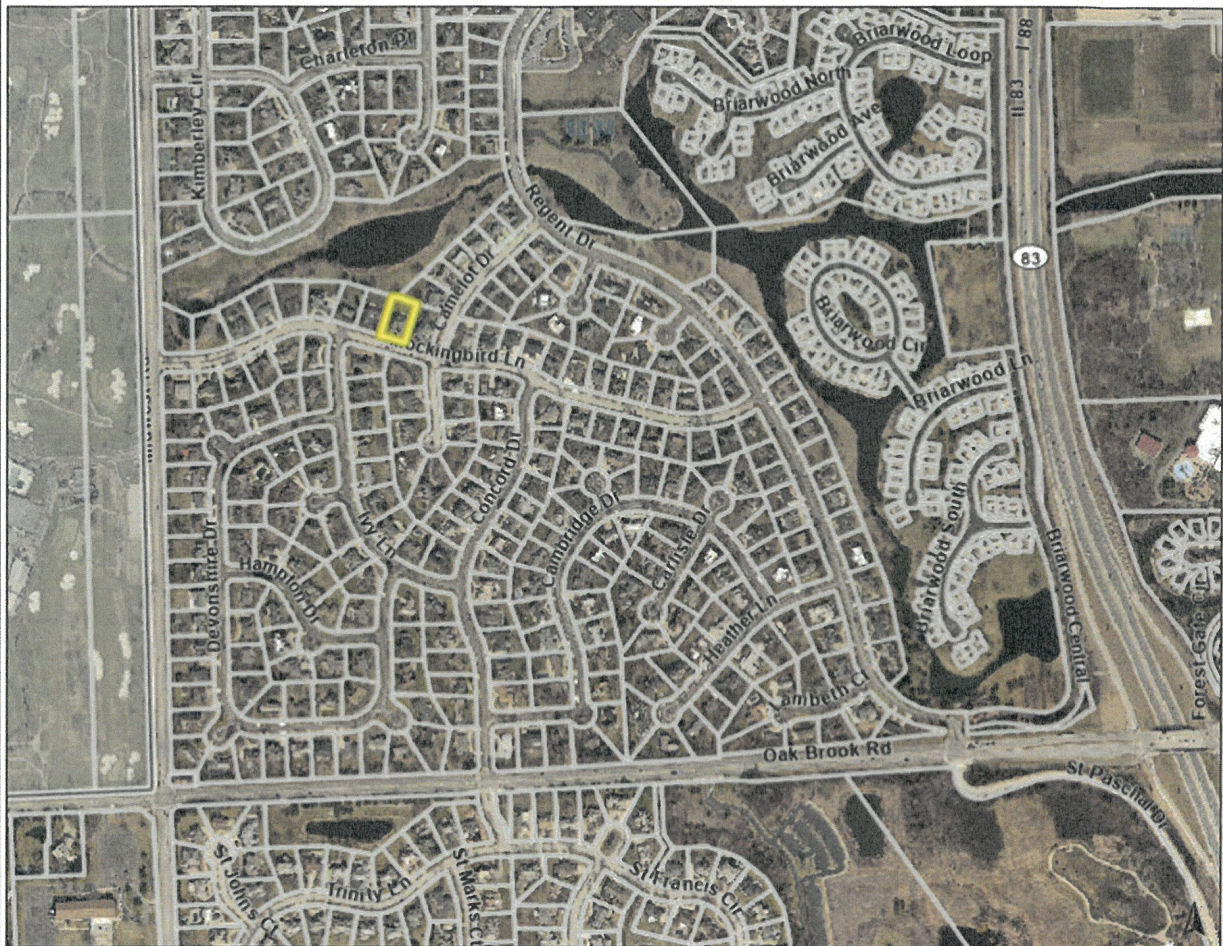
Sincerely,

Dennis M. Brugh
for and on behalf of the
Brook Forest Board of Directors

cc: Architectural Committee
Lot File 19





GIS Consortium | 19 Mockingbird Lane



0 1000 2000
ft

Print Date: 9/26/2024

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



ITEM 6.D.2.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
October 8, 2024

SUBJECT: Certificate of Appropriateness for Millennium Bank at 3824 York Road
Wall Sign

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer this request to amend an existing Certificate of Appropriateness in the Historic Graue Mill Gateway Area to the Plan Commission for public hearing and a recommendation.

Background/History:

Alan Rocca, the owner of the commercial building located at 3824 York Road and Millenium Bank, the tenant, has submitted an application seeking approval and issuance of a Certificate of Appropriateness in the Historic Graue Mill Gateway Area in order to modify an existing wall and monument sign to Millenium Bank.

Section 13-8-6 of the Zoning Ordinance, Certificate of Appropriateness states;

“A. Required: No building permit or other permit otherwise required under the ordinances of the Village for the erection, construction, exterior alteration or repair of any building or structure in the Historic Graue Mill Gateway Area shall be issued by the Director of Community Development except upon the issuance of a certificate of appropriateness by the President and Board of Trustees. Such certificate of appropriateness may only be issued after a public hearing has been held before the Plan Commission of the Village in accordance with the public hearing procedures set forth herein and after the President and Board of Trustees of the Village approve the gateway development plan for the property involved.

B. Application And Hearing: Upon the filing of an application for a building permit for which a certificate of appropriateness is or may be required, the applicant shall concurrently file with the Village Clerk an application for a certificate of appropriateness, which application shall include all the information and material required pursuant to Sections 13-8-7 and 13-8-8 of this Chapter. Such application shall be referred to the plan commission by the president and board of trustees upon verification of the completeness of said application. The fact that an application for a

certificate of appropriateness has been filed shall not be cause for the director of community development to delay the review of plans relating to the building and zoning aspects of the project while said application is pending. The plan commission shall thereupon fix a reasonable time, within forty-five (45) days, for a hearing and give a written five (5) day notice thereof to the applicant. Upon such hearing the commission shall consider the application for a certificate of appropriateness and, if necessary, receive additional evidence (such as exterior elevation renderings) from the applicant or his agent or attorney and from the village personnel or other persons as to whether the external architectural features of the proposed building or structure comply with the provisions of this chapter. All testimony given at such hearing shall be under oath.”

Recommendation:

Please refer this request for a Certificate of Appropriateness to the Planning & Zoning Commission for public hearing and recommendation.

Attachments:

1. Millennium_Bank_Cert_of_Approp



VILLAGE OF OAK BROOK

1200 OAK BROOK ROAD

OAK BROOK, IL 60523

630-368-5106

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE:

☐ APPEAL (\$300)

☐ VARIATION (\$750)

☐ AMENDMENT (\$750)

☐ SPECIAL USE (\$750)

☒ CERTIFICATE OF APPROPRIATENESS (\$500)

STORMWATER: ☐ VARIATION (\$750)

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

☐

- Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

NOTE:

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

LOCATION OF

SUBJECT PROPERTY 3824 York Road PERMANENT PARCEL NO* 06-36-308-029

LOT NO. 1 SUBDIVISION J Lynch's Assessment "Subdiv" LEGAL ADDRESS* 3824 York Road

ZONING DISTRICT B3 ZONING ORDINANCE SECTION 13-8.6 ACTION REQUESTED Amend the

existing Certificate of Appropriateness S-1529 to replace existing signage to Millennium Bank

PROPERTY INTEREST OF APPLICANT:

OWNER

☒

CONTRACT PURCHASER

☐

AGENT

☒

OWNER(S) OF RECORD Alan Rocca 10384

PHONE 630-323-5800

ADDRESS 3824 York Road

CITY OAK BROOK

STATE IL ZIP 60523

BENEFICIARY(IES) OF TRUST Chicago Title Land

PHONE 312-223-4110

ADDRESS 10 S. La Salle St. #2750 CITY Chicago

STATE IL ZIP 60603

NAME OF APPLICANT (and Billing Information) Millennium Bank

PHONE 847-296-9500

ADDRESS 2077 Miner Street

CITY Des Plaines

STATE IL ZIP 60016

Contact Name and E-mail Address(s) Toni Gonzalez & tgonzalez@mb.bank

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

Signature of Owner

Date

9/11/24

Signature of Applicant

Date

07/11/24

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

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

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

PUBLIC HEARING DATES: Planning & Zoning Commission _____

Board of Trustees _____

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK _____

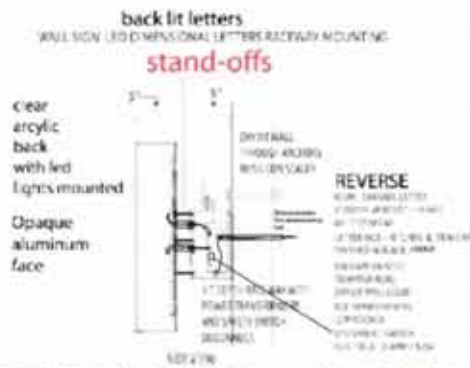
Date _____

Individual channel back lit led aluminum letters on a thin rail raceway limestone color.
 Opaque aluminum faces spray painted to match MB colors. Connect to customers existing electrical feed at sign site.



19'-0" L limestone area

x 14" ht



Landlord Approval: [Signature] date: 5-7-24

Tenant MB approval: _____

6-5-24

Toni Gonzalez

6-5-24

THE HOLLAND DESIGN GROUP, INC.

1000 Brown St. Woodstock, IL 60094
 847.509.8888
 www.hollanddesigngroup.com



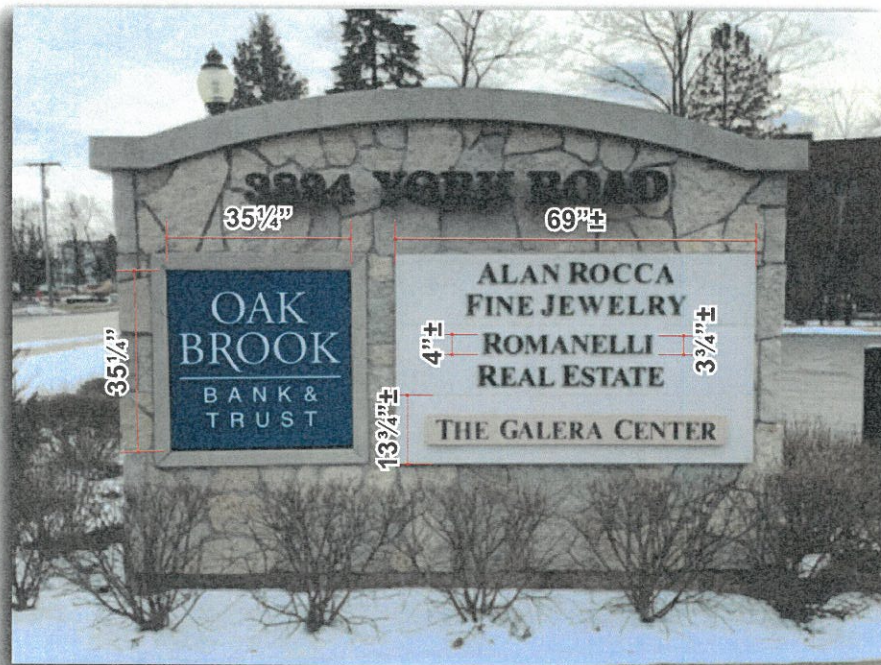
THIS DOCUMENT IS THE PROPERTY OF THE HOLLAND DESIGN GROUP, INC. AND MAY BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE HOLLAND DESIGN GROUP, INC.

COMPANY: **MILLENNIUM BANK**
 LOCATION: 3824 York rd
 JOB NO. Oakbrook IL

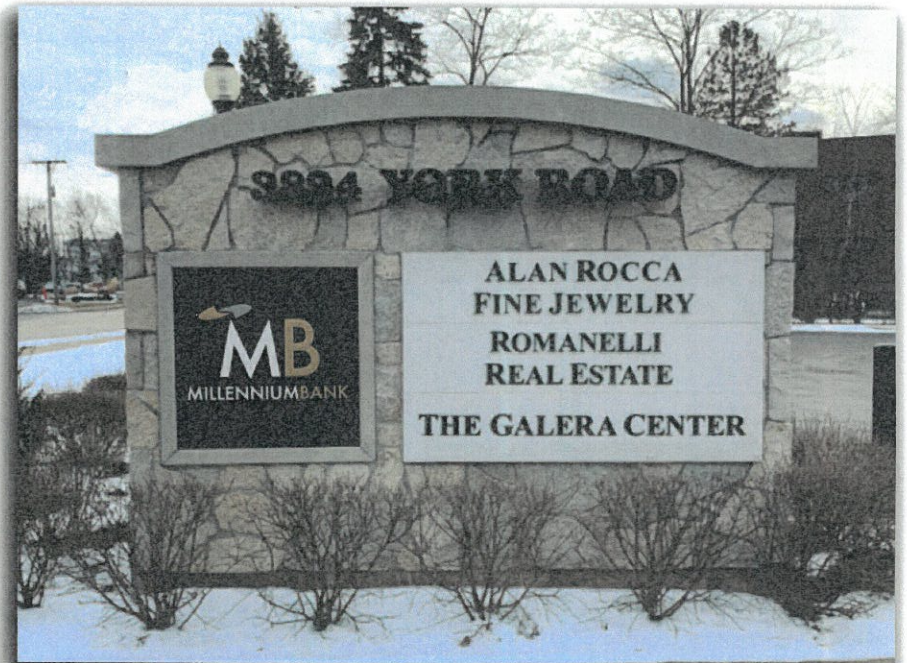
DATE: 6-5-24
 DRAWN BY: SA



The Holland Design Group Inc
 1000 Brown St. Woodstock, IL 60094
 847.509.8888
 www.hollanddesigngroup.com



Northwest Sign Elevation - Before



Northwest Sign Elevation - **AFTER**

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative
ROBBY WHITEHEAD

client

MB
MILLENNIUMBANK

3824 York Road
Oak Brook, IL 60523

drawn by
MEGAN K

* Job #: 24-9889
* 05-28-24
* rev.# 06-13-24

Comments:

SIGN CONCEPT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

Page 4



OAK BROOK
Illinois

ITEM 6.E.1.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
October 8, 2024

SUBJECT: RESOLUTION R-2237, A Resolution Approving the Final Plat of Consolidation for the Properties Commonly Known as 601 & 605 Harger Road, Oak Brook, Illinois

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2237, a Resolution approving the final plat of consolidation for the properties commonly known as 601 & 605 Harger Road, Oak Brook, Illinois

Background/History:

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

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

At their meeting on September 4, 2024, the Planning & Zoning Commission reviewed and deliberated on the petition. No members of the public spoke to the commission for or against the requested consolidation plat. The Planning & Zoning Commission discussed the Plat and asked about the reason(s) for the request. The questions were answered to the satisfaction of the Planning & Zoning Commission. By a vote of 8 to 0, the Planning & Zoning Commission recommended approval of the final plat for the Morfin's Plat of Consolidation as presented.

At the September 24, 2024 Board of Trustees meeting, the Village Attorney was directed to prepare the necessary resolution granting approval of a final plat to consolidate two lots into one lot for the properties located at 601 and 605 Harger Road.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2237, a Resolution approving the final plat of consolidation for the properties commonly known as 601 & 605 Harger Road, Oak Brook, Illinois

Attachments:

1. Final Ord and Plat R-2237

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2024-SR-FP-EX-R-2237

A RESOLUTION
APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE
PROPERTIES COMMONLY KNOWN AS 601 & 605 HARGER
ROAD, OAK BROOK, ILLINOIS

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 8th day of October 2024

RESOLUTION NO. 2024-SR-FP-EX-R-2237

A RESOLUTION
APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE PROPERTIES COMMONLY
KNOWN AS 601 & 605 HARGER ROAD, OAK BROOK, ILLINOIS

601 & 605 Harger Road,
Oak Brook, Illinois

PIN(s): 06-24-302-004 & 06-24-302-005

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

WHEREAS, DJK Custom Homes, Inc. (the "Owner") is the owner of record for the properties commonly known as 601 & 605 Harger Road, Oak Brook, Illinois, and identified by Permanent Index Nos. 06-24-302-004 & 06-24-302-005 (the "Subject Property");

WHEREAS, the Subject Property is legally described as follows:

PARCEL 1: LOTS 1 AND 2 IN THE FINAL PLAT OF SUBDIVISION FOR HARMON'S YORKSHIRE ESTATES, BEING A PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 27, 2018 AS DOCUMENT NUMBER R2018-036670, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2: EASEMENT FOR BENEFIT OF PARCEL 1 CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 30, 1997 DOCUMENT R97-165387 FOR SEWER AND WATER LINES.

WHEREAS, at its meeting on September 4, 2024, the Village of Oak Brook Planning & Zoning Commission (the "Commission") completed its review and deliberations on the Owner's application for the final plat to consolidate two adjacent lots into one single lot, with a total lot size when combined to be approximately 50,390 square feet;

WHEREAS, by a vote of 8 to 0, the Commission recommended approval of the request for a final plat of consolidation for the Subject Property; and

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

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

Section One – Recitals

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

Section Two -- Approval of Final Plat of Consolidation.

- A. Approval of Final Plat. Subject to and contingent upon the conditions set forth in Section Three of this Resolution, the Morfin's Final Plat of Consolidation, substantially in the form attached hereto and incorporated herein as Exhibit A (the "Final Plat"), is hereby approved.
- B. Authorization and Execution. The Village President, Clerk, and other appropriate Village officials are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat of Consolidation and the customary certifications indicating such approval.
- C. Recordation. Upon the execution of the Final Plat of Consolidation by all required parties, the Village Clerk is hereby directed to record the Final Plat of Consolidation with the Recorder of Deeds of DuPage County, Illinois, and the Village Clerk will then be authorized and directed to assess against and collect from the Owner any costs in connection with those actions and this Resolution.

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

- A. The Final Plat and final engineering review be approved by the Village Engineer; and
- B. The Owner and all subsequent owners of the Subject Property shall comply with all applicable requirements of law, including without limitation, federal, state, and local laws, ordinances, resolutions, and regulations, relating to the Subject Property.

Section Four – Effective Date

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

Section Five - Publication

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

Section Six – Conflict Clause

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

Section Seven – Saving Clause

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

Section Eight – Recording

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

PASSED THIS 8th day of October 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 8th day of October 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Morfin's Final Plat of Consolidation]

MORFIN FINAL PLAT OF CONSOLIDATION

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

OWNER SIGNATURE _____

PRINTED NAME _____

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

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THIS ____ DAY OF _____ A.D. 20____

NOTARY PUBLIC _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

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

OWNER - DJK CUSTOM HOMES, INC.

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

THIS ____ DAY OF _____ A.D. 20____

CHAIRMAN _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

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

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

VILLAGE CLERK _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

VILLAGE TREASURER _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

VILLAGE ENGINEER _____

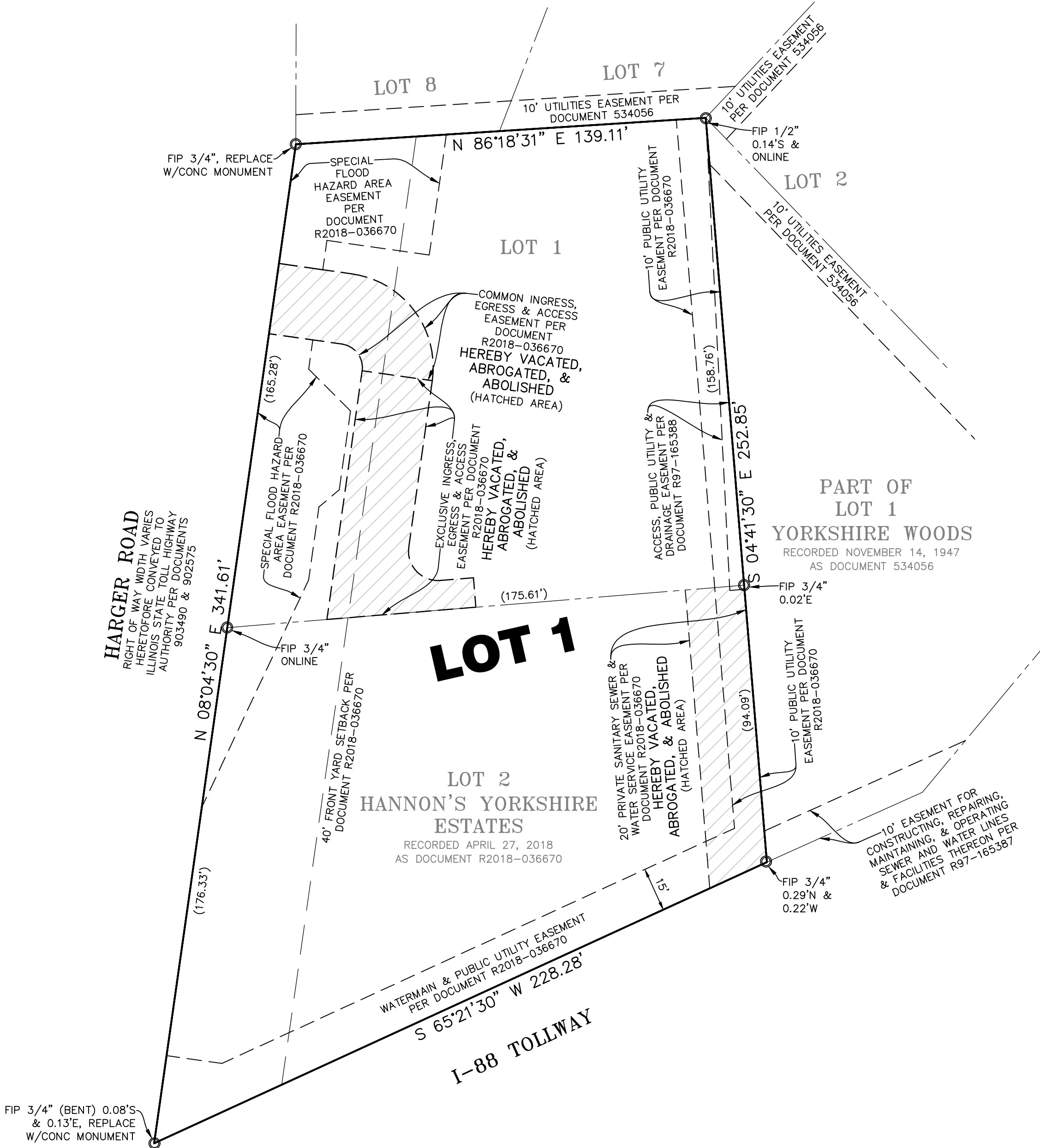
SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

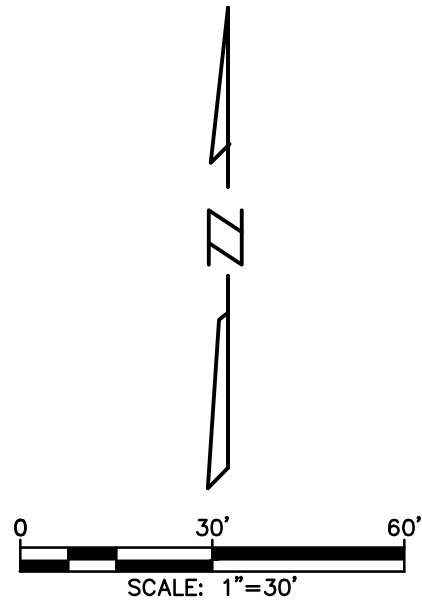
EXECUTIVE DIRECTOR _____



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

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

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



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

AREA SUMMARY

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

LEGEND

_____ = EX. PROPERTY LINE
_____ = EX. LOT LINE
_____ = EX. EASEMENT LINE
_____ = EX. SETBACK LINE

ABBREVIATIONS

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

RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

RECORDER OF DEEDS _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

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

____ DAY OF _____ A.D., 20____

COUNTY CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

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

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

GIVEN UNDER MY HAND AND SEAL AT WARRENVILLE, ILLINOIS,

THIS ____ DAY OF _____, 20____

FOR REVIEW

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

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

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



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

DRAWN BY: SDS

CHECKED BY: TBM

APPROVED BY: TBM



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

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

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

PREPARED FOR:

DJK CUSTOM HOMES, INC.

TITLE:

FINAL PLAT OF CONSOLIDATION
601 HARGER ROAD
OAK BROOK, ILLINOIS

SCALE: 1"=30'

DATE: 05-29-2024

JOB NO: W24021.00

SHEET 1 OF 1



OAK BROOK
Illinois

ITEM 9.A.1.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
October 8, 2024

SUBJECT: Installation of Ten Stop Signs in the Brook Forest Subdivision

FROM: Brian Strockis, Chief of Police

BUDGET SOURCE/BUDGET IMPACT: 362-62200 / \$3,036.50

RECOMMENDED MOTION: I move to approve Ordinance G-1259 amending Title 7, Motor Vehicles and Traffic, Chapter 2, Traffic Schedules and Resolution R-2238, a Resolution approving an agreement with Brook Forest Subdivision Homeowners Association as it relates to the installation of certain traffic control devices.

Background/History:

The Police Department met with representatives of the Brook Forest Subdivision regarding their concerns over vehicles traveling within the subdivision and cutting through the subdivision without any stop signs, specifically on Mockingbird Lane. Brook Forest HOA presented village staff with a signed petition by an overwhelming majority of residents on Mockingbird Lane in full support of adding additional stop signs.

A traffic study was conducted by Civiltech engineering. Given that Brook Forest subdivision is the largest subdivision in the Village of Oak Brook and the only subdivision with a school located interior to the subdivision, the subdivision experiences a high volume of exterior traffic as well as a high volume of children walking the streets to get to school.

The Brook Forest HOA has agreed to reimburse the Village for the cost of ten stop signs and installation at the following three intersections:

- A four-way stop at the intersection of Mockingbird Lane and Camelot Drive.
- A three-way stop at the intersection of Kingston Drive and Regent Drive.
- A three-way stop at the intersection of Mockingbird Lane and Regent Drive.

Recommendation:

Staff recommends that the Village Board approve Ordinance G-1259 to allow for the placement of ten stop signs in Brook forest and additionally approve Resolution R-2238, an agreement between the Village of Oak Brook and the Brook Forest Homeowners Association for reimbursement of \$3,036.50 for the cost and installation of ten stop signs.

Attachments:

1. OrdAmendTitle7Chapter2_BrookForest v2
2. ResApproveAgreement_BrookForest v2
3. Traffic Control Device Reimbursement Agreement v2
4. Quote 2659 (1)

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2024-TC-RR-G-1259

AN ORDINANCE
AMENDING TITLE 7 (MOTOR VEHICLES AND TRAFFIC)
CHAPTER 2 (TRAFFIC SCHEDULES) OF THE VILLAGE OF
OAK BROOK CODE OF ORDINANCES

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the ___th day of October 2024

ORDINANCE NO. 2024-TC-RR-G-1259

AN ORDINANCE
AMENDING TITLE 7 (MOTOR VEHICLES AND TRAFFIC) CHAPTER 2 (TRAFFIC
SCHEDULES) OF THE VILLAGE OF OAK BROOK CODE OF ORDINANCES

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

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

WHEREAS, pursuant to Illinois Vehicle Code (625 ILCS 5/ *et. seq.*) the Village has the authority to regulate traffic within the corporate boundaries of the Village;

WHEREAS, Title 7 (Motor Vehicles and Traffic) Chapter 2 (Traffic Schedules) provides for regulation of streets and thoroughfares within the corporate boundaries of the Village of Oak Brook;

WHEREAS, due to numerous resident concerns relating to speeding automobiles, general lack of pedestrian sidewalks, and the proximity of its roadways to the Brook Forest Elementary School, the Brook Forest Subdivision Homeowners Association (the "Association") requested that the Village install STOP sign traffic control devices at various locations on public roadway throughout Brook Forest Subdivision;

WHEREAS, although upon finding each concern individually may not warrant the installation of traffic control devices, when viewed in the aggregate, the existing set of circumstances within the Brook Forest Subdivision (the "Subdivision") is unique;

WHEREAS, the possibility of children from the Brook Forest Elementary School walking through the Subdivision without sidewalks or traffic control devices causes significant safety concerns;

WHEREAS, the Corporate Authorities are in agreement that the safety of Elementary School's students warrant the implementation of certain traffic calming measures to avoid any preventable accidents;

WHEREAS, accordingly, to address these concerns Village Staff is recommending the Corporate Authorities amend Title 7 (Motor Vehicles and Traffic) Chapter 2 (Traffic Schedules) of the Village Code to provide for: an all-way stop at the intersection of Mockingbird Lane and Camelot Drive; a three-way stop at the intersection of Kingston Drive and Regent Drive; and a three-way stop at the intersection of Mockingbird Lane and Regent Drive; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook are of the opinion that that it is in the best interests of the safety, health and welfare of the residents to amend the Village Code for the reason provided herein.

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

Section One – Recitals

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

Section Two – Amend Title 7 Chapter 2

Title 7 (Motor Vehicles and Traffic) Chapter 2 (Traffic Schedules) Schedule III and Schedule IV shall be amended as follows:

SCHEDULE III, STOP INTERSECTIONS

All traffic shall come to a complete stop before proceeding through the following intersections:

Mockingbird Lane and Camelot Drive

SCHEDULE IV, STOP STREETS

Traffic On	Will Stop At
<u>Mockingbird Lane</u>	<u>Regent Drive</u>
<u>Regent Drive</u>	<u>Mockingbird Lane</u>
<u>Regent Drive</u>	<u>Kingston Drive</u>
<u>Kingston Drive</u>	<u>Regent Drive</u>

Section Three – Codification

The title, chapter(s) and section(s) adopted by this Ordinance shall be numbered and placed in an appropriate title, chapter(s), and sections(s) sections when and during the codification of the Oak Brook Municipal Code.

Section Four - Conflict Clause

That all ordinances, parts of ordinances or board actions in conflict with the terms of this ordinance shall be repealed to the extent of said conflict.

Section Five – Effective Date

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

Section Six - Publication

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

Section Seven – Recording

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

Remainder of page intentionally left blank; roll call to follow

PASSED THIS ____th day of October 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS ____th day of October 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2024-PD-STP-SGN-R-2238

A RESOLUTION
APPROVING AN AGREEMENT WITH BROOK FOREST
SUBDIVISION HOMEOWNERS ASSOCIATION AS IT RELATES
TO THE INSTALLATION OF CERTAIN TRAFFIC CONTROL
DEVICES

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 8th day of October 2024

RESOLUTION NO. R-2024-PD-STP-SGN-R-2238

A RESOLUTION
APPROVING AN AGREEMENT WITH BROOK FOREST SUBDIVISION HOMEOWNERS
ASSOCIATION AS IT RELATES TO THE INSTALLATION OF CERTAIN TRAFFIC CONTROL
DEVICES

WHEREAS, the Village of Oak Brook (hereinafter the "Village") is a municipal corporation with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

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

WHEREAS, due to numerous resident concerns relating to speeding automobiles, general lack of pedestrian sidewalks, and the proximity of its roadways to the Brook Forest Elementary School, the Association requested that the Village install STOP sign traffic control devices at various locations on public roadway throughout Brook Forest Subdivision;

WHEREAS, pursuant to Illinois Vehicle Code (625 ILCS 5/ *et. seq.*) the Village has the authority to regulate traffic within the corporate boundaries of the Village;

WHEREAS, the Village is dedicated to keeping both its residents and the general public safe from any and all injury;

WHEREAS, upon examination of the Association's pedestrian safety concerns, although upon finding each concern individually may not warrant the installation of traffic control devices, when viewed in the aggregate, the existing set of circumstances within the Brook Forest Subdivision (the "Subdivision") is positively unique;

WHEREAS, the possibility of children from the Brook Forest Elementary School walking through the Subdivision without sidewalks or traffic control devices causes significant safety concerns;

WHEREAS, the Corporate Authorities are in agreement that the safety of Elementary School's students warrant the implementation of certain traffic calming measures to avoid any preventable accidents;

WHEREAS, accordingly, to address these concerns the Village agreeable to amending Title 7 (Motor Vehicles and Traffic) Chapter 2 (Traffic Schedules) of the Village Code to provide for: an all-way stop at the intersection of Mockingbird Lane and Camelot Drive; a three-way stop at the intersection of Kingston Drive and Regent Drive; and a three-way stop at the intersection of Mockingbird Lane and Regent Drive, as provided herein; and

WHEREAS, the Association desires to reimburse the Village for the installation of said traffic control devices and therefore Staff recommends the Corporate Authorities approve the Agreement, substantially in the form attached hereto and incorporated herein as EXHIBIT A; and

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

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

Section One – Recitals

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

Section Two – Approval

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

Section Three – Authorization and Direction

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

Section Four - Other Actions Authorized

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

Section Five - Authorization of Expenditures

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

Section Six - Acts of Village Officials

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

Section Seven – Effective Date

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

Section Eight - Publication

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

Section Nine – Conflict Clause

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

Section Ten – Saving Clause

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

Section Eleven – Recording

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

PASSED THIS 8th day of October 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 8th day of October 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

Agreement

REIMBURSEMENT AGREEMENT

THIS AGREEMENT made on this ____ day of _____, 2024 (the “Effective Date”) and is entered into by and between the Village of Oak Brook, an Illinois Municipal Corporation, whose principal place of business is located at 1200 Oak Brook Road Oak Brook, Illinois, (hereinafter the “Village”) and Brook Forest Subdivision Homeowners Association, an Homeowners Association organized under the laws of the State of Illinois whose principal place of business is located at _____ (hereinafter the “Association”).

WITNESSETH:

WHEREAS, due to numerous resident concerns relating to speeding automobiles, general lack of pedestrian sidewalks, and the proximity of its roadways to the Brook Forest Elementary School, the Association requested that the Village install STOP sign traffic control devices at various locations on public roadway throughout Brook Forest Subdivision;

WHEREAS, pursuant to Illinois Vehicle Code (625 ILCS 5/ *et. seq.*) the Village has the authority to regulate traffic within the corporate boundaries of the Village;

WHEREAS, the Village is dedicated to keeping both its residents and the general public safe from any and all injury;

WHEREAS, upon examination of the Association’s pedestrian safety concerns, although upon finding each concern individually may not warrant the installation of traffic control devices, when viewed in the aggregate, the existing set of circumstances within the Brook Forest Subdivision (the “Subdivision”) is unique;

WHEREAS, the possibility of children from the Brook Forest Elementary School walking through the Subdivision without sidewalks or traffic control devices causes significant safety concerns;

WHEREAS, the Corporate Authorities are in agreement that the safety of Elementary School’s students warrant the implementation of certain traffic calming measures to avoid any preventable accidents;

WHEREAS, accordingly, to address these concerns the Village agreeable to amending Title 7 (Motor Vehicles and Traffic) Chapter 2 (Traffic Schedules) of the Village Code to provide for: an all-way stop at the intersection of Mockingbird Lane and Camelot Drive; a three-way stop at the intersection of Kingston Drive and Regent Drive; and a three-way stop at the intersection of Mockingbird Lane and Regent Drive; and

WHEREAS, the Association desires to reimburse the Village for the installation of said traffic control devices; and

WHEREAS, the Parties hereto now desire to memorialize their understanding of the foregoing by means of executing this Agreement.

NOW THEREFORE, in consideration of the foregoing and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Immediately following the Village's approval and authorization to execute this Agreement, the Village shall consider the approval and adoption of an ordinance amending Title 7 (Motor Vehicles and Traffic) Chapter 2 (Traffic Schedules) of the Village Code to erect the traffic control devices at the specified locations referenced herein.
2. The Association hereby agrees that in the event the Village adopts said ordinance amending the Village Code to erect the traffic control devices at the specified locations referenced herein, the Association shall be obligated within thirty (30) days to reimburse the Village for one hundred percent (100%) of any and all costs and expenses incurred by the Village in relation to the purchase of the traffic control devices (the "Reimbursement Amount").
3. The Parties hereto agree that the Reimbursement Amount shall not exceed the total sum listed on the Quote, attached hereto and incorporated herein as Exhibit 1; and the Village shall bear any additional costs or expenses related to the installation of said traffic control devices.
4. In the event that the Village fails to adopt said ordinance amending the Village Code to erect the traffic control devices at the specified locations referenced herein within thirty (30) days of the Effective Date of this Agreement, this Agreement shall automatically terminate, and any obligations provided herein shall immediately be deemed null and void.
5. The Association agrees that, the Village shall not erect or install the traffic control devices referenced herein, until the Association satisfies the reimbursement obligations set forth in paragraph 2 above; and should the Association fail to do so, this Agreement shall automatically terminate, any obligations provided herein shall immediately be deemed null and void.
6. It is hereby expressed to be the intent of the parties to this Contract that should any provision, covenant, agreement, or portion of this Contract or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Contract and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Contract to the greatest extent permitted by applicable law.
7. No amendment or modification to this Contract shall be effective until it is reduced to writing and approved and executed by the corporate authorities of the parties in accordance with all applicable statutory procedures.
8. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Contractor except upon the prior written consent of the Village.
9. This Contract shall be governed by, construed, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any action arising out of or due to this Contract shall be in the Circuit Court for DuPage County, Illinois.

10. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one instrument. This Agreement may be executed electronically, and any signed copy of this Agreement transmitted by fax machine, email, or other electronic means shall be treated in all manners and respects as an original document.

11. The Parties hereto agree and affirm that the undersigned individuals are duly authorized to enter into the binding nature and execution of this Agreement;

IN WITNESS WHEREOF, the parties hereto have duly executed this agreement in DuPage County, Illinois, on the day and year first above written.

ASSOCIATION:

VILLAGE OF OAK BROOK:

By: _____

By: _____

Its: _____

Its: _____



High Star Traffic
Traffic Control & Protection
225 Miles Parkway
Bartlett, IL 60103
An Equal Opportunity Employer
Phone 630-293-0026

Quote

Date
9/3/2024

Quote No
2659

Customer

Oak Brook Village of
Attn Finance Dept
1200 Oak Brook Rd
Oak Brook, IL 60523

Ship To

Oak Brook Village of
Attn: Ben Savaglio
3003 Jorie Blvd
Oak Brook, IL 60523

Terms	Rep	FOB	Shipping Method	Estimated Ship Date	Page
Net 30	DMC	Bartlett IL	CPU		1

DESCRIPTION	QTY	UNIT PRICE	EXTENDED
30" DIA 080 Stop Sign	10	58.00	580.00*
18 X 6 DIA 080 All Way	10	12.95	129.50*
Telspar Post 1.75" 14GA 10'	10	54.00	540.00*
Telspar Anchor 2.00" 12GA 3'	10	32.55	325.50*
Flag Holder Bracket	10	13.75	137.50*
Orange Mesh Flag 18" X 18"	10	6.25	62.50*
30" HIP 080 Stop Ahead Symbol	10	90.20	902.00*
Barricade D-C LED Light Mono-Directional w Red Lens	10	35.95	359.50*

* means item is non-taxable

TOTAL AMOUNT 3,036.50

CUSTOMERS ARE RESPONSIBLE FOR SECURING AND STRAPPING OF THEIR ORDER

Orders for custom products cannot be cancelled or returned once an order has been placed. Returns of stock items will not be accepted without prior approval – call to discuss. Standard restocking fee is 25%. No returns will be authorized after 30 days.

Ship Date ____/____/____
of Packages _____ Weight _____
Delivered By: _____

Customer Signature

PRICE QUOTES WILL ONLY BE HELD FOR 7 DAYS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. ITEMS MAY BECOME UNAVAILABLE & LEAD TIMES WILL BE LONGER THAN USUAL.



OAK BROOK
Illinois

ITEM 13.A.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
October 8, 2024

SUBJECT: FOP Collective Bargaining Agreement

FROM: Greg Summers, Village Manager
Brian Strockis, Chief of Police

BUDGET SOURCE/BUDGET IMPACT: Budget impacts are outlined in the agreement and have been allocated for in the proposed 2025 Budget as presented at the October 1, 2024 Budget Workshop

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2213, Authorizing the Village President to execute, and the Village Clerk to attest, to a successor agreement between the Village of Oak Brook and the Fraternal Order of Police Labor Council.

Background/History:

Since October 2023, the Village has been in negotiations with the Fraternal Order of Police on a successor contract. The Village's Bargaining Team completed the negotiations with the Police Union and have obtained a tentative agreement. The Police Union has already voted to ratify the agreement, which agreement and details therein will be presented in the Executive Session.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2213, Authorizing the Village President to sign and the Village Clerk to attest to a successor agreement between the Village of Oak Brook and the Fraternal Order of Police, Labor Council.

Attachments:

1. ResApproveCollectiveBargainingAgreement_FOP (10-08-24)

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2024-PD-CNTRCT-R-2213

A RESOLUTION
APPROVING AND AUTHORIZING THE EXECUTION OF A
COLLECTIVE BARGAINING AGREEMENT BETWEEN THE
VILLAGE OF OAK BROOK AND THE FRATERNAL ORDER OF
POLICE

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 8th day of October 2024

RESOLUTION NO. 2024-PD-CNTRCT-R-2213

A RESOLUTION
APPROVING AND AUTHORIZING THE EXECUTION OF A COLLECTIVE BARGAINING
AGREEMENT BETWEEN THE VILLAGE OF OAK BROOK AND THE FRATERNAL ORDER
OF POLICE

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

WHEREAS, pursuant to the Illinois Municipal Code the Village is authorized to enter into collective bargaining agreements;

WHEREAS, the Village President and Board of Trustees (collectively the "Corporate Authorities") recognize that representatives of the Fraternal Order of Police (the "Union") have been participating in good faith bargaining and negotiations to reach an appropriate labor agreement between the Village and the Union;

WHEREAS, the Village and the Union have completed negotiations and have reached a tentative agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A, pending approval and ratification of the Corporate Authorities; and

WHEREAS, the Corporate Authorities have determined it to be in the best interests of the Village to enter into the collective bargaining Agreement for the foregoing reasons.

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

Section One – Recitals

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

Section Two – Approval

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

Section Three – Authorization and Direction

The Village President is hereby authorized to execute, and the Village Clerk is hereby authorized to attest the Agreement, substantially in the form attached hereto as Exhibit A.

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in

conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section Five - Authorization of Expenditures

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

Section Six - Acts of Village Officials

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

Section Seven – Effective Date

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

Section Eight - Publication

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

Section Nine – Conflict Clause

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

Section Ten – Saving Clause

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

Section Eleven – Recording

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

PASSED THIS 8th day of October 2024.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 8th day of October 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]