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

Regular Meeting
Tuesday, January 14, 2025
7:00 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. PRESIDENT'S OPENING COMMENTS

4. PUBLIC COMMENTS

5. APPROVAL OF MINUTES

   A. Regular Executive Meeting Minutes of October 22, 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: December 20, 2024 - $1,881,713.00
   Accounts Payable for Period Ending: January 8, 2025 - $3,332,150.59

      1. LEGAL SERVICES:

         a) Lamp Law LLC - Legal Services - November 2024 - $3,333.33 (FY24 YTD - $36,666.63)

         b) Lamp Law LLC - Legal Services - December 2024 - $3,333.33 (FY24 YTD - $39,999.96)

         c) Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. - Legal Services - November 2024 - $29,285.50 (FY24 YTD - $274,833.58)

         TOTAL LEGAL BUDGET FOR 2024 IS $342,284.00
         TOTAL LEGAL BILLS PAID FOR 2024 - YTD - $329,911.84

      2. Zoll Medical Corporation - Monitor/Defibrillator - Inv. 4089986 - $41,485.52

      3. DuPage Water Commission - November 2024 - $338,041.98

4. K-Five Construction Corporation - Oak Brook Various Street Project 2024 - $775,874.46

5. Enterprise FM Trust - Vehicles Leases for December 2024 - $45,303.23

6. Current Technologies Corporation - Storage Array Replacement - $35,083.87

7. Liftoff, LLC - Microsoft Office 365 License Renewal - $31,080.00

8. BCBSIL - Health Services - January 2025 - $238,717.51

9. Matthies Builders - Property at 31 Robinhood - Bond Refund - $21,330.00

10. DuPage County Collector - TIF Reserves Refund - $816,485.43

11. Oak Brook Fire and Police Pensions - Additional Contributions for 2024 - $2,000,000.00

B. Approval of Payroll Paydate: December 12, 2024 - $973,935.55 — Herman/Martin
Approval of Payroll Paydate: December 26, 2024 - $1,084,692.35

C. Village of Oak Brook – Monthly Financial Reports December 2024

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

1. Woodside and Forest Glen Watermain Replacement — Jain/Tiesenga

2. Golf Course Driving Range Pad — Jain/Tiesenga

3. Sport Core Compensatory Storage — Jain/Tiesenga

4. Jorie Blvd Bridge Repairs over Ginger Creek — Jain/Tiesenga

5. 2025 Streets Improvement – Construction Bids — Jain/Tiesenga

6. Water Disinfection Upgrades — Jain/Tiesenga

7. Water Reservoir Mixer Installation — Jain/Tiesenga

E. Development Services Referrals

1. 2222 35th St – Final Plat of Subdivision - The Midwest Club — Manzo/Tiesenga

2. 2109 Clearwater Dr. - Special Use – Smile Partners Dentist — Manzo/Tiesenga

3. 23 Concord Dr – FAR Variation – A & E Luxury Builders — Manzo/Tiesenga

F. Annual Scavenger License Renewal — Herman/Martin

G. Ordinances & Resolutions

1. ORDINANCE S-1719, An Ordinance Authorizing the Sale or Donation or Recycling or Disposal of Certain Items of Personal Property Owned By the Village of Oak Brook — Jain/Martin

7. ITEMS REMOVED FROM CONSENT AGENDA

8. BOARDS AND COMMISSION RECOMMENDATION

A.	2903 & 2905 Oak Brook Hills Rd – Final Plat of Consolidation	Manzo/Tiesenga
B.	Amendment to a Planned Development for Lot G – 1050 22nd Street – Oak Brook Commons	Manzo/Tiesenga
C.	Final Plat – Resubdivision – Lot G – 1050 22nd Street – Oak Brook Commons	Manzo/Tiesenga

9. ACTIVE BUSINESS

A. Ordinances & Resolutions

1.	RESOLUTION R-2262, A Resolution Authorizing an Agreement Between Club Car, LLC and Village of Oak Brook DBA Oak Brook Golf Club for the Renting and Installation of GPS Equipment On All Village Owned Golf Carts	Manzo/Martin
2.	ORDINANCE G-1267, An Ordinance Amending Title 4, Chapter 1, Section 8A of the Village Code of the Village of Oak Brook, Illinois, To Decrease the Number Authorized Class A-1 Liquor Licenses by one to Forty-Three and Class B Liquor Licenses by one to Nineteen for Michael Jordan's Restaurant.	Herman/Martin
3.	RESOLUTION R-2257, A Resolution Awarding a Professional Engineering Services Agreement to Christopher B. Burke Engineering LTD., of Rosemont, Illinois for the Village's Sports Core Property Improvements Project.	Jain/Tiesenga
4.	RESOLUTION R-2258, A Resolution Awarding a Professional Engineering Services Agreement to Baxter & Woodman, of Naperville, IL, for the 2025 Streets Improvement Project.	Jain/Tiesenga
5.	ORDINANCE G-1268, An Ordinance Amending Chapter 2 and Chapter 3 of Title 12, (the Golf Club Fees provided in 12-2-2 of the Code) and (the B&T Membership fees provided in 12-3-2 of the Code).	Manzo/Martin
6.	RESOLUTION R-2259, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of Golf Merchandise for the Oak Brook Golf Club	Manzo/Martin
7.	RESOLUTION R-2260, A Resolution Endorsing the Legislative Action Program of the DuPage Mayors and Managers Conference for the 2025 Legislative Session	Herman/Martin
8.	RESOLUTION R-2261, A Resolution Approving the Waiver of Competitive Bidding and Authorizing the Purchase of Library Materials from Authorized Distributors	Martin/Tiesenga
9.	RESOLUTION R-2263, A Resolution Authorizing and Approving the Second Amendment to the 2023 Professional Municipal Engineering Services Agreement	Manzo/Tiesenga

10. RESOLUTION R-2264, A Resolution Approving and Authorizing the Execution of an Agreement Between the Village of Oak Brook and M/I Homes of Chicago, LLC. Property Located at 100 S. 39th Street, Downers Grove, Illinois — Herman/Martin

B. Confirmation of Appointments

1. Various Boards, Commissions and Committees — Herman

10. BOARD UPDATES

11. 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.

ITEM 5.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
January 14, 2025

SUBJECT: Approval of Closed Meeting Minutes

FROM: Netasha Scarpiniti, Clerk

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to Approve the Executive Meeting Minutes of October 22, 2024

Background/History:
The Open Meetings Act requires that all public bodies shall keep written minutes of all their meetings, whether open or closed. The public body shall periodically, but no less than semi-annually, meet to review minutes of all closed sessions that had not been released to the public. At this time the Executive Minutes of October 22, 2024 are ready to be approved as written on January 14, 2025 but are not ready to be released to the Public.

These minutes are available for the Board to review in the December 10, 2024, Closed Session Board of Trustees Agenda Packet.

Recommendation:
Staff recommends hat the Board approves the Executive Meeting Minutes of October 22, 2024

Attachments:
None

Approval for Payroll Paydate: 12/12/24

Total Gross Payroll			**$**	**689,803.31**
Employee Deductions:				
Illinois Municipal Retirement Fund	$	13,554.49		
Police Pension Fund	$	18,495.33		
Fire Pension Fund	$	12,903.78		
Federal Tax Withholding	$	87,319.18		
State Tax Withholding	$	29,197.33		
Social Security and Medicare	$	24,163.81		
ICMA/NACO/457	$	27,346.28		
Court Orders	$	530.00		
Insurance Contributions	$	22,211.01		
Aflac Contributions	$	1,142.57		
Mo Vol Life	$	402.46		
Police Union Dues	$	1,836.00		
Fire Union Dues	$	1,398.19		
Public Works Union Dues	$	1,152.37		
125-Medical/Dependent Care	$	3,425.26		
Total Employee Deductions				**245,078.06**
Net Payroll			**$**	**444,725.25**
Village Expenses:				
Police Pension	$	77,359.53		
Fire Pension	$	75,676.22		
IMRF Pension	$	18,654.71		
Insurance Contributions	$	88,355.60		
Social Security and Medicare	$	24,086.18		
Total Village Expenses				**284,132.24**
Total Payroll (Gross Payroll plus Village Expenses)			**$**	**973,935.55**

Payroll Date: 12/12/24

Employee Deductions		Pension Deduction	Salary by Pension Plan	Percent of Pensionable Salary**
	Police	$ 18,495.33	$ 186,633.35	9.910%
	Fire	12,903.78	136,476.50	9.455%
	IMRF	9,682.39	228,388.34	4.239%
	Non-Pensionable	-		0.000%
			$ 551,498.19	

Village Payment into Pensions		Village Contribution	Percent of Payroll*	Percent "Match" of what Employee Contributes
	Police	$ 77,359.53	41.45%	418.3%
	Fire	75,676.22	55.45%	586.5%
	IMRF	18,654.71	8.67%	204.5%
		$ 171,690.46		

*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.

Approval for Payroll Paydate: 12/26/24

Total Gross Payroll			**$**	**788,357.01**
Employee Deductions:				
Illinois Municipal Retirement Fund	$	17,314.13		
Police Pension Fund	$	18,478.22		
Fire Pension Fund	$	15,210.74		
Federal Tax Withholding	$	110,783.00		
State Tax Withholding	$	33,908.97		
Social Security and Medicare	$	28,817.19		
ICMA/NACO/457	$	27,894.02		
Court Orders	$	530.00		
Insurance Contributions	$	21,908.81		
Aflac Contributions	$	1,142.57		
Mo Vol Life	$	402.46		
Police Union Dues	$	-		
Fire Union Dues	$	1,398.19		
Public Works Union Dues	$	1,152.37		
125-Medical/Dependent Care	$	3,424.90		
Total Employee Deductions				**282,365.57**
Net Payroll			**$**	**505,991.44**
Village Expenses:				
Police Pension	$	77,287.97		
Fire Pension	$	89,205.64		
IMRF Pension	$	12,817.27		
Insurance Contributions	$	88,734.97		
Social Security and Medicare	$	28,289.49		
Total Village Expenses				**296,335.34**
Total Payroll (Gross Payroll plus Village Expenses)			**$**	**1,084,692.35**

Payroll Date: 12/26/24

Employee Deductions		Pension Deduction	Salary by Pension Plan	Percent of Pensionable Salary**
	Police	$ 18,478.22	$ 186,460.78	9.910%
	Fire	15,210.74	160,875.77	9.455%
	IMRF	12,817.27	311,768.47	4.111%
	Non-Pensionable	-		0.000%
			$ 659,105.02	

Village Payment into Pensions		Village Contribution	Percent of Payroll*	Percent "Match" of what Employee Contributes
	Police	$ 77,287.97	41.45%	418.3%
	Fire	89,205.64	55.45%	586.5%
	IMRF	24,694.59	8.67%	210.9%
		$ 191,188.20		

*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

DECEMBER 2024

Executive Summary on Village Funds

Through December 31, 2024

Governmental Funds	YTD Revenues	YTD Expenditures	YTD Net Fund Increase (Decrease)	Estimated YTD Ending Fund Balance (Deficit)
General Fund (Major Fund) *Main operating fund of the Village.*	$ 33,067,388	$ 31,793,301	$ 1,274,087	$ 43,899,475
Hotel Fund (Major Fund) *Collects and spends resources from the 3% hotel/motel tax.*	$ 1,897,739	$ 351,759	$ 1,545,980	$ 5,317,177
Motor Fuel Tax Fund *Collects and spends resources from the State motor fuel tax.*	$ 463,498	$ 89,327	$ 374,171	$ 2,396,273
Infrastructure Fund (Major Fund) *Accounts for construction and maintenance of roadways, drainage, and safety path systems.*	$ 8,618,759	$ 2,688,126	$ 5,930,633	$ 20,355,140
Enterprise Funds				
Water Fund (Major Fund) *Collects user fees for the distribution of water and maintenance of infrastructure.*	$ 13,476,307	$ 11,326,558	$ 2,149,749	$ 24,068,392
Sports Core Fund (Major Fund) *Accounts for revenues and expenses relating to administration, programs, food and beverage operations, and golf course.*	$ 4,994,371	$ 4,675,983	$ 318,388	$ 3,222,276
Internal Service Funds				
Insurance Fund *Accounts for the Village's health insurance costs and the related contributions from the Village, employees, retirees, and other agencies.*	$ 2,904,947	$ 3,050,621	$ (145,674)	$ 419,769
Garage Fund *Accounts for the maintenance of the Village's vehicle fleet and the related departmental reimbursements.*	$ 745,103	$ 612,757	$ 132,346	$ 478,821
Equipment Replacement Fund *Accounts for the replacement of the Village's vehicle fleet and the related departmental contributions.*	$ 1,407,317	$ 1,130,079	$ 277,237	$ 3,325,194
			$ 11,856,917	

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 December 31, 2024

	12/31/23 YTD Actual	12/31/24 YTD Actual	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Sales Tax	$ 17,498,014	17,917,391	$ 16,496,604	108.6%	$ 16,496,604	$ 419,378
State Income Tax	1,303,915	1,386,575	1,311,000	105.8%	1,311,000	82,660
Replacement Tax	869,774	521,793	751,015	69.5%	751,015	(347,982)
Road & Bridge Tax	37,643	40,074	35,000	114.5%	35,000	2,431
Local Use Tax	320,810	305,750	336,000	91.0%	336,000	(15,060)
Cannabis Use Tax	12,361	13,033	13,180	98.9%	13,180	672
Grants	717,733	312,652	165,662	188.7%	165,662	(405,081)
Utility/Telecom. Tax	4,286,590	3,116,055	4,600,000	67.7%	4,600,000	(1,170,535)
Licenses and Permits	3,843,934	2,161,436	2,247,810	96.2%	2,247,810	(1,682,498)
Charges for Services	2,298,448	3,075,601	2,174,650	141.4%	2,174,650	777,153
Investment Interest	1,811,615	1,971,450	450,000	438.1%	450,000	159,835
Miscellaneous Income	2,246,763	1,369,638	916,070	149.5%	916,070	(877,125)
Total Operating Revenues	**$ 35,247,600**	**$ 32,191,448**	**$ 29,496,991**	**109.1%**	**$ 29,496,991**	**$ (3,056,152)**
OPERATING EXPENDITURES						
Personnel	$ 23,085,388	$ 24,048,912	$ 22,565,214	106.6%	$ 22,565,214	$ 963,524
Materials and Supplies	608,023	589,896	661,594	89.2%	661,594	$ (18,127)
Operation and Contract	4,895,041	5,787,145	6,324,313	91.5%	6,324,313	$ 892,104
Other Expenditures	8,517	824,958	9,900	8332.9%	9,900	$ 816,441
Capital Outlay	1,142,730	542,390	663,107	81.8%	663,107	$ (600,340)
Total Operating Expenditures	**$ 29,739,699**	**$ 31,793,301**	**$ 30,224,129**	**105.2%**	**$ 30,224,129**	**$ 2,053,602**
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	**$ 5,507,901**	**$ 398,147**	**$ (727,137)**	**-54.8%**	**$ (727,137)**	**$ (5,109,754)**
INTERFUND TRANSACTIONS						
Transfers In	$ -	$ -	$ -	N/A	$ -	$ -
Transfers Out	1,500,000			N/A		(1,500,000)
Reimbursements From Other Funds	716,572	875,940	875,938	100.0%	875,938	159,368
Reimbursements To Other Funds	-	-	100,000	0.0%	100,000	-
Sports Core Loan				N/A	-	-
Total Interfund Transactions	**$ 2,216,572**	**$ 875,940**	**$ 975,938**	**89.8%**	**$ 975,938**	**$ (1,340,632)**
NET FUND INCREASE (DECREASE)	**$ 7,724,473**	**$ 1,274,087**	**$ 248,801**		**$ 248,801**	**$ (6,450,386)**

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

	12/31/23 YTD Actual	12/31/24 YTD Actual	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Hotel Tax	$ 1,576,776	$ 1,688,948	$ 1,450,000	116.5%	$ 1,450,000	$ 112,171
Investment Interest	138,687	206,792	25,000	827.2%	25,000	68,104
Loan Interest	4,000	2,000	2,000	100.0%	2,000	(2,000)
Miscellaneous	100,000	-	-		-	(100,000)
Total Operating Revenues	**$ 1,819,464**	**$ 1,897,739**	**$ 1,477,000**	**128.5%**	**$ 1,477,000**	**$ 78,276**
EXPENDITURES						
Personnel	$ -	$ 64,863	$ 14,928	434.5%	$ -	$ 64,863
Operation and Contract	418,249	33,961	705,045	4.8%	705,045	(384,289)
Capital Outlay	-	9,023	275,000	3.3%	275,000	9,023
Total Expenditures	**$ 418,249**	**$ 107,847**	**$ 994,973**	**10.8%**	**$ 980,045**	**$ (310,402)**
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	**$ 1,401,214**	**$ 1,789,892**	**$ 496,955**	**360.2%**	**$ 496,955**	**$ 388,678**
INTERFUND TRANSACTIONS						
Transfer Out	$ -	$ -	$ -	N/A	$ -	$ -
Reimbursements to Other Funds	(320,363)	(243,912)	(243,915)	100.0%	(243,915)	76,451
Total Interfund Transactions	**$ (320,363)**	**$ (243,912)**	**$ (243,915)**	**100.0%**	**$ (243,915)**	**$ 76,451**
NET FUND INCREASE (DECREASE)	**$ 1,080,851**	**$ 1,545,980**	**$ 253,040**		**$ 253,040**	**$ 465,129**

Note - Expenditures are recorded in program 171.

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

	12/31/23 YTD Actual	12/31/24 YTD Actual	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Non-Home Rule Sales Tax	$ 7,528,765	$ 7,738,573	$ 6,703,000	115.4%	$ 6,703,000	$ 209,808
Charges for Services	-	-	-	N/A		$ -
Investment Interest	562,842	877,391	125,000	701.9%	125,000	314,549
Grants	-	-	-	N/A	-	-
Miscellaneous	102,362	2,795	23,000	12.2%	23,000	(99,567)
Total Operating Revenues	**$ 8,193,969**	**$ 8,618,759**	**$ 6,851,000**	**125.8%**	**$ 6,851,000**	**$ 424,790**
OPERATING EXPENDITURES						
Personnel	$ 37,091	$ 22,871	$ -	N/A	$ -	$ (14,219)
Materials and Supplies	161,277	19,571	46,500	42.1%	46,500	(141,706)
Operation and Contract	987,608	1,210,499	1,742,968	69.5%	1,742,968	222,890
Other Expenditures	-	-	339,899	0.0%	339,899	-
Capital Outlay	1,999,234	1,403,181	3,383,775	41.5%	3,383,775	(596,053)
Total Operating Expenditures	**$ 3,185,209**	**$ 2,656,122**	**$ 5,513,142**	**48.2%**	**$ 5,513,142**	**$ (529,088)**
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	**$ 5,008,759**	**$ 5,962,637**	**$ 1,337,858**	**445.7%**	**$ 1,337,858**	**$ 953,878**
INTERFUND TRANSACTIONS						
Transfers In	$ 1,000,000	$ -	$ -	N/A	$ -	$ (1,000,000)
Reimbursements From Other Funds	199,430	-	-	N/A	-	(199,430)
Reimbursements To Other Funds	(311,575)	(32,004)	-	N/A	-	279,571
Total Interfund Transactions	**$ 887,855**	**$ (32,004)**	**$ -**	**N/A**	**$ -**	**$ (919,859)**
NET FUND INCREASE (DECREASE)	**$ 5,896,615**	**$ 5,930,633**	**$ 1,337,858**		**$ 1,337,858**	**$ 34,018**

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

	12/31/23 YTD Actual	12/31/24 YTD Actual	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	Difference Prior Year
OPERATING REVENUES						
Plan Review Fees	$ 1,725	$ 1,877	$ 525	357.5%	$ 525	$ 152
Building/Inspection Fees	1,350	-	2,000	0.0%	2,000	(1,350)
Water Sales	9,717,533	10,677,338	10,720,000	99.6%	10,720,000	959,804
Unmetered Sales	56,465	51,579	65,000	79.4%	65,000	(4,886)
Water Connection Fees	153,640	80,500	140,000	57.5%	140,000	(73,140)
Fire Service Charge	-	-	-	N/A	-	-
Meter Charges	17,828	15,140	17,300	87.5%	17,300	(2,688)
Special Services	27,392	30,108	10,000	301.1%	10,000	2,716
Investment Interest	1,150,165	1,387,584	350,000	396.5%	350,000	237,419
Grants	-	1,090,855	-	N/A	-	1,090,855
Miscellaneous	109,291	141,327	1,149,730	12.3%	1,149,730	32,036
Total Operating Revenues	**$ 11,235,390**	**$ 13,476,307**	**$ 12,454,555**	**108.2%**	**$ 12,454,555**	**$ 2,240,918**
OPERATING EXPENDITURES						
Personnel	$ 704,276	$ 596,784	$ 786,413	75.9%	$ 786,413	$ (107,493)
Materials and Supplies	102,489	127,765	137,216	93.1%	137,216	25,276
Operation and Contract	5,870,474	6,101,682	7,101,369	85.9%	7,101,369	231,207
Capital Outlay	1,170,961	4,063,443	5,690,000	71.4%	5,690,000	2,892,483
Total Expenditures	**$ 7,848,201**	**$ 10,889,674**	**$ 13,714,999**	**79.4%**	**$ 13,714,999**	**$ 3,041,473**
Surplus (Deficit) of Revenues Over Expenditures	**$ 3,387,189**	**$ 2,586,633**	**$ (1,260,444)**	**-205.2%**	**$ (1,260,444)**	**$ (800,556)**
INTERFUND TRANSACTIONS						
Reimbursements To Other Funds	$ (171,048)	$ (436,884)	$ (436,879)	100.0%	$ (436,879)	$ (265,836)
Total Interfund Transactions	**$ (171,048)**	**$ (436,884)**	**$ (436,879)**	**100.0%**	**$ (436,879)**	**$ (265,836)**
Fund Increase/(Decrease) - Budgetary Basis	**$ 3,216,141**	**$ 2,149,749**	**$ (1,697,323)**		**$ (1,697,323)**	**$ (1,066,391)**
ADUSTMENTS TO GAAP BASIS*						
Remove Capital Outlay	$ 1,170,961	$ 4,063,443				
Depreciation Expense	(191,667)	(575,000)				
IMRF Pension Expense	(15,000)	(45,000)				
OPEB Expense	(10,000)	(30,000)				
Total GAAP Adjustments	**$ 954,294**	**$ 3,413,443**				
Fund Increase/(Decrease) - GAAP Basis	**$ 4,170,435**	**$ 5,563,193**				

*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 December 31, 2024

	B&T Recreation Operations	Field Operations	Clubhouse Operations	Golf Club	12/31/24 YTD Total	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	12/31/23 YTD Total	Difference Prior Year
OPERATING REVENUES										
Memberships	$ 431,143	$ -	$ -	$ 393,375	$ 824,518	$ 950,725	86.7%	$ 950,725	$ 887,047	$ (62,530)
Greens Fees	-	-	-	1,760,471	1,760,471	1,405,000	125.3%	1,405,000	1,430,805	329,666
Golf Surcharge	-	-	-	236,378	236,378	53,143	444.8%	53,143	142,980	93,398
Pro Shop Sales	-	-	-	167,281	167,281	218,000	76.7%	218,000	195,557	(28,276)
Golf Lessons	-	-	-	35,035	35,035	45,000	77.9%	45,000	24,872	10,163
Driving Range Fees	-	-	-	534,640	534,640	390,000	137.1%	390,000	402,126	132,514
Rentals	-	193,680	145,355	706,144	1,045,179	998,200	104.7%	998,200	926,182	118,997
Programs/User Fees	141,969	-	-	-	141,969	109,800	129.3%	109,800	114,020	27,948
Food Sales	8,587	-	-	77,435	86,022	47,900	179.6%	47,900	295,170	(209,149)
Beverage Sales	-	-	-	13,039	13,039	77,650	16.8%	77,650	503,554	(490,515)
Taste of Oak Brook	-	-	-	-	-	-	N/A	-	-	-
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	97,291	-	-	12,541	109,833	99,160	110.8%	99,160	50,817	59,015
Total Operating Revenues	**$ 678,989**	**$ 193,680**	**$ 145,355**	**$ 3,936,339**	**$ 4,954,363**	**$ 4,394,578**	**112.7%**	**$ 4,394,578**	**$ 4,973,132**	**$ (18,769)**
OPERATING EXPENDITURES										
Personnel	$ 237,164	$ -	$ -	$ 1,186,247	$ 1,423,411	$ 1,394,980	102.0%	$ 1,671,380	$ 1,453,519	$ (30,108)
Materials & Supplies	39,749	-	7,454	399,337	446,540	433,253	103.1%	718,900	787,761	(341,220)
Operational & Contractual	564,998	45,452	46,615	390,268	1,047,332	1,084,243	96.6%	942,765	936,747	110,586
Other	-	-	-	-	-	-	N/A	-	-	-
Capital	732,087	-	-	823,465	1,555,551	1,076,255	144.5%	466,750	231,855	1,323,697
Total Operating Expenditures	**$ 1,573,998**	**$ 45,452**	**$ 54,069**	**$ 2,799,316**	**$ 4,472,835**	**$ 3,988,730**	**112.1%**	**$ 3,799,795**	**$ 3,409,881**	**$ 1,062,954**
B&T Administration Overhead Allocation*	$ 37,457	$ -	$ (12,500)	$ (24,957)	$ -	$ (24,957)	N/A	(24,957)	$ -	$ (24,957)
Operating Revenues Over (Under) Expenditures	**$ (857,552)**	**$ 148,228**	**$ 78,786**	**$ 1,112,066**	**$ 481,528**	**$ 380,890**	**126.4%**	**$ 569,826**	**$ 1,563,250**	**$ (1,106,679)**
INTERFUND TRANSACTIONS										
Interfund Loan**	$ -	$ -	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -
Transfer From General Fund	-	-	-	-	-	-	N/A	-	-	-
Reimbursement From Infrastructure Fund	-	-	-	-	-	-	N/A	-	-	-
Reimbursement From Water Fund	40,008	-	-	-	40,008	40,000	100.0%	40,000	-	40,008
Reimbursement To General Fund	(50,784)	-	-	(152,364)	(203,148)	(199,587)	101.8%	(199,587)	(74,218)	(128,930)
Total Interfund Transactions	**$ (10,776)**	**$ -**	**$ -**	**$ (152,364)**	**$ (163,140)**	**$ (159,587)**	**102.2%**	**$ (159,587)**	**$ (74,218)**	**$ (88,922)**
Total Revenues Over (Under) Expenditures - Budgetary Basis	$ (868,328)	$ 148,228	$ 78,786	$ 959,702	$ 318,388	$ 221,303		$ 410,239	$ 1,489,032	$ (1,195,601)
ADUSTMENTS TO GAAP BASIS**										
Remove Capital Outlay	$ 732,087	$ -	$ -	$ 823,465	$ 1,555,551				$ 231,855	
Depreciation Expense	(168,227)	(1,685)	(25,000)	(246,300)	(441,212)				(441,212)	
IMRF Pension Expense	(2,050)	-	(1,250)	(24,500)	(27,800)				(27,800)	
OPEB Expense	-	-	(1,250)	(28,000)	(29,250)				(29,250)	
Total GAAP Adjustments	**$ 561,810**	**$ (1,685)**	**$ (27,500)**	**$ 524,665**	**$ 1,057,289**				**$ (266,407)**	
Fund Increase/(Decrease) - GAAP Basis	**$ (306,518)**	**$ 146,543**	**$ 51,286**	**$ 1,484,367**	**$ 1,375,677**				**$ 1,222,625**	

*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 December 31, 2024

	811 B&T Admin	812 Swimming	813 Tennis	822 Poolside Café	12/31/24 YTD Total	12/31/24 YTD Adopted Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	12/31/23 YTD Total	Difference Prior Year
OPERATING REVENUES										
Memberships	$ -	$ 403,800	$ 27,343	$ -	$ 431,143	$ 442,775	97.4%	$ 442,775	$ 406,947	$ 24,196
Programs/User Fees	-	80,163	61,806	-	141,969	109,800.00	129.3%	109,800	114,020	27,948
Food Sales	-	-	-	8,587	8,587	6,000.00	143.1%	6,000	48,507	-
Beverage Sales	-	-	-	-	-	2,400.00	0.0%	2,400	18,909	-
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	87,691	-	2,350	7,250	97,291	90,160	107.9%	90,160	16,390	80,901
Total Operating Revenues	**$ 87,691**	**$ 483,963**	**$ 91,498**	**$ 15,837**	**$ 678,989**	**$ 651,135**	**104.3%**	**$ 651,135**	**$ 604,773**	**$ 133,045**
OPERATING EXPENDITURES										
Personnel	$ 185,664	$ 51,500	$ -	$ -	$ 237,164	$ 251,888	94.2%	$ 251,888	$ 63,970	$ 173,194
Materials & Supplies	21	22,594	15,470	1,665	39,749	45,380	87.6%	45,380	64,421	(24,672)
Operational & Contractual	175,856	290,828	97,551	763	564,998	573,034	98.6%	573,034	445,966	119,032
Other	-	-	-	-	-	-	N/A	-	-	-
Capital	637,131	94,956	-	-	732,087	874,500	83.7%	874,500	38,207	693,880
Total Operating Expenditures	**$ 998,671**	**$ 459,878**	**$ 113,021**	**$ 2,428**	**$ 1,573,998**	**$ 1,744,801**	**90.2%**	**$ 1,744,801**	**$ 612,564**	**$ 961,434**
B&T Administration Overhead Allocation*	$ 104,500	$ (41,118)	$ (11,425)	$ (14,500)	$ 37,457	$ -	N/A	$ 37,457	$ 43,784	$ (6,327)
Operating Revenues Over (Under) Expenditures	**$ (806,480)**	**$ (17,034)**	**$ (32,947)**	**$ (1,091)**	**$ (857,552)**	**$ (1,093,667)**	**78.4%**	**$ (1,056,210)**	**$ 35,993**	**$ (834,716)**
Transfer From General Fund	$ -	$ -	$ -	$ -	$ -	$ -	N/A	-		-
Reimbursement From Infrastructure Fund	-	-	-	-	-	-	N/A	-	-	-
Reimbursement From Water Fund	40,008	-	-	-	40,008	40,000	100.0%	40,000	-	40,008
Reimbursement To General Fund	(50,784)	-	-	-	(50,784)	(47,229)	107.5%	(47,229)	(53,976)	3,192
Total Interfund Transactions	**$ (10,776)**	**$ -**	**$ -**	**$ -**	**$ (10,776)**	**$ (7,229)**	**149.1%**	**$ (7,229)**	**$ (53,976)**	**$ 43,200**
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ (817,256)**	**$ (17,034)**	**$ (32,947)**	**$ (1,091)**	**$ (868,328)**	**$ (1,100,896)**		**$ (1,063,439)**	**$ (17,983)**	**$ (791,516)**
ADUSTMENTS TO GAAP BASIS**										
Remove Capital Outlay	$ 637,131	$ 94,956	$ -	$ -	$ 732,087				$ 38,207	
Depreciation Expense	(64,359)	(100,000)	(2,700)	(1,168)	(168,227)				(168,227)	
IMRF Pension Expense	(2,000)	-	-	(50)	(2,050)				(2,050)	
Total GAAP Adjustments	**$ 570,772**	**$ (5,044)**	**$ (2,700)**	**$ (1,218)**	**$ 561,810**				**$ (132,070)**	
Fund Increase/(Decrease) - GAAP Basis	**$ (246,484)**	**$ (22,078)**	**$ (35,647)**	**$ (2,309)**	**$ (306,518)**				**$ (150,053)**	

*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 December 31, 2024

	815 Polo	816 Open Fields	12/31/24 YTD Total	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	12/31/23 YTD Total	Difference Prior Year
OPERATING REVENUES								
Field Rentals	$ -	$ 193,680	193,680	$ 193,000	100.4%	$ 193,000	$ 189,003	$ 4,676
Range Rentals	-	-	-	-	N/A	-	86,080	(86,080)
Taste of Oak Brook	-	-	-	-	N/A	-	-	-
Other Revenue	-	-	-	-	N/A	-	-	-
Total Operating Revenues	**$ -**	**$ 193,680**	**$ 193,680**	**$ 193,000**	**100.4%**	**$ 193,000**	**$ 275,083**	**$ (81,404)**
OPERATING EXPENDITURES								
Personnel	$ -	$ -	$ -	$ -	N/A		$ -	$ -
Materials & Supplies	-	-	-	9,490	0.0%	$ 9,490	1,064	(1,064)
Operational & Contractual	-	45,452	45,452	76,050	59.8%	76,050	42,488	2,964
Other	-	-	-	-	N/A	-	-	-
Capital	-	-	-	46,000	0.0%	46,000	-	-
Total Operating Expenditures	**$ -**	**$ 45,452**	**$ 45,452**	**$ 131,540**	**34.6%**	**$ 131,540**	**$ 43,552**	**$ 1,900**
Operating Revenues Over (Under) Expenditures	**$ -**	**$ 148,228**	**$ 148,228**	**$ 61,460**	**241.2%**	**$ 61,460**	**$ 231,531**	**$ (83,303)**
INTERFUND TRANSACTIONS								
Transfer From Hotel Tax Fund	$ -	$ -	$ -	$ -	N/A	$ -	$ -	$ -
Total Interfund Transactions	**$ -**	**$ -**	**$ -**	**$ -**	**N/A**	**$ -**	**$ -**	**$ -**
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ -**	**$ 148,228**	**$ 148,228**	**$ 61,460**		**$ 61,460**	**$ 231,531**	**$ (83,303)**
ADUSTMENTS TO GAAP BASIS**								
Remove Capital Outlay	$ -	$ -	$ -				$ -	
Depreciation Expense	-	(1,685)	(1,685)				(1,685)	
Total GAAP Adjustments	**$ -**	**$ (1,685)**	**$ (1,685)**				**$ (1,685)**	
Fund Increase/(Decrease) - GAAP Basis	**$ -**	**$ 146,543**	**$ 146,543**				**$ 229,846**	

*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 December 31, 2024

	821 B&T Clubhouse	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	12/31/23 YTD Total	Difference Prior Year
OPERATING REVENUES						
Rentals	$ 145,355	$ 233,000	62.4%	$ 233,000	$ 151,968	$ (6,613)
Other Revenue	-	-	0.0%	-	-	-
Total Operating Revenues	**$ 145,355**	**$ 233,000**	**62.4%**	**$ 233,000**	**$ 151,968**	**$ (6,613)**
OPERATING EXPENDITURES						
Personnel	$ -	$ -	N/A	$ -	$ 15,039	$ (15,039)
Materials & Supplies	7,454	13,750	54.2%	13,750	14,046	(6,592)
Operational & Contractual	46,615	52,978	88.0%	52,978	69,875	(23,260)
Capital	-	-	N/A	-	-	-
Total Operating Expenditures	**$ 54,069**	**$ 66,728**	**81.0%**	**$ 66,728**	**$ 98,961**	**$ (44,891)**
B&T Administration Overhead Allocation*	$ (12,500)	$ -	N/A	$ (12,500)	$ (43,784)	$ 31,284
Operating Revenues Over (Under) Expenditures	**$ 78,786**	**$ 166,272**	**47.4%**	**$ 153,772**	**$ 9,224**	**$ 69,562**
INTERFUND TRANSACTIONS						
Transfer From General Fund	$ -	$ -	0.0%	$ -	$ -	$ -
Total Interfund Transactions	**$ -**	**$ -**	0.0%	**$ -**	**$ -**	**$ -**
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ 78,786**	**$ 166,272**		**$ 153,772**	**$ 9,224**	**$ 69,562**
ADUSTMENTS TO GAAP BASIS**						
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	**$ 51,286**				**$ (18,276)**	

*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 December 31, 2024

	823 Golf Café	831 Golf General Operation	832 Golf Learning & Practice	833 Golf Cart Operations	834 Golf Course Maintenance	12/31/24 YTD Total	12/31/24 YTD Amended Budget	12/31/24 % of YTD Amended Budget	2024 Adopted Budget	12/31/23 YTD Total	Difference Prior Year
OPERATING REVENUES											
Memberships	$ -	$ 393,375	$ -	$ -	$ -	$ 393,375	$ 507,950	77.4%	$ 507,950	$ 480,100	$ (86,725)
Greens Fees	-	1,760,471	-	-	-	1,760,471	1,405,000	125.3%	1,405,000	1,430,805	329,666
Surcharge	-	236,378				236,378	53,143	444.8%	53,143	142,980	93,398
Pro Shop Sales	-	167,281	-	-	-	167,281	218,000	76.7%	218,000	195,557	(28,276)
Golf Lessons	-	-	35,035	-	-	35,035	45,000	77.9%	45,000	24,872	10,163
Driving Range Fees	-	-	534,640	-	-	534,640	390,000	137.1%	390,000	402,126	132,514
Rentals	29,250	3,420	68,412	605,062	-	706,144	572,200	123.4%	572,200	499,131	207,013
Food Sales	77,435	-	-	-	-	77,435	41,900	184.8%	41,900	246,663	(169,228)
Beverage Sales	13,039	-	-	-	-	13,039	75,250	17.3%	75,250	484,645	(471,606)
Other Revenue	-	12,541	-	-	-	12,541	9,000	139.3%	9,000	34,427	(21,886)
Total Operating Revenues	**$ 119,724**	**$ 2,573,466**	**$ 638,087**	**$ 605,062**	**$ -**	**$ 3,936,339**	**$ 3,317,443**	**118.7%**	**$ 3,317,443**	**$ 3,941,307**	**$ (4,968)**
OPERATING EXPENDITURES											
Personnel	$ 5,184	$ 354,355	$ 63,030	$ 80,773	$ 682,905	$ 1,186,247	$ 1,143,092	103.8%	$ 1,143,092	$ 1,374,510	$ (188,263)
Materials & Supplies	(874)	202,581	19,898	1,274	176,458	399,337	364,633	109.5%	364,633	708,229	(308,893)
Operational & Contractual	3,912	256,579	46,904	32,959	49,914	390,268	382,181	102.1%	382,181	378,418	11,850
Other	-		-	-		-	-	N/A	-	-	-
Capital	-	11,260	-	671,600	140,605	823,465	155,755	528.7%	155,755	193,648	629,817
Total Operating Expenditures	**$ 8,222**	**$ 824,775**	**$ 129,831**	**$ 786,606**	**$ 1,049,882**	**$ 2,799,316**	**$ 2,045,661**	**136.8%**	**$ 2,045,661**	**$ 2,654,805**	**$ 144,511**
Operating Revenues Over (Under) Expenditures	**$ 111,502**	**$ 1,748,691**	**$ 508,256**	**$ (181,544)**	**$ (1,049,882)**	**$ 1,137,023**	**$ 1,271,782**	**89.4%**	**$ 1,271,782**	**$ 1,286,502**	**$ (149,479)**
INTERFUND TRANSACTIONS											
Overhead Charge	$ -	$ (24,957)	$ -	$ -	$ -	$ (24,957)	$ (24,957)	100.0%	$ (24,957)	$ -	$ (24,957)
Transfers from Other Fund	-	-	-	-	-	-	-	0.0%	150,000	-	-
Reimbursement to General Fund	-	(152,364)	-	-	-	(152,364)	(152,358)	100.0%	(152,358)	(20,242)	(132,122)
Total Interfund Transactions	**$ -**	**$ (177,321)**	**$ -**	**$ -**	**$ -**	**$ (177,321)**	**$ (177,315)**	**100.0%**	**$ (27,315)**	**$ (20,242)**	**$ (157,079)**
Total Revenues Over (Under) Expenditures - Budgetary Basis	**$ 111,502**	**$ 1,571,370**	**$ 508,256**	**$ (181,544)**	**$ (1,049,882)**	**$ 959,702**	**$ 1,094,467**		**$ 1,244,467**	**$ 1,266,260**	**$ (306,558)**
ADUSTMENTS TO GAAP BASIS*											
Remove Capital Outlay	$ -	$ 11,260	$ -	$ 671,600	$ 140,605	$ 823,465				$ 193,648	
Depreciation Expense	(1,000)	(105,000)	(2,300)	(13,000)	(125,000)	(246,300)				(246,300)	
IMRF Pension Expense	(2,500)	(10,000)	(1,000)	-	(11,000)	(24,500)				(24,500)	
OPEB Expense	(3,000)	(15,000)	-	-	(10,000)	(28,000)				(28,000)	
Total GAAP Adjustments	**$ (6,500)**	**$ (118,740)**	**$ (3,300)**	**$ 658,600**	**$ (5,396)**	**$ 524,665**				**$ (105,152)**	
Fund Increase/(Decrease) - GAAP Basis	**$ 105,002**	**$ 1,452,630**	**$ 504,956**	**$ 477,056**	**$ (1,055,277)**	**$ 1,484,367**				**$ 1,161,108**	

*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
January 14, 2025

SUBJECT: Authorization to Seek Bids - Woodside and Forest Glen Watermain Replacement Project.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $6,500,000 is included in the FY2025 Budget, in account #451-91000.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the Woodside/Forest Glen Watermain replacement project.

Background/History:
On September 10, 2024, Staff requested proposals for the Professional Design Engineering Services for the replacement and/or rehabilitation of watermain within the Woodside and Forest Glen community from the list of seven pre-qualified engineering firms in the Civil Engineering discipline. The project scope consists of replacing and/or rehabilitating 17,500 feet of failing watermain while also replacing 46 hydrants, 41 valve vaults, and 210 residential services. Alternatives for replacement of the 5,600 feet of existing 6" watermain with new 8" main and retiring of the old main will be part of the evaluation process. Watermain will also be constructed to eliminate the dead end and create a looped system on all cul-de-sacs. This project is scheduled to and must be completed by March 31, 2026, in order to accommodate the Village's 2026 street improvement project that year. This project is 100% locally funded.

Recommendation:
Staff recommends that the Village Board authorize approval to seek bids for the Woodside/Forest Glen Watermain replacement project.

Attachments:
None

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
January 14, 2025

SUBJECT: Authorization to Seek Bids - Golf Course Driving Range Pad

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $325,000 is included in the FY2025 Budget, in account #831-90400.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the Golf Course Driving Range Pad construction.

Background/History:
The project scope consists of re-grading the driving range area, installing a concrete pad, and adding electrical conduit to the area. This project is in conjunction with the installation of the driving range shelters that were proposed to be installed at the October 22, 2024 Board of Trustees meeting. The concrete pad will meet or exceed the standards required for the installation of the driving range shelters.

Recommendation:
Staff recommends that the Village Board authorize approval to seek bids for the Golf Course Driving Range Pad construction.

Attachments:
None

ITEM 6.D.3.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Authorization to Seek Bids - Sports Core Compensatory Storage

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $150,000 is included in the FY2025 Budget, in account #811-90400.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the Sports Core Compensatory Storage construction.

Background/History:
The project scope consists of expanding the storm water detention across from the library and regrading the floodplain compensatory storage area. This project is to accommodate for the storm water runoff for the various projects that have been planned or completed on the Sports Core property. The projects completed in 2024 included, the re-paving and widening of Bath and Tennis Drive and the Bath and Tennis Parking Lot expansion. Projects planned for 2025 include the Driving Range Mats, Golf Course Parking Lot Expansion, Golf Course Bathroom, and Repaving of Polo Drive.

Recommendation:
Staff recommends that the Village Board authorize approval to seek bids for Sports Core Compensatory Storage.

Attachments:
None

ITEM 6.D.4.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Authorization to Seek Bids - Jorie Blvd Bridge Repairs over Ginger Creek

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $500,000 is included in the FY2025 Budget, in account #171-90400.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the Jorie Bridge Repairs over Ginger Creek.

Background/History:
As part of the Village's routine bridge inspections completed by staff, deficiencies were found on the Jorie Road bridge crossing Ginger Creek. The Northwest side of the structure is in poor condition. The sheet pile retaining wall has large holes causing fill to be lost. The timber retaining wall behind the sheet pile is in danger of being undermined. Replacing the sheet pile and timber retaining wall will restore the condition of the bridge for the foreseeable future.

Recommendation:
Staff recommends that the Village Board authorize approval to seek bids for the Jorie Blvd Bridge Repairs over Ginger Creek.

Attachments:
None

ITEM 6.D.5.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Authorization to Seek Bids –2025 Streets Improvement project.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $2,000,000.00 is included in the FY2025 Budget, in account #461-90700.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the 2025 Streets Improvement project.

Background/History:
This project consists of pavement rehabilitation for the Village's 2025 Streets Improvement project. Approximately 4.41 miles of roadway are anticipated to be included in this project. It is anticipated that the method of rehabilitation shall be patching, milling, micro surface treatments, and resurfacing with curb and shoulder spot repairs. Aggregate shoulders shall also be reestablished. The locations of the improvements are in Timber Trails, Merry Lane, Yorkshire Woods, and Forest Gate Road.

Recommendation:
Staff recommends that the Village Board authorize approval to seek bids for the 2025 Streets Improvement project.

Attachments:
None

ITEM 6.D.6.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Authorization to Seek Bids – Water Disinfection Upgrades project.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $600,000 is included in the FY2025 Budget, in account #451-91100.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the Water Disinfection Upgrades project.

Background/History:
This project consists of modernizing the existing chlorine gas disinfection systems to liquid sodium hypochlorite (12.5%) at six water facilities. Chlorine gas is currently used at these facilities for production of a chorine solution used for disinfection. The Village would like to replace the existing chlorine gas system with a new sodium hypochlorite system to reduce the risk of chlorine leaks to staff and the surrounding area.

Recommendation:
Staff recommends that the Village Board authorize approval to seek bids for the Water Disinfection Upgrades project.

Attachments:
None

ITEM 6.D.7.
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
January 14, 2025

SUBJECT: Authorization to Seek Bids – Water Reservoirs A&B Mixing Systems project.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $300,000 is included in the FY2025 Budget, in account #451-91100.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the Water Reservoirs A&B Mixing Systems project.

Background/History:
As part of the Village's routine reservoir inspections, deficiencies were found at each underground storage tank. The structures overall are in great condition, but minor repairs are needed to meet current Illinois EPA requirements. In conjunction with the repairs, water mixers will be installed to improve the water quality of the Village's drinking water. These mixers will be monitored by the existing SCADA system. This will ensure the stations are running efficiently.

Recommendation:
Staff recommends that the Village Board authorize approval to seek bids for the Water Reservoirs A&B Mixing Systems project.

Attachments:
None

ITEM 6.E.1.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: 2222 35th St – Final Plat of Subdivision - The Midwest Club

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

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

Background/History:
The applicant, The Midwest Club has submitted a petition requesting approval of a final plat of subdivision to divide the existing single lot into four (4) lots. Three (3) lots will be buildable and the fourth is reserved for the extension of Midwest Club Court 17 – a private road. The divided lots will consist of approximately 114,000 square-feet or 2.58 acres. The properties are zoned R-3 Single Family Detached Residence District.

Each lot will consist of a minimum of 25,000 square-feet, which is the required lot area in the R-3 district. The proposal complies with the Subdivision and Zoning Ordinance regulations.

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

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

Attachments:
1. Exhibits

SUBDIVISION APPLICATION

VILLAGE OF OAK BROOK Illinois

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

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

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE: The Midwest Club

DATE FILED: 12/19/2024

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

2222 35th St. Oak Brook, IL 60523

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

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

PERMANENT PARCEL NO. 06-34-102-003

NAME OF APPLICANT (and Email Address) The Midwest Club PHONE 630-655-9002

ADDRESS 1100 Midwest Club Pkwy CITY Oak Brook STATE IL ZIP 60523

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD The Midwest Club PHONE

ADDRESS 2222 35th St. Oak Brook, IL 60523 CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY (IES) OF TRUST PHONE

ADDRESS CITY STATE ZIP

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

Beverly M. Taylor 12-19-2024
Signature of Owner — President, The Midwest Club — Date

Beverly M. Taylor The Midwest Club 12-19-2024
Signature of Applicant — Date

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS

This plat contains the entire contiguous undeveloped land area in which I have any interest.

Signature of Owner — Date

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

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS	3				
NUMBER of ACRES	2.58				
NUMBER of SQUARE FEET	114,000				

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
	See attached		

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

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

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

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

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

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

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

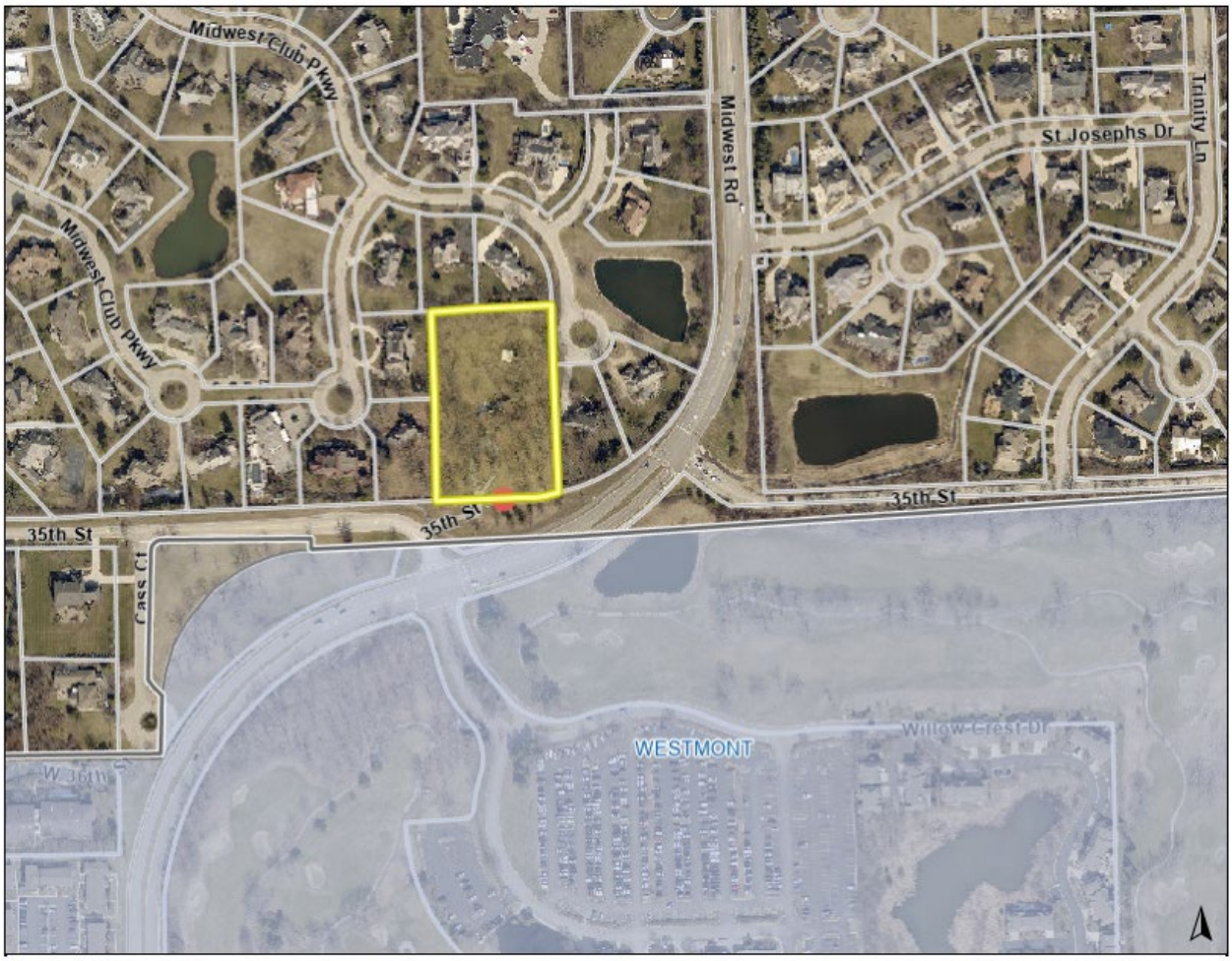
Date Filed 12/20/25 Fee Paid $ 0 Receipt No. ____ Received By CC

HEARING DATES: Board of Trustees (Referral) 1/14/25 P&Z Commission 2/5/25 Board of Trustees _____

SIGNED - VILLAGE CLERK /Natasha Sarpini Date 1/6/2025

PIN	Owner Name	Owner Address
0634301001	WESTMONT PARK DISTRICT	75 E RICHMOND AVE, WESTMONT, IL 60559
0634101999	Midwest Club HOA	
0634102012	SAWLANI, NEAL & SARENA	1607 MIDWEST CLUB, OAK BROOK, IL 60523
0634101041	GERAMI, P & R MAFEE	1706 MIDWEST CLUB CT, OAK BROOK, IL 60523
0634101042	BALIN, MARGARET	1707 MIDWEST CLUB CT, OAK BROOK, IL 60523
0634102025	AKBAR, S & Z ASKARI	1709 MIDWEST CLUB, OAK BROOK, IL 60523
0634102024	BHALLA, PRADEEP & GEETA	1710 MIDWEST CLUB, OAK BROOK, IL 60523
0634102023	EYBEL TR, CARL E	1711 MIDWEST CLUB, OAK BROOK, IL 60523
0634102022	AMIN, SANDEEP D & KALPA S	1712 MIDWEST CLUB, OAK BROOK, IL 60523
0634102021	PATEL, HITESH	1713 MIDWEST CLUB CT, OAK BROOK, IL 60523
0634102020	MAZDA, SHERENAZ	1714 MIDWEST CLUB DR, OAK BROOK, IL 60523
0634102019	BAILEY, RYAN & YESENIA	1715 MIDWEST CLUB, OAK BROOK, IL 60523
0634102018	TAN, EE-MOOI	1716 MIDWEST CLUB NO 17, OAK BROOK, IL 60523
0634102017	HAMAD, BACHAR & HALA SUBH	1717 MIDWEST CLUB DR, OAK BROOK, IL 60523
0634102016	MARANO, ANTON T	1718 MIDWEST CLUB, OAK BROOK, IL 60521
0634102011	IYER, BALA	1719 MIDWEST CLUB, OAK BROOK, IL 60523
0634102010	MIRZA, M ARSHAD & NAJMA A	1720 " " OAK BROOK, IL 60523
~~0634102003~~	~~OAKBROOK MEADOWS LLC~~	~~423 SHADOW CREEK CT, NAPERVILLE, IL 60540~~
0634300012	PH OBH HOTEL OWNER LLC	601 OAKMONT LNUNIT 420, WESTMONT, IL 60559

GISConsortium | **2222 35th Street**



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Print Date: 9/13/2024

FINAL PLAT OF SUBDIVISION
3 NEW LOTS ANNEXED INTO COURT 17
OF THE MIDWEST CLUB

PARCEL INDEX NUMBER
06-34-102-003

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

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

North
Scale 1" = 30'

30' 0' 30' 60'

NOTES:

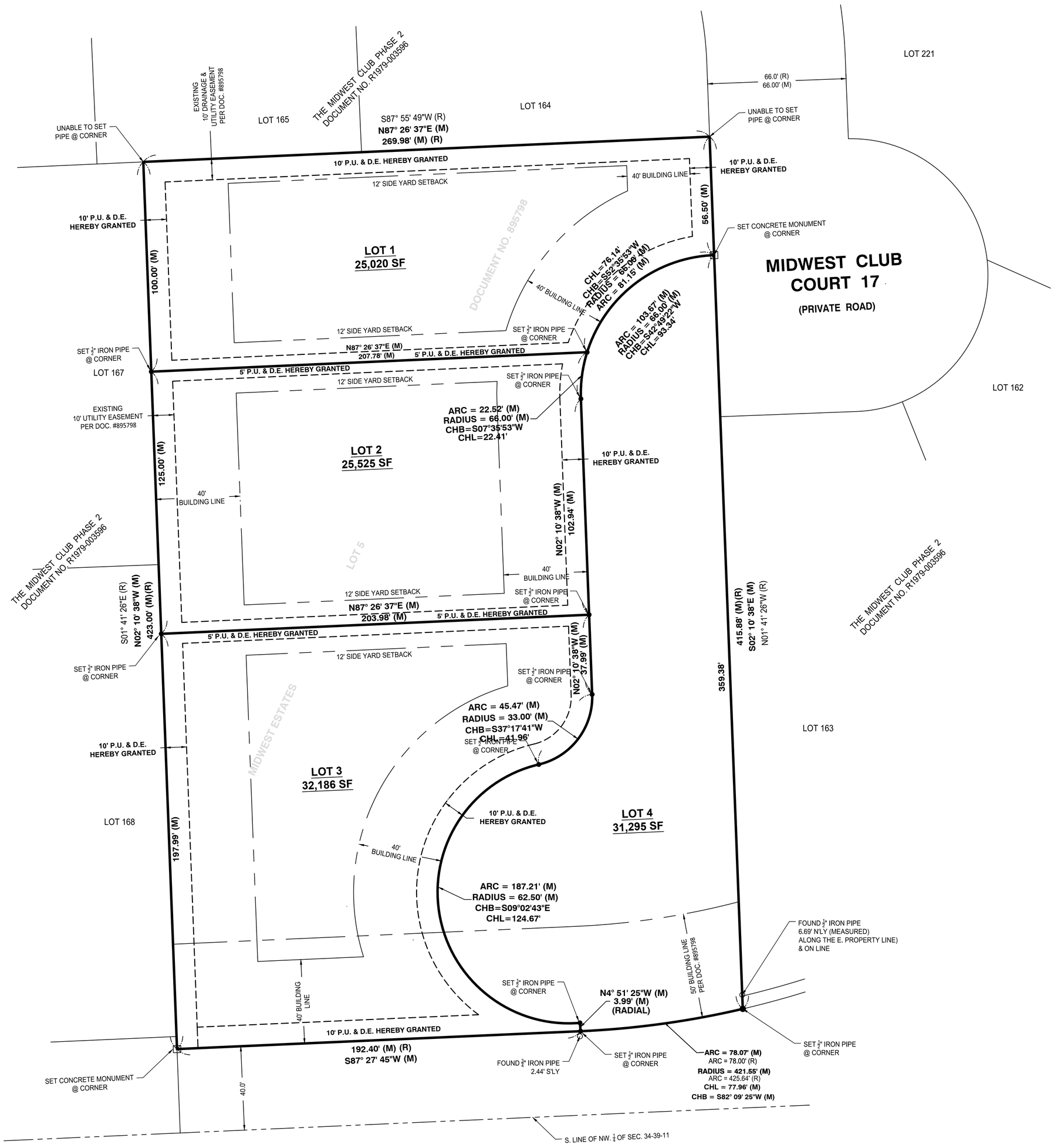
1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
2) SURVEY FIELD WORK COMPLETED DECEMBER 11, 2024.
3) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
4) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
5) PARCEL CONTAINS APPROXIMATELY 114,025 SQUARE FEET. (2.618 ACRES).
6) MONUMENTATION TO BE SET AT ALL NEW LOT CORNERS UPON APPROVAL OF SUBDIVISION PLAT EXCEPT WHERE SHOWN OTHERWISE.

SYMBOL & LINE TYPE LEGEND

- ——— – ——— – ——— – ——— = BUILDING LINE
- – – – – – – – – – – – – – – – = EASEMENT LINE
- ○ = IRON PIPE FOUND
- ——————— = PROPERTY LINE
- ——————— = RIGHT OF WAY LINE
- —·—·—·—·—·—·—·—·— = SECTION LINE
- ▬▬▬▬▬▬▬▬▬▬▬ = SUBDIVISION BOUNDARY LINE

ABBREVIATION LEGEND

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



SHEET 1 OF 2	PREPARED FOR: THE MIDWEST CLUB	PROPERTY ADDRESS: 2222 35TH STREET OAK BROOK, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	BOOK:	DWG. SIZE: D
			DRAWN: TLC (PGM)	CHECKED: JH
			REFERENCE:	
			DATE: 12-17-2024	
			PROJECT NO.	2024-0285

FINAL PLAT OF SUBDIVISION
3 NEW LOTS ANNEXED INTO COURT 17
OF THE MIDWEST CLUB

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

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

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, FLAGG CREEK WATER RECLAMATION DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

_____

_____
ADDRESS

DATED THIS ____ DAY OF _____, 20___.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE _____ SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIES:

SCHOOL DISTRICTS
LOT NUMBERS 1 - 4
ELEMENTARY DISTRICT #53
HIGH SCHOOL DISTRICT #86
COMMUNITY COLLEGE - COLLEGE OF DUPAGE #502

DATED THIS ____ DAY OF _____, 20___.

_____

_____
ADDRESS

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20___.

_____
CHAIRMAN

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20___.

_____
VILLAGE ENGINEER

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20___.

_____
SECRETARY

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20___, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS ____ DAY OF _____, 20___.

_____
VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20___.

_____
TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____,_____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20___.

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

_____
RECORDER OF DEEDS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BY DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

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

DATED THIS ____ DAY OF _____, 20___.

_____
ENGINEER

_____
OWNER OR ATTORNEY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, JIANFENG HUA, REGISTERED ILLINOIS LAND SURVEYOR NO. 4071, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

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

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK (OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK) WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION FALLS INTO "ZONE X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN) A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17043C0178J PANEL 178 OF 287 EFFECTIVE DATE AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS ____ DAY OF _____, 20___.

_____
JIANFENG HUA
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2026

PREPARED FOR: THE MIDWEST CLUB
PROPERTY ADDRESS: 2222 35TH STREET, OAK BROOK, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	BOOK:	DWG. SIZE: D
			DRAWN: TLC (PGM)	CHECKED: JH
			REFERENCE:	
			DATE: 12-17-2024	
			PROJECT NO.	2024-0285

ITEM 6.E.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
January 14, 2025

SUBJECT: 2109 Clearwater Dr. - Special Use – Smile Partners Dentist

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for a special use to permit a dental office to the Planning & Zoning Commission for review and recommendation.

Background/History:
Smile Partners, with the support of CH Retail Fund II/Chicago Clearwater, LLC, the owner of the building has submitted a petition seeking approval of a special use to relocate Smiles Partners USA from Oakbrook Center to 2109 Clearwater Drive.

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

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

Attachments:
1. Exhibits

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 2109 Clearwater Dr., Oak Brook, IL 60523 PERMANENT PARCEL NO*. 06 - 24 - 308 - 017

LOT NO. 5 SUBDIVISION Clearwater; see legal description LEGAL ADDRESS* 2109 Clearwater Dr., Oak Brook, IL 60523

ZONING DISTRICT O-4 ZONING ORDINANCE SECTION 13-10E-2.A.8 ACTION REQUESTED Permit special use to operate a dental office at the subject office

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

OWNER(S) OF RECORD CH Retail Fund II/ Chicago Clearwater, L.L.C. PHONE 214-661-8320

ADDRESS 3819 Maple Avenue CITY Dallas STATE TX ZIP 75219

BENEFICIARY(IES) OF TRUST PHONE

ADDRESS CITY STATE ZIP

NAME OF APPLICANT(and Billing Information) Redwood MSO, LLC DBA Smile Partners USA PHONE 248.429.2229

800 Kirts Blvd Suite 650 CITY Troy STATE MI ZIP 48084

Contact Name and E-mail Address(s) Bob Cox bcox@smilepartnersusa.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.

Signature of Owner — Date 12/18/24 — Robert Cox (Dec 18, 2024 16:24 EST) Signature of Applicant — Date

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

Date Filed 12/20/24 Fee Paid $ 800.00 Receipt No. Received By CA

Board of Trustees (Referral) 1/14/25 Notice Published 1/17/25 Newspaper Daily Herald Adj. Property Owners Notified 1/17/25

PUBLIC HEARING DATES: Planning & Zoning Commission 2/5/25

Board of Trustees Board of Trustees (Approval of Ordinance)

SIGNED - VILLAGE CLERK Natasha Sampanes Date 1/16/2025

SMILE | PARTNERS USA

VIA EMAIL

December 18, 2024

Village of Oak Brook
Planning & Zoning Commission
1200 Oak Brood Rd.
Oak Brook, IL 60523
cchiarelli@oak-brook.org

RE: Request for Special Use Waiver

To whom it may concern:

I am writing to formally request a special use waiver to operate a dental office at 2109 Clearwater Dr. Oakbrook, IL 60523, a location that was previously utilized as a barbecue restaurant and has remained vacant for some time.

I am the Director of Facilities for Smile Partners USA, an association of 100+ dental offices located in Illinois, Michigan, Georgia, Alabama, and Colorado. We have had a dental office in Oak Brook Illinois for many years. Our office is currently located at 120 Oakbrook Ctr Ste 326 Oak Brook, IL 60523. Our practice has flourished, and we wish to relocate because our needs have outgrown the existing space.

The proposed dental office will provide general dentistry, orthodontic dentistry, pediatric dentistry, and oral surgery services and it will serve the residents of Oak Brook. We believe this use aligns with the city's goals of fostering businesses that improve community well-being and enhance property utilization.

Background on Property and Proposed Use. The property at 2109 Clearwater Dr. Oakbrook, IL 60523 is currently zoned as O4, and it previously contained a barbecue restaurant. The specific building in which we would like to operate currently contains a Chipotle restaurant and Roti Mediterranean Grill. The May 28, 2019, Commercial Areas Revitalization Plan Update for the Village of Oak Brook, Illinois describes the entire Plaza as "mixed use." Other businesses in other buildings in the Plaza include Charles Schwab, LA Fitness, Egg Harbor Café, a Sheridan Hotel, and an office building.

Our planned use as a dental office aligns with the character of the Clearwater Plaza as it represents a low-impact, professional service use. This use is also consistent with the 2019 Commercial Areas Revitalization Plan, which provides that "[t]he commercial uses on the first floor of a mixed-use development could include a wide range of retail, office, restaurant, entertainment, and service and business uses."

Proposed Modifications and Compliance. We plan to make the following modifications to the property to ensure compliance with both zoning and building code requirements: (i) renovate the interior to accommodate dental treatment rooms, a waiting area, and administrative offices; (ii)

update the plumbing and electrical systems to meet the specific needs of dental equipment; and (iii) modify signage to reflect the new use, in accordance with local ordinances. The exterior of the building will remain largely unchanged, maintaining the character of the Plaza.

Community Impact. The relocation of a dental office to this location will provide numerous benefits to the community, including (i) improved access to essential dental care for residents in a convenient location; (ii) increased foot traffic and activity in the area, which could positively impact nearby businesses; and (iii) revitalization of a currently unused property, enhancing the overall aesthetic and economic value of the neighborhood.

Conclusion. We respectfully request that the zoning authority approve our proposal to repurpose this property for use as a dental office. We are committed to adhering to all applicable regulations and working collaboratively with the city to ensure this project's success. Please let us know if there are additional documents or steps required to facilitate this process.

Thank you for considering our request. We look forward to the opportunity to contribute positively to the community through this endeavor.

Sincerely,

Robert Cox
Robert Cox (Dec 18, 2024 16:24 EST)

Bob Cox
Director of Facilities
800 Kirts Blvd
Troy, MI 48084
Office: 248.429.2229 ext. 3083
Cell: (313).318.2837
Email: bcox@smilepartnersusa.com

To whom it may concern:

I am Sterling Hillman, the Vice President of CH Retail Fund II/Chicago Clearwater, L.L.C., the owner of the building located at 2109 Clearwater Dr. Oak Brook, IL 60523. I am writing to both assent to the Special Use Application for this property to permit Smile Partners USA/Oak Brook Dental Group to operate a dental practice in the subject property and to permit Smile Partners USA/Oak Brook Dental Group to appear before the Village to answer any questions and provide any information required to pursue this application.

I appreciate your attention to this matter.

OWNER:

CH RETAIL FUND II/CHICAGO CLEARWATER, L.L.C., a Delaware limited liability company

By: Retail Managers II, L.L.C.,
a Texas limited liability company
its Manager

By: _____
Name: Sterling Hillman
Title: Vice President
Execution Date: 12/18/24

Special Use Factors

1. **Is of the type described in subsection A1 of this Section, is deemed necessary for the public convenience at that location;**

RESPONSE: Yes- the subject property is a vacant shop located within Clearwater Plaza in Oak Brook, Illinois. The space was previously used as a barbecue restaurant, and has been vacant for some time. Applicant seeks approval to open a dental office in the space. The Applicant will do business as Smile Partners USA and/or Oakbrook Dental Group. The Applicant currently operates a dental office at 120 Oakbrook Ctr Ste 326 Oak Brook, IL 60523. However, the Applicant has outgrown its existing space, and desires to relocate to a newly renovated dental office at 2109 Clearwater Dr. Oakbrook, IL 60523 to better serve the residents of Oak Brook.

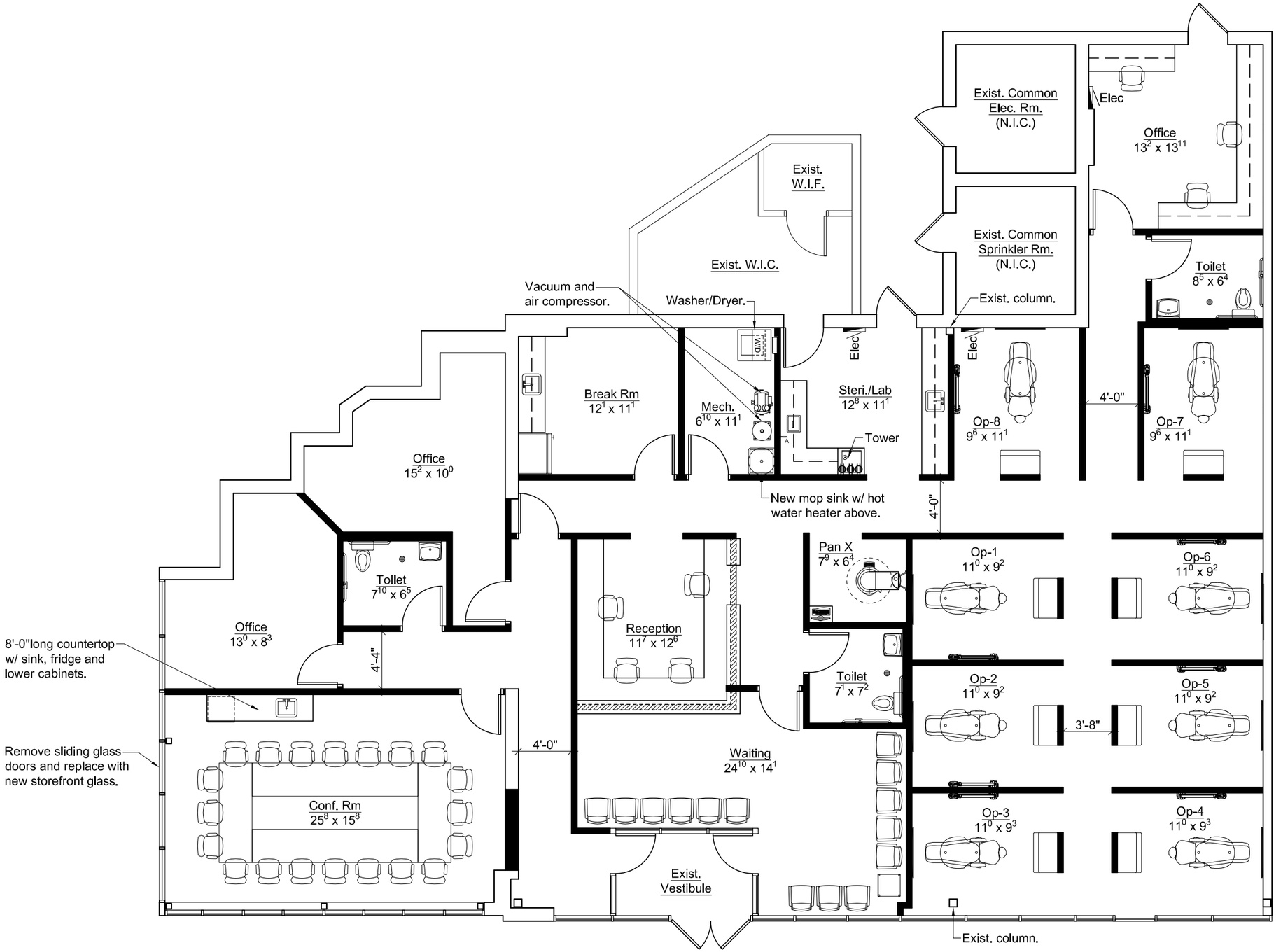
The current office hours of the dental clinic are Monday and Tuesday (9am-6pm); Wednesday (9am-4pm); Thursday (9am-6pm); Friday (9 am-2pm); and Saturday (8am-2pm). The dental office maintains a website at: https://www.oakbrookdentalgroup.com/

2. **Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;**

RESPONSE: Yes, enclosed with this application are proposed drawings of the dental office to be built. The Applicant operates 100+ dental offices in Illinois, Michigan, Georgia, Alabama, and Colorado. There is no indication that the operating of a dental office at the requested location will pose a danger to the public health, safety, or welfare. To the contrary, Applicant is in the business of promoting the public health.

3. **Would not cause substantial injury to the value of other property in the neighborhood in which it is located.**

RESPONSE: There is no indication that the operating of a dental office at the requested location will be detrimental to the value of other property in the neighborhood. To the contrary, the owners of the other buildings in the plaza (whose commercial residents include retail shopping, restaurants, a gym, and a hotel) have already consented to this proposed use, and operating a dental practice is consistent with the "mixed use" designation for the property, as designated in the May 28, 2019, Commercial Areas Revitalization Plan Update for the Village of Oak Brook, Illinois. Moreover, the subject space has been vacant for some time, and filling a vacancy is beneficial to the other operators in the Plaza and the residents of Oak Brook.



12-12-2024

Scheme C - Floor Plan

Scale: 1/8" = 1'-0"

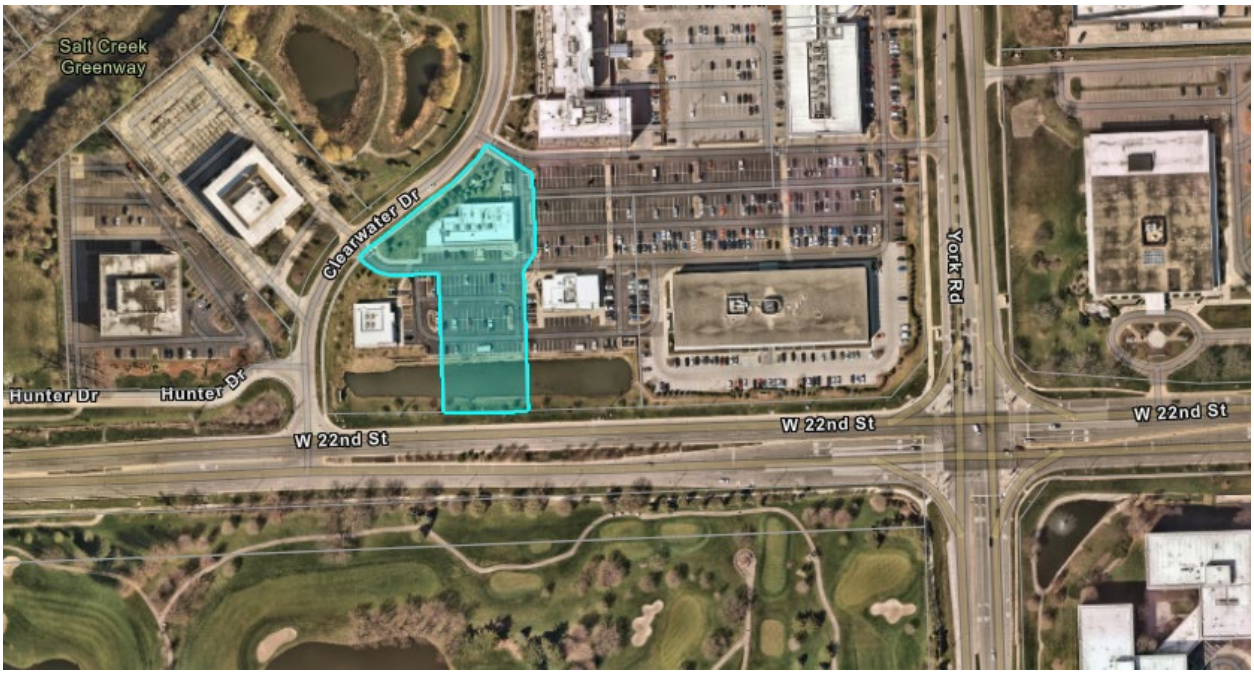
North

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G. Northbrook, Illinois 60062 Tel. (847) 715-9591.

SMILE PARTNERS
2119 CLEARWATER DR.
OAK BROOK, IL 60523

Legend

- Existing Wall
- New Full Height Wall
- New Low-Height Wall


Salt Creek
Greenway
Clearwater Dr
York Rd
Hunter Dr
Hunter Dr
W 22nd St
W 22nd St
W 22nd St

ITEM 6.E.3.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: 23 Concord Dr – FAR Variation – A & E Luxury Builders

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the request for Variation from the Floor Area Ratio (FAR) for a proposed single-family dwelling at 23 Concord Drive to the Planning & Zoning Commission for a public hearing and recommendation.

Background/History:
A & E Luxury Builders, agent for the owner Glora Denton, have submitted a zoning variation request to Section 13-6.D.3.C of the Zoning Code to allow an increased FAR from 0.4 to 0.6. The property is zoned R-4 Single-Family Residential. The Zoning Ordinance updates in October, 2024 created a Floor Area Ratio (FAR) for single-family homes in the residence districts.

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

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

Attachments:
1. Exhibits

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

PETITION APPLICATION for PUBLIC HEARING

ZONING ORDINANCE: ☐ APPEAL ($300) ☒ VARIATION ($750)
☐ AMENDMENT ($750) ☐ SPECIAL USE ($750)

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

PUBLIC HEARING SIGNS ($50- each lot frontage) [1] - Enter Number of Street Frontages/Per Parcel

APPLICANT TO COMPLETE

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

LOCATION OF SUBJECT PROPERTY **23 CONCORD DR.** PERMANENT PARCEL NO*. **06-27-402-009**

LOT NO. _____ SUBDIVISION **BROOKFOREST** LEGAL ADDRESS* **23 CONCORD DR.**

ZONING DISTRICT **R4** ZONING ORDINANCE SECTION _____ ACTION REQUESTED _____

Variation, Zoning ordinance section: 13-6.D.3.C - FAR

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

OWNER(S) OF RECORD **Gloria Denton** PHONE _____

ADDRESS **23 CONCORD DR.** CITY **OAK BROOK** STATE **IL** ZIP **60523**

BENEFICIARY(IES) OF TRUST _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF APPLICANT (and Billing Information) **A&E LUXURY BUILDERS** PHONE **630-696-7431**

ADDRESS **5S541 RADCLIFF RD** CITY **NAPERVILLE** STATE **IL** ZIP **60563**

Contact Name and E-mail Address(s) **AELUXURYBUILDERS@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.

Signature of Owner — Date: 12/18/2024 — Signature of Applicant — Date: 12/18/2024

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

Date Filed 12/20/24 Fee Paid $ 800.00 Receipt No. _____ Received By CC

Board of Trustees (Referral) 1/14/25 Notice Published 1/17/25 Newspaper Daily Herald Adj. Property Owners Notified 1/17/25

PUBLIC HEARING DATES: Planning & Zoning Commission 2/5/25

Board of Trustees _____ Board of Trustees (Approval of Ordinance) _____

SIGNED - VILLAGE CLERK Natasha Sarpini Date 1/6/2025

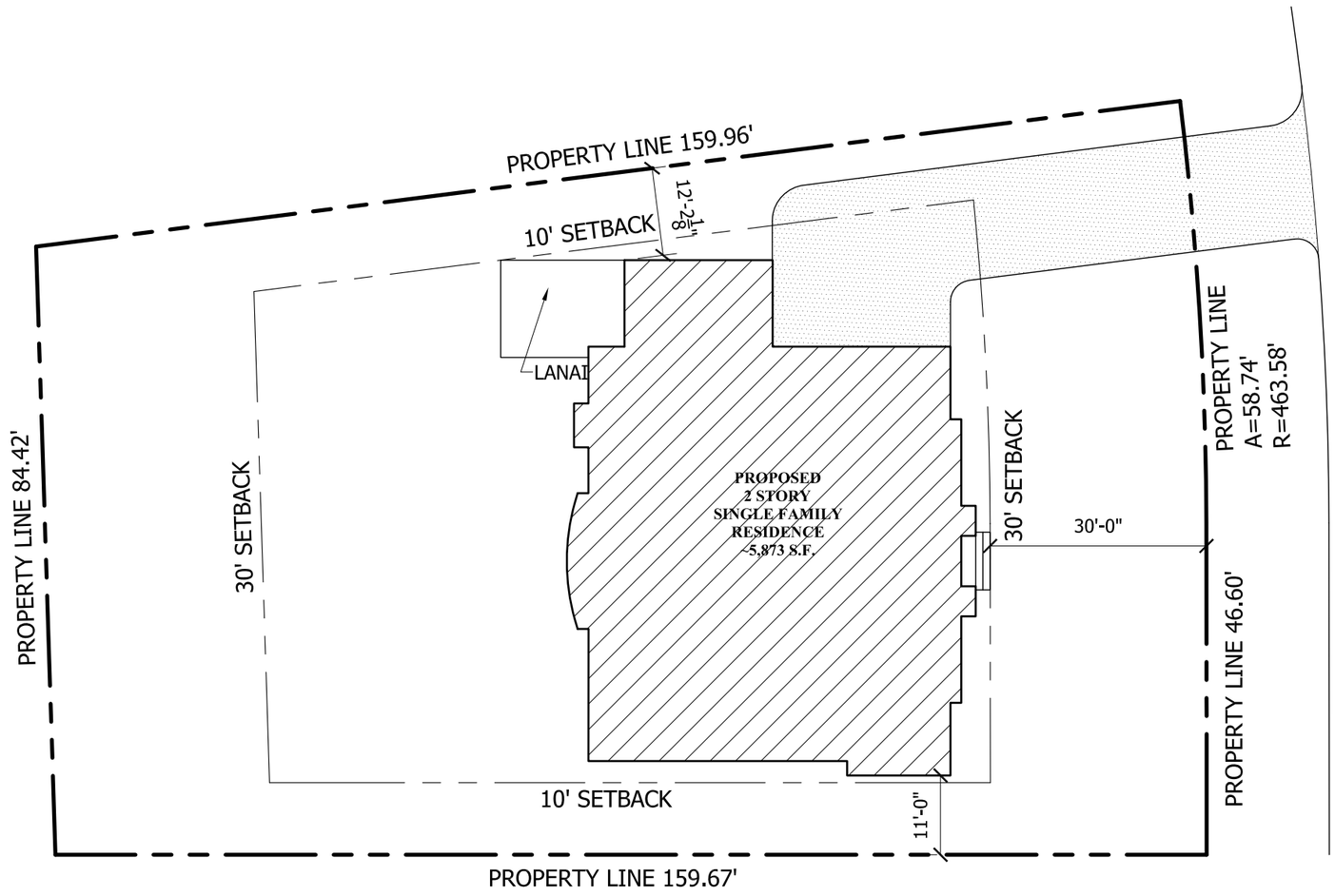
LETTER OF EXPLANATION FOR VARIANCE REQUEST:

Dear: Planing and Zoning commission & Board of Trustees

I am applying for a variance to allow a Floor Area Ratio (FAR) of 0.6 on my property located at 23 Concord Dr. Oak brook IL 60523. The property is currently subject to a zoning ordinance, as of October 15th, which limits the FAR to 0.4. My intent is to build a 6,000 sq. ft. residence (combined first and second floors), which aligns with the size and character of nearby homes in the area.

This request is based on the following:

1. Hardship and Unique Circumstance: The recent zoning change has created a unique situation where homes in the surrounding area are significantly larger, and adhering to the new FAR limits would prevent reasonable use of the property.
2. Character of the Locality: The requested FAR of 0.6 is consistent with the size and scale of neighboring new homes, ensuring the new residence will not alter the essential character of the community.
3. Public Welfare: The proposed construction will not impair light, air, or safety to neighboring properties, nor will it negatively impact property values.
Given my discussions with the Village, I understand that they are anticipating such variance requests and appear open to granting relief in circumstances like this. I kindly request approval of this variance to proceed with my plans.



(FOR REFERENCE ONLY - SEE PLAT OF SURVEY FOR MORE INFORMATION)

SITE PLAN

SCALE: 1"=20'

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.com

THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS

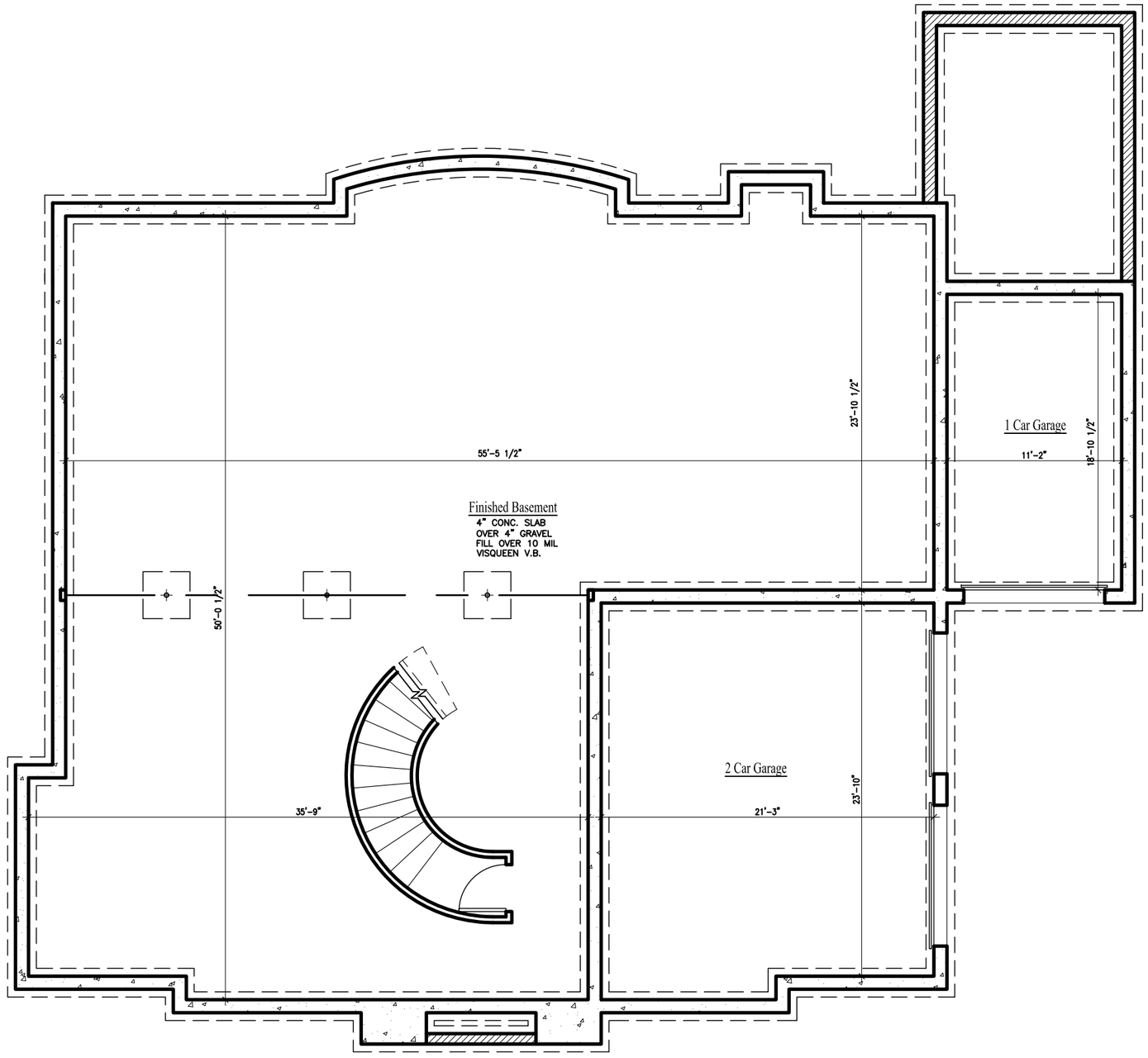
PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Baftiri
5s541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
SITE PLAN

SHEET NUMBER
A0



BASEMENT PLAN - 2,269 S.F.

SCALE: 1/8" = 1'-0"

GARAGE AREA - 734 S.F.

SCALE:

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.con

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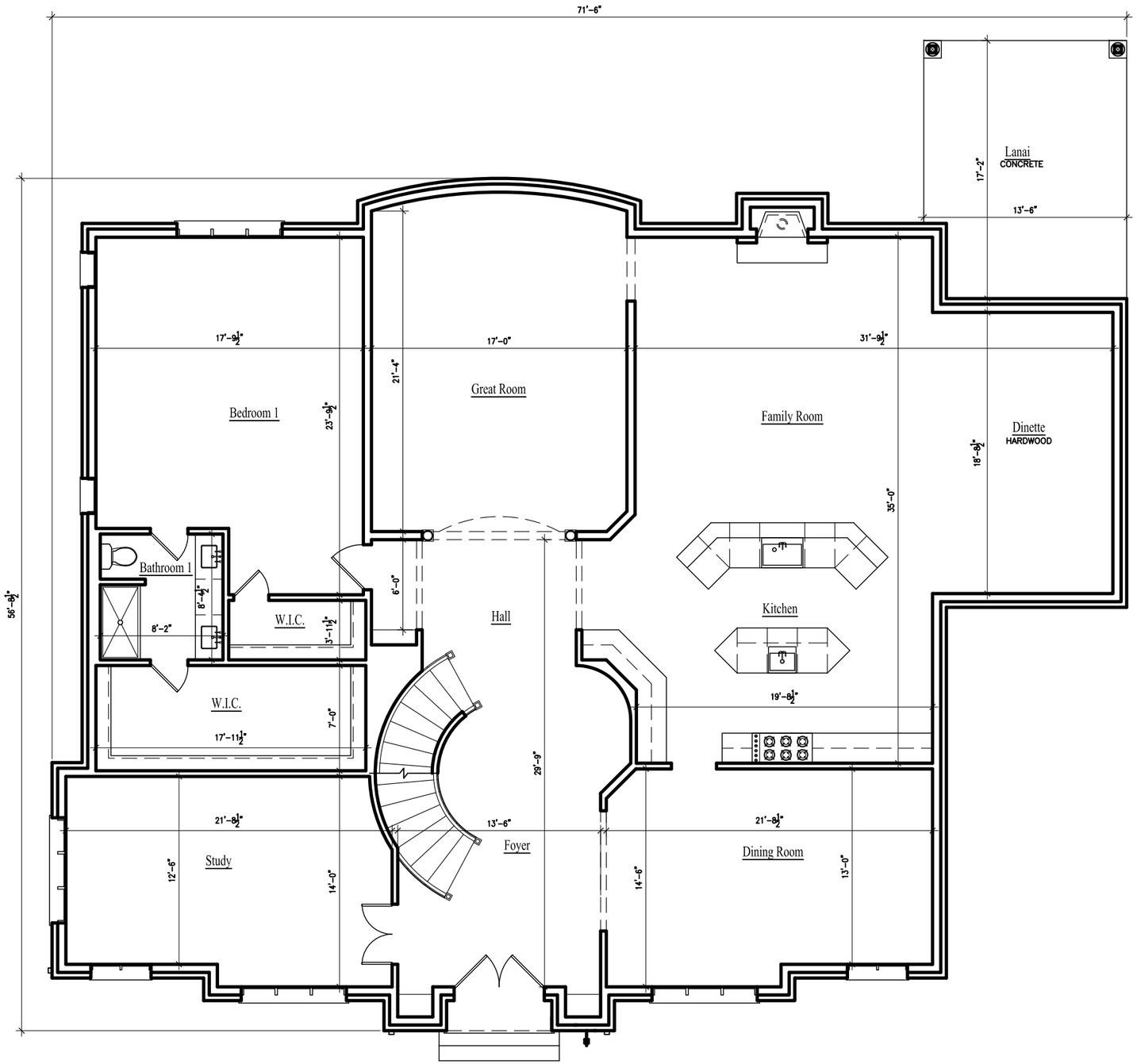
PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Baftiri
5s541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
BASEMENT PLAN

SHEET NUMBER
A1



FIRST FLOOR PLAN - 3,298 S.F.

SCALE: 1/8" = 1'-0"

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.con

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PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

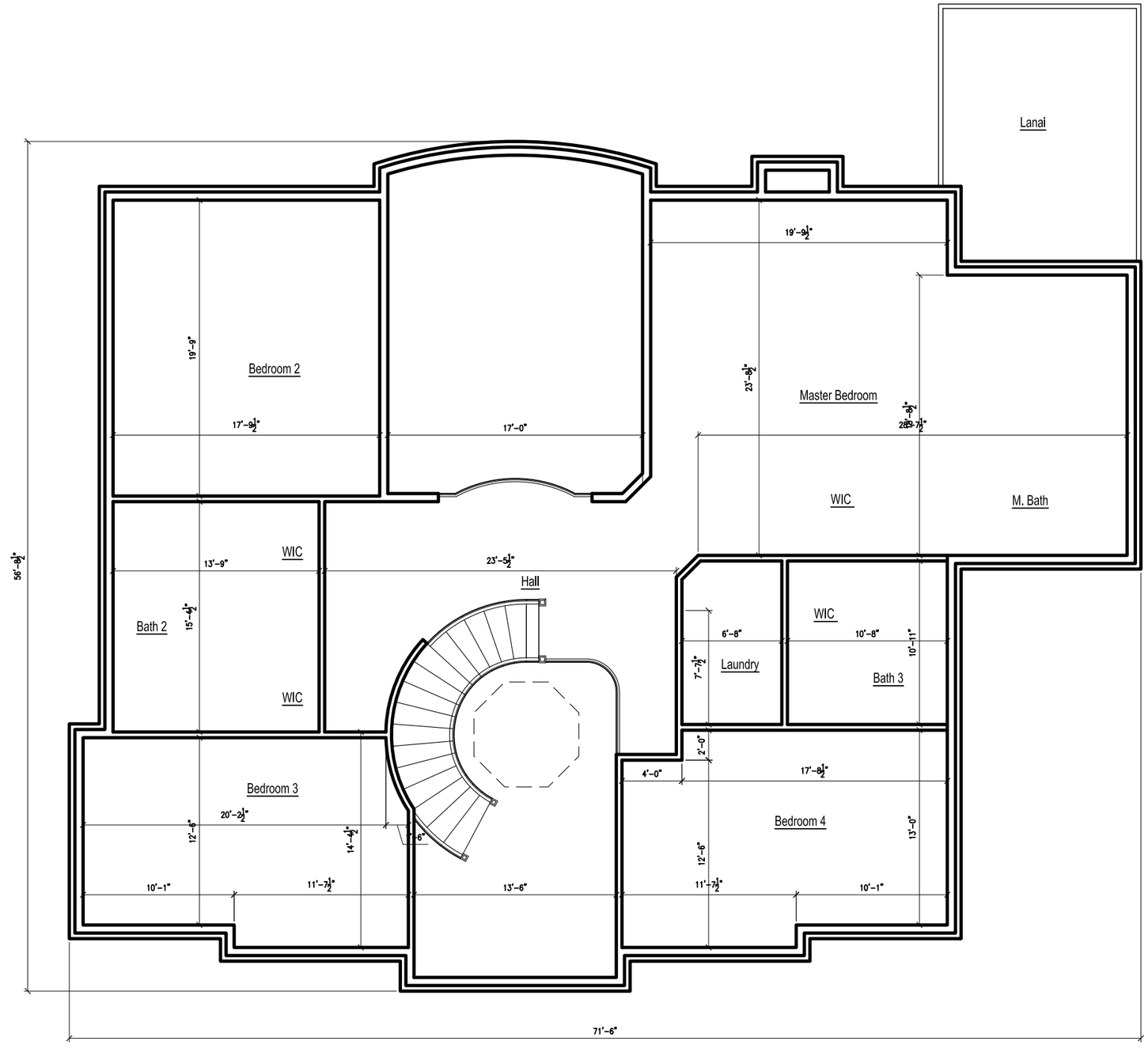
CLIENT:
Pete Baftiri
5s541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A2

-



SECOND FLOOR PLAN - 2,575 SF

SCALE: 1/8" = 1'-0"

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.com

THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS

PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Batiri
5s541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A3

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.con

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PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Baftiri
5s541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE

EELVATIONS

SHEET NUMBER

A4

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.con

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PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Baftiri
5s541 Raddiffi Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE

EELVATIONS

SHEET NUMBER

A5

REAR ELEVATION

SCALE: 1/8" = 1'-0"

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.con

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PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

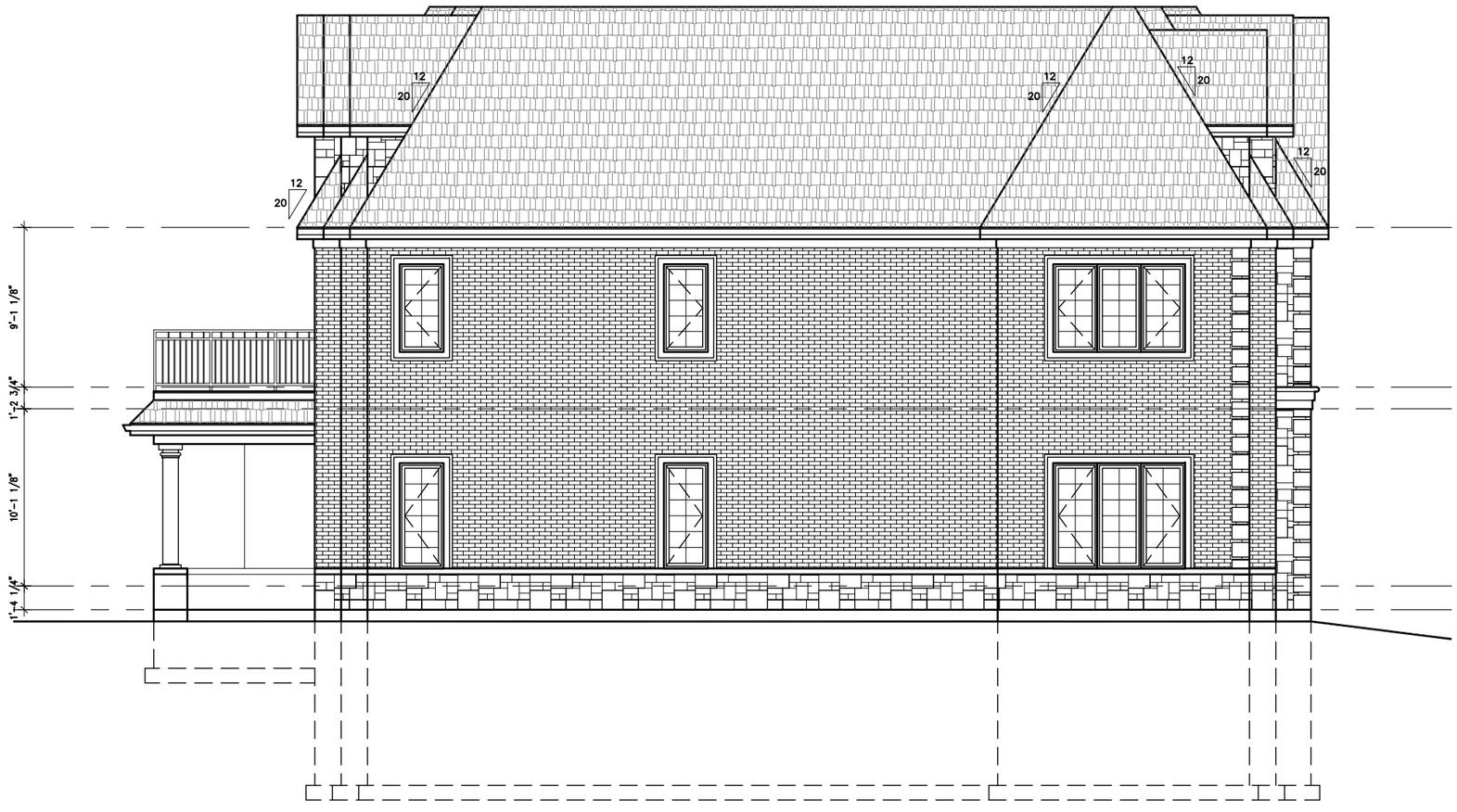
CLIENT:
Pete Bafitri
5s541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
ELVATIONS

SHEET NUMBER
A6

-



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
Phone: (630) 381-9019
E-mail: alberto@agamadesigns.con

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1
2
3

PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
Pete Batiiti
5s541 Radcliff Road
Naperville, IL 60563

JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE

ELVATIONS

SHEET NUMBER

A7

Mockingbird Ln
Mockingbird Ln
Ivy Ln
Camelot Dr
Concord Dr
Ivy Ln
Ivy Ln
Ivy Ln
Concord Dr
Concord Dr
Cambridge Dr
Cambridge Dr
Cambridge Dr

Ivy Ln
Concord Dr
Cambridge Dr
Ivy Ln
Ivy Ln
Concord Dr
Devonshire Dr
Concord Dr
Cambridge Dr
Heather Ln
Heather Ln
Regent Dr
Regent Dr
Lambeth Ct
Regent Dr
Briarwood Dr
Briarwood S
Briarwood S
Briarwood Central
Briarwood Central
Hwy S
State Route 83
State Route 83
State Route 83
31st St
31st St
31st St
31st St
31st St
St Paschal Dr

ITEM 6.F.
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
January 14, 2025

SUBJECT: Annual Scavenger License Renewal

FROM: Netasha Scarpiniti, Clerk

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve the issuance of Commercial Scavenger Licenses to Waste Management, Groot, Republic Services, Citywide, Lakeshore Recycling, SBC Waste Solutions, Flood Brothers Disposal Co. and, a Residential Scavenger License to Flood Brothers Disposal Co. for the period of January 1, 2025, through December 31, 2025.

Background/History:
The Village Code provides for one residential scavenger license (to be issued to the hauler awarded the residential contract by the Village) and an unlimited number of commercial scavenger licenses. The commercial sector of Oak Brook has many different requirements, and this provision allows for them to contract with a service provider that best meets their needs. Pursuant to Section 4-3-2 of the Village Code, the Village Board issues scavenger licenses upon recommendation of the Village Manager for the period of January 1 through December 31.

The following list of applicants has furnished all required documents and payment for commercial scavenger licenses:

- Flood Brothers
- Waste Management
- Groot
- Republic Services
- Citywide
- Lakeshore Recycling
- SBC Waste Solutions

Recommendation:
Staff recommends that the Village Board approve issuing Commercial Scavenger Licenses to the aforementioned applicants for a 2025 license. In addition, staff recommends that the Village Board issue a Residential Scavenger License to Flood Brothers Disposal Company to fulfill their contract obligations with the Village of Oak Brook.

Attachments:
None

ITEM 6.G.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
January 14, 2025

SUBJECT: Surplus Property Donation

FROM: Thomas Gilbert, Information Technology Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board adopt Ordinance S-1719, An Ordinance Authorizing the Sale or Donation or Recycling or Disposal of Certain Items of Personal Property Owned By the Village of Oak Brook

Background/History:
The attached ordinance authorizes the donation of eleven (11) analog microphones, previously used in the Samuel Dean Boardroom, to the Village of LaGrange, to be used for spare parts. The microphones were recently replaced with wireless digital microphones as part of the Audio-Visual Equipment Replacement Project that was completed in December 2024 and are not compatible with the newly installed system.

Recommendation:
Staff recommends that the Village Board adopt Ordinance S-1719, An Ordinance Authorizing the Sale or Donation or Recycling or Disposal of Certain Items of Personal Property Owned By the Village of Oak Brook

Attachments:
1. IT Microphones Ord

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

2025-PP-S-1719

AN ORDINANCE AUTHORIZING THE SALE OR DONATION OR RECYCLING OR DISPOSAL OF CERTAIN ITEMS OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF OAK BROOK

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 14th day of January 2025

ORDINANCE 2025-PP-S-1719
AN ORDINANCE AUTHORIZING THE SALE OR DONATION OR RECYCLING OR DISPOSAL OF CERTAIN ITEMS OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF OAK BROOK

WHEREAS, in the opinion of a majority of the corporate authorities, it is no longer necessary or useful or in the best interests of the Village to retain the items of personal property listed below; and

WHEREAS, the Village wishes to dispose of said property by sale or donation or recycling or disposal.

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

Section 1: The foregoing recitals are incorporated herein as findings of the corporate authorities.

Section 2: Pursuant to 65 ILCS 5/11-76-4, the President and Board of Trustees find that the items listed below, now owned by the Village, are surplus property and are no longer necessary or useful to the Village and the best interests of the Village will be served by sale or donation or recycling or disposal.

Section 3: Pursuant to 65 ILCS 5/11-76-4, the Village Manager is hereby authorized and directed to dispose of the above items by sale or donation or disposal, as designated in Section 2.

Section 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

APPROVED THIS 14th day of January 2025.

_____
Laurence E. Herman
Village President

PASSED THIS 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

ATTEST:

_____
Netasha Scarpiniti
Village Clerk

QUANTITY	ITEM
11	ANALOG MICROPHONE

ITEM 8.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
January 14, 2025

SUBJECT: 2903 & 2905 Oak Brook Hills Rd – Final Plat of Consolidation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concur with the recommendation from the Planning & Zoning Commission to approve the proposed Final Plat for 2903 Oak Brook Hills Road Consolidation, subject to the following conditions:

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

Background/History:

Tiburon Homes, representative for Carter and Aileen Chang, owners of 2903 & 2905 Oak Brook Hills 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 114,024 square feet.

Lot-1 has a new residence under construction and the consolidated lots would eliminate the current flag lot. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal complies with the Subdivision and Zoning Ordinance regulations.

At their meeting on December 18, 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 Commission.

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

By a vote of 5 to 0, the Planning & Zoning Commission recommended approval of the final plat for the 2903 Oak Brook Hills Road Consolidation as presented.

Recommendation:

Staff recommends that the Village Board concur with the recommendation from the Planning & Zoning Commission to approve the proposed Final Plat for 2903 Oak Brook Hills Road Consolidation and direct the Village Attorney to draft a Resolution for consideration at the next Village Board meeting.

Attachments:

1. Exhibits

VILLAGE OF OAK BROOK Illinois

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

January 2, 2025

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

Subject: 2903 Oak Brook Hills Consolidation - Final Plat – 2903 & 2905 Oak Brook Hills Road

Dear Village President and Board of Trustees:

Background

At its meeting on December 18, 2024, the Planning & Zoning Commission completed its review and deliberations on a petition from Tiburon Homes, representative for Carter and Aileen Chang, the owners of the properties located at 2903 & 2905 Oak Brook Hills Road seeking approval of a final plat to consolidate the two existing parcels into one.

Lot-1 has a new residence under construction and lot-2 in vacant. The consolidated lots would eliminate the current flag lot. The lots are located in the R-2 District which requires a minimum of 43,560 square feet per lot. When consolidated, the two lots will create a lot totalling approximately 114,024 square feet.

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

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

Public Comment

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

Planning & Zoning Commission Recommendation

By a vote of 5 to 0, the Planning & Zoning Commission recommended approval of the final plat for the 2903 Oak Brook Hills Consolidation subject to final engineering approval.

Very truly yours,

Raju Iyer

_____

Rajaraman Iyer
Chairman
Planning & Zoning Commission

MINUTES OF THE DECEMBER 18, 2024
SPECIAL MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN/AMENDED ON, 2024

1. CALL TO ORDER:

CALL TO ORDER

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

2. ROLL CALL:

ROLL CALL

Rama Raman called the roll with the following persons:
PRESENT: Chairman Iyer, Members Richard DiBernardo, Natalie Cappetta, Baker Nimry and Kenneth Wilczak (arrived 6:34PM)
IN ATTENDANCE: Village Attorney Michael Castaldo III, Village Manager Greg Summers, Fire Chief Kevin Fleege, Public Works Superintendent John Temes, Village Engineer James Patterson, Director Rebecca Von Drasek and Village Planner Rama Raman

3. APPROVAL OF MINUTES

MINUTES

REGULAR PLANNING & ZONING COMMISSION MEETING OF NOVEMBER 6, 2024

NOVEMBER 6, 2024

Motion by Member Nimry, seconded by Member Cappetta to approve the minutes of the November 6, 2024 Regular Planning & Zoning Commission meeting as written. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS

UNFINISHED BUSINESS

There was no unfinished business.

5. NEW BUSINESS

NEW BUSINESS

A. 2903 & 2905 OAK BROOK HILLS RD – FINAL PLAT OF CONSOLIDATION

2903 & 2905 OAK BROOK HILLS RD – FP CONSOLIDATION

Chairman Iyer announced the commencement of the public hearing for the petitions.

Planner Raman provided an overview of the petition.

Bruce Ritter, 813 Taft Road, Hinsdale Tiburon Homes, representative for the property owners explained the reason for the consolidation.

Member Cappetta discussed what she believed were two errors on the application.

Motioned by Member Wilczak, seconded by Member Nimry to recommend approval of the final plat of consolidation, subject to the following conditions:

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

ROLL CALL:

Ayes: 5 – Chairman Iyer, Members Cappetta, DiBernardo, Nimry and Wilczak. Motion carried.

Absent: 4 - Vice Chairman Ziemer, Members Bulin, Hasan and Pontrelli

Chairman Iyer announced that the public hearing for this matter was concluded.

5.

B. AMENDMENT TO PUD FOR LOT G – 1050 22ND ST OAK BROOK COMMONS

AMENDMENT TO PUD FOR LOT G – 1050 22ND ST OAK BROOK COMMONS

Director Von Drasek gave a brief overview of the proposed petitions at Oak Brook Commons.

Chairman Iyer swore in John Simpson, Partner, Simpson/Dattilo, LLC, attorney for the applicant TM Real Estate Holdings LLC. Mr. Simpson explained the proposed three restaurants (approximately 25,000 sq ft) would replace the previously approved 8-story hotel building (200,000 sq ft). He asked for a waiver to reduce the parking ratio from 1.0 parking stalls/per 100 square feet to .65 parking stalls per 100 square feet. Also, a waiver for the sign allowance to allow each restaurant to install signs on three sides of the building.

Mr. Simpson explained that the property owner would redesign the water service to extend to a main area near the restaurants and one landlord master meter.

He presented a slide of the site plan and assured the commission that the existing parking was enough for two of the proposed buildings. However, indicated there may be a possible parking issue once the third building was constructed. He stated, that if the Development Services Director determined additional parking was necessary prior to the construction of the third building, the owner would add spaces east of the existing parking.

Chairman Iyer swore in Matthew Shoener, Aria Group, architect for the project. Mr. Shoener presented a slide with building elevations.

Member Cappetta was concerned about parking. She felt the property owner should propose an agreement with the village prior to the construction of building two. She was opposed to the waiver for the three signs per building.

VILLAGE OF OAK BROOK Illinois

ITEM 5.A

2903 OAK BROOK HILLS CONSOLIDATION
2903& 2905 OAK BROOK HILLS RD
Final Plat – Consolidation – One Lot

INDEX

PAGE	***CONTENTS***
6-6.b	Staff Report dated December 10, 2024
5-5.d	Engineering Reviews of 2903 OBH Rd Plat of Consolidation dated November 8, December 2, December 4, 2024
4	Resident Letter dated November 22, 2024
3	Board of Trustees Referral Meeting Minutes dated November 12, 2024 (not included)
2	Referral Memo Village Board Agenda November 12, 2024
1-1.a	Subdivision Regulations – Plats Required Section 14-3-1 and 14-3-2

****

Application Materials

A	Subdivision Application – Final Plat
B	Surrounding Property Owners
C	Authorization from Property Owners dated November 11, 2024
D	Certification of Surrounding Property Owners
E-E.2	Subject Property Verification
F	Fee/Receipt for Final Plat
G	Retaining Wall Plans
H	Final Plat of Subdivision Current Revision December 2, 2024
I	Engineering Improvement Plans dated October 28, 2024
J	Plat of Survey dated October 28, 2024

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: December 10, 2024

CASE NO: 2024-19-SR-FP

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

PETITIONER: Tiburon Homes,
115 S Garfield Ave
Hinsdale, IL 60521

ADDRESS: 2903 and 2905 Oak Brook Hills Road

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

ZONING/USE OF SURROUNDING PROPERTY:

North: R-2, Single-Family Detached Residence District, single-family homes with a minimum lot size of 43,560 SF.

South: Same

East: Butterfield Country Club **(**Unincorporated)

West: R-1, Single-Family Detached Residence District, single-family homes with a minimum lot size of 87,120 SF.

DISCUSSION: Tiburon Homes and owners of the property, Carter and Aileen Chang, have submitted a petition requesting approval of a final plat to consolidate two (2) existing lots into one lot. When combined, a single lot of approximately 2.618 acres (or 114,024 SF) will be created.

Lot-1 has a new residence under construction and the consolidated lots would eliminate the current flag lot. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

STAFF REPORT – 2903 OAK BROOK HILLS CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2024-19-SR-FP

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in July, 1959.
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as Single-Family Residential.
- The proposal to consolidate the two (2) existing lots creates a lot totaling approximately 114,024 SF.
- The proposal complies with the minimum lot size, lot frontage, and setback requirements for the R-2 Single-Family Detached Residence District and no zoning variations are being requested. Additionally, larger lots are more desirable for open spaces.
- The side property lines abut R-2**,** Single-Family Detached Residential District and the rear property line abuts unincorporated Butter Field Country Club.
- The proposed consolidated lot will have one address, 2903 Oak Brook Hills Road.
- No right-of-way (ROW) improvements are required.

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

RESPONSIBILITIES OF HEARING BODIES:

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

CONCLUSION:

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

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

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

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

Respectfully Submitted,

Rama Raman

_____

Rama Raman
Village Planner

December 4, 2024

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

Project	Permit No.	Review No.	Status
2903 Oak Brook Hills Road	2024 19 SR FP	3	Approved

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

Document	Prepared By	Sheets	Date
Final Plat of Abrogation & Consolidation	Landmark Engineering	2	12-2-24

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. This application is accompanied by Engineering Improvement Plans, prepared by Landmark Engineering, dated October 28, 2024. These final engineering plans were originally approved under Village permit BP-23-233 and fulfill the intent/requirements of Title 14-3-3 (Preliminary Plat) of the Village Code.
2. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will or have been reviewed and approved under Village permit BP-23-233 and are subject to all applicable provisions of the Village Code.
3. No further comment.

This application for a final plat of consolidation is recommended for approval. If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC

James Patterson, P.E.

December 2, 2024

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

Project	Permit No.	Review No.	Status
2903 Oak Brook Hills Road	2024 19 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on November 26, 2024:

Document	Prepared By	Sheets	Date
Final Plat of Abrogation & Consolidation	Landmark Engineering	2	11-20-24

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. This application is accompanied by Engineering Improvement Plans, prepared by Landmark Engineering, dated October 28, 2024. These final engineering plans were originally approved under Village permit BP-23-233 and fulfill the intent/requirements of Title 14-3-3 (Preliminary Plat) of the Village Code.
2. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will or have been reviewed and approved under Village permit BP-23-233 and are subject to all applicable provisions of the Village Code.

FINAL PLAT OF ABROGATION & CONSOLIDATION – 2903 OAK BROOK HILLS CONSOLIDATION

3. Title 14-4-2.C.2 – Grant a 10' Public Utility and Drainage Easement along the north property line where the 20' ingress/egress easement was located.
4. Title 14-4-2.D.2 – Please fix the lines for the "State of" and "County of" in the Notary Public Certificate.
5. Title 14-4-2.D.3 – Update the expiration date for the Professional Land Surveyor license for Mark H. Landstrom, PLS.
6. Remove the Oak Brook Department of Public Utilities certificate.

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

Sincerely,
EZA ENGINEERING PLLC

James Patterson, P.E.

November 8, 2024

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

Project	Permit No.	Review No.	Status
2903 Oak Brook Hills Road	2024 13 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on October 30, 2024:

Document	Prepared By	Sheets	Date
Plat of Consolidation	Landmark Engineering	1	10-29-24

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. This application is accompanied by Engineering Improvement Plans, prepared by Landmark Engineering, dated October 28, 2024. These final engineering plans were originally approved under Village permit BP-23-233 and fulfill the intent/requirements of Title 14-3-3 (Preliminary Plat) of the Village Code.
2. A Subdivision Improvement Agreement (SIA) in accordance with Title 14-4-4 is not required for this subdivision as it is anticipated there will be no required land improvements (i.e. stormwater detention). Any improvements within the subdivision will or have been reviewed and approved under Village permit BP-23-233 and are subject to all applicable provisions of the Village Code.

PLAT OF CONSOLIDATION – 2903 OAK BROOK HILLS CONSOLIDATION

3. Title 14-4-2.B.1 – Include the word **FINAL** prior to PLAT OF CONSOLIDATION at the top of the sheet.
4. Title 14-4-2.B.2 – Please use the language in the legal description (provided in the Land Surveyor Certificate) as the legal description at the top of the sheet.
5. Title 14-5-2.B.5 – Provide a date of preparation.
6. Title 14-4-2.C.2 – Please address easement requirements as follows:
    - The 20’ Easement for Ingress & Egress to Lot 2 for Drainage & Public Utilities (Part of Lot 3) along the north property line shall be vacated.
    - The 20’ Drainage & Public Utility Easement & Easement for Sanitary Sewer & Water Service to Lot 3 shall be vacated.
    - A 10’ Public Utility and Drainage Easement shall be granted along the north property line where the 20’ ingress/egress easement was located (see first easement vacation requirement).

7. Title 14-4-2.D.1 – Revise the title and language to match the Owner's Certificate. Add a separate School District Certificate. All certificate language can be found in Title 14-7-5.
8. Title 14-4-2.D.2 – Revise the title and language to match the Notary Certificate.
9. Title 14-4-2.D.3 – Revise the title from Land Surveyor to Surveyor's Certificate.
10. Title 14-4-2.D.4 – Revise the title and language to match the County Clerk Certificate.
11. Title 14-4-2.D.7 – Revise the title from Village Engineer to Village Engineer's Certificate.
12. Title 14-4-2.D.8 – Revise the title from Special Assessments to Certificate As To Special Assessments.
13. Title 14-4-2.D.9 – Revise the title from Plan Commission to Planning & Zoning Commission Certificate. The certificate language shall be revised to read, "APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK…"
14. Title 14-4-2-D.10 – Revise the title from Village Clerk to Village Clerk's Certificate.
15. Title 14-4-2-D.11 – Revise the title from DuPage County Recorder to County Recorder's Certificate.

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

Sincerely,
EZA ENGINEERING PLLC

James Patterson, P.E.

EZA Engineering PLLC | 318 W. Half Day Road, #253 | Buffalo Grove, Illinois 60089 | 847 257 5414

VILLAGE OF OAK BROOK Illinois

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

November 22, 2024

Dear Resident:

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

The application has been filed by:	Tiburon Homes 115 S. Garfield Hinsdale, IL 60521
The property in question is located at:	2903 & 2905 Oak Brook Hills Road
Relationship of applicant to property:	Builder
Name of Subdivision	2903 Oak Brook Hills Consolidation

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

The Applicant is seeking the approval of a final plat to consolidate the two existing parcels into one lot consisting of the approximately 114,024 square feet. 2903 Oak Brook Hills Road has a new residence under construction and the consolidated lots would eliminate the current flag lot.

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

Sincerely,

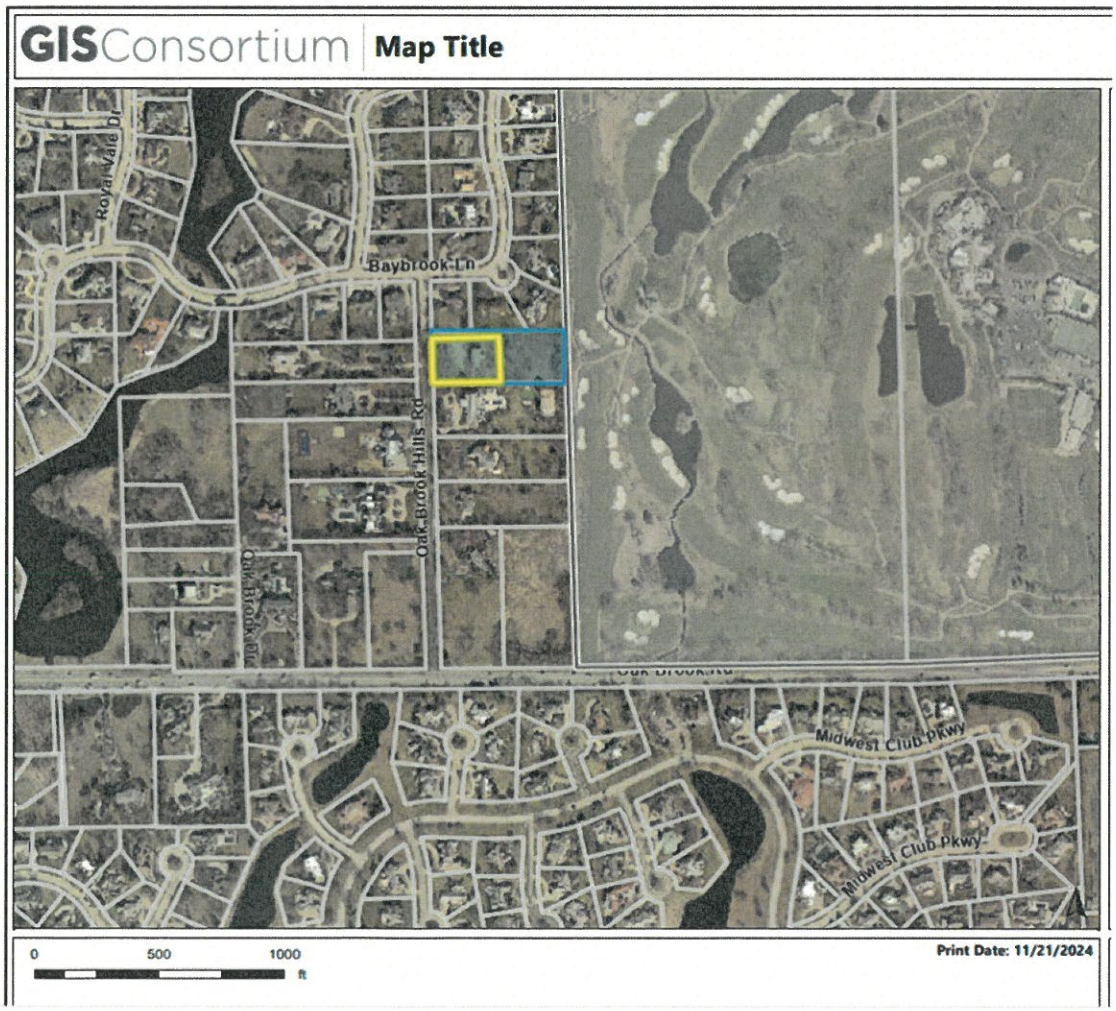
Rebecca Von Drasek
Director, Development Services Department

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

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

Special Planning & Zoning Commission Meeting . . . . . .6:30 p.m., Wednesday, December 18, 2024

Board of Trustees Meeting . . . . . 7:00 p.m., Tuesday, January 14, 2025**
**Tentative Follows the completion of the Planning & Zoning Commission meeting.



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

OAK BROOK Illinois

ITEM 6.G.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
November 12, 2024

SUBJECT: 2903 & 2905 Oak Brook Hills Road - Plat of Consolidation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

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

Background/History:
The applicant, Tiburon Homes and owners of the property, Carter and Aileen Chang have submitted a petition requesting approval of a final plat of consolidation to combine two (2) existing lots into one lot consisting of 2.618 acres (or 114,024 SF). The properties are zoned R-2 Single Family Detached Residence District.

The request to combine the two (2) properties will create a 2.618-acre lot. Lot-1 has a new residence under construction and the consolidated lots would eliminate the current flag lot. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

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

Recommendation:
Staff recommends that the Village Board refer the request for the final plat of consolidation to the Planning & Zoning Commission for review and recommendation.

Attachments:
1. Exhibits for Referral

GISConsortium | **Map Title**

14-3-1: PLATS REQUIRED:

A. Plats Prerequisite To Subdividing Lands: Before subdividing any tract or parcel of land in the village and the unincorporated areas within one and one-half ($1\frac{1}{2}$) miles of the village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the village authorities in accordance with the following requirements. Prior to preparation of preliminary plat drawings, it is suggested that the subdivider consult with the plan commission and other village officials to determine conformity to the official plan, zoning ordinance and compliance with this and other applicable village ordinances.

B. Subdivisions Of Not More Than Five Lots:

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

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

14-4-2: FINAL PLAT REQUIREMENTS:

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

B. Identification And Description:

1. Proposed name of subdivision.

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

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

4. North point (indicating true north).

5. Date of preparation.

C. Delineation Of Final Plat:

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

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

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

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

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

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

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

8. Any protective covenants.

9. Statements covering easement provisions.

10. All other information required by state statutes.

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

Docusign Envelope ID: 0A1DD81B-66EF-4EB3-AB15-6D70E810D068

SUBDIVISION APPLICATION

VILLAGE OF OAK BROOK Illinois

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

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

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE 2903 Oak Brook Hills Consolidation DATE FILED Nov 5, 2024

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

Lot 2 & 3 in Beutler's Subdivision commonly known as 2903 Oak Brook Hills Road & 2905 Oak Brook Hills Road, Oakbrook, IL 60523

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

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

PERMANENT PARCEL NO. 06-28-403-018 & 06-28-403-019

NAME OF APPLICANT (and Email Address) Tiburon Homes lritter@tiburonhomesllc.com PHONE 630-254-7798

ADDRESS 115 S Garfield Ave CITY Hinsdale STATE IL ZIP 60521

RELATIONSHIP of APPLICANT TO PROPERTY Builder

OWNER OF RECORD Carter and Aileen Chang PHONE 650-868-9066

ADDRESS 2903 Oak Brook Hills Road CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY (IES) OF TRUST PHONE

ADDRESS CITY STATE ZIP

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

Aileen Chang 11/4/2024
Signature of Owner Date

Linda Ritter 11/4/2024
Signature of Applicant Date

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS

This plat contains the entire contiguous undeveloped land area in which I have any interest.

Aileen Chang 11/4/2024
Signature of Owner Date

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

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS	2				
NUMBER of ACRES	2.618				
NUMBER of SQUARE FEET	114,024				

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
CHOSON HOLDINGS LLC	2911 Oak Brook Hills Road, Oak Brook, IL 60523	Same as mailing address	06-28-403-020
Wendy Yeh	2900 Oak Brook Hills Road, Oak Brook, IL 60523	Same as mailing address	06-28-402-019
Thomas Fahey	2910 Oak Brook Hills Road, Oak Brook, IL 60523	Same as mailing address	06-28-402-006
Butterfield Country Club	2800 Midwest Rd, Oak Brook, IL 60523	Same as mailing address	06-27-300-001
S. BHORADE & P SIDDHARTH	53 Baybrook Lane, Oak Brook, IL 60523	Same as mailing address	06-28-403-007
Margaret Jalili	55 Baybrook Lane, Oak Brook, IL 60523	Same as mailing address	06-28-403-008
Angelo & Angela Accettura	57 Baybrook Lane, Oak Brook, IL 60523	Same as mailing address	06-28-403-009
Mohammed + Aamina Ahmed	59 Baybrook Ln Oak Brook		06-28-402-004

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

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

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

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

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

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

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed 11/5/24 Fee Paid $ 800.00 Receipt No. 755030 Received By C. Chiarelli

HEARING DATES: Board of Trustees (Referral) 11/12/24 P&Z Commission 12/18/24 Board of Trustees 11/14/24

SIGNED - VILLAGE CLERK Deborah Scarpace Date 11/8/24

Disclosure and Authorization
2903 Oak Brook Hills Road and 2905 Oak Brook Hills Road

We represent and certify that we, Carter and Aileen Chang, are the owners of:

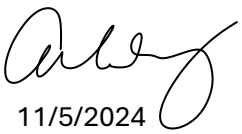
- 2903 Oak Brook Hills Road, Oak Brook, IL 60532
- 2905 Oak Brook Hills Road, Oak Brook, IL 60532

We authorize Tiburon Homes (Linda Ritter and/or Bruce Ritter) to act, speak, and make applications for subdivision, consolidation, land development, and other authorizations from the Village of Oak Brook and all parallel governmental agencies on our behalf. Tiburon Homes is also authorized to sign applications in the name of the Owner.

This disclosure and authorization is not to be deemed a power of attorney, and the subdivision, consolidation, land development, and other authorizations addressed in this authorization and any meetings with the Village of Oak Brook shall not take effect until such time as Carter and Aileen Chang or their nominee(s) or designee(s) have executed appropriate written documentation.

We certify that all of the above statements are true to the best of our knowledge and belief.

Owners

Name:	Carter Chang	Name:	Aileen Chang
Signature:		Signature:	
Date:	11/5/2024	Date:	11/5/2024

Docusign Envelope ID: 0A1DD81B-66EF-4EB3-AB15-6D70E810D068

CERTIFICATION

Surrounding Property Owners

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

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

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

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

Aileen Chang		Tiburon Homes / Linda Ritter	
Printed Name of Property Owner		Printed Name of Applicant	
DocuSigned by: Aileen Chang 3683DDA566524C8...	11/4/2024	Signed by: Linda Ritter 5D74E352BCC9460...	11/4/2024
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

Tiburon Homes	Linda Ritter	630-254-7798
Print Name/Company	Print Contact Person Name	Contact Phone
115 S Garfield Ave, Hinsdale, IL 60521	630-887-7050	
Address To be Billed	Alternate Phone	

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

Docusign Envelope ID: 0A1DD81B-66EF-4EB3-AB15-6D70E810D068

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-28-403-018
2. Common Address: 2903 Oak Brook Hills Road, Oak Brook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment. Attached
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Legal Description for 06-28-403-018

LOT 2 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

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

See deed recorded as document R2023-076168 recorded on 11/30/2023 at 8:23AM

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

Electronic Search DuPage Recorder

Only First name of Contact is required. Date called: 2024/11/4

I verify that the information provided above is accurate.

Linda Ritter

Printed Name

Signed by: Linda Ritter

Signature 5D74E963DCC9460...

Date

11/4/2024

Relationship to Applicant:

Builder

Docusign Envelope ID: 0A1DD81B-66EF-4EB3-AB15-6D70E810D068

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-28-403-019
2. Common Address: 2905 Oak Brook Hills Road, Oak Brook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Legal Description for 06-28-403-019

LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

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

See deed recorded as document R2023-076168 recorded on 11/30/2023 at 8:23AM

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

Electronic Search DuPage Recorder

Only First name of Contact is required. Date called: 11/4/2024

I verify that the information provided above is accurate.

Linda Ritter

Printed Name

Signed by: Linda Ritter 5D74E653BCC9460...

Signature

Date

11/4/2024

Relationship to Applicant:

Builder

Legal Description

CURRENT LEGAL DESCRIPTIONS

06-28-403-018

LOT 2 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

06-28-403-019

LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS

PROPOSED LEGAL DESCRIPTION

LOT 1 IN 2903 OAK BROOK HILLS CONSOLIDATION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY ILLINOIS.

Please Deposit Check in: Zoning Account 10-4302

For:

2903 Oak Brook Hills FP

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

MISCELLANEOUS PAYMENT RECPT#: 755030
DATE: 11/12/24 TIME: 10:31:08
CLERK: jwozniak DEPT:
CUSTOMER#:

COMMENT: 2903 OAK BROOK HILLS

REVENUE:
1 10 43020 800.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 800.00
CASH -PLD

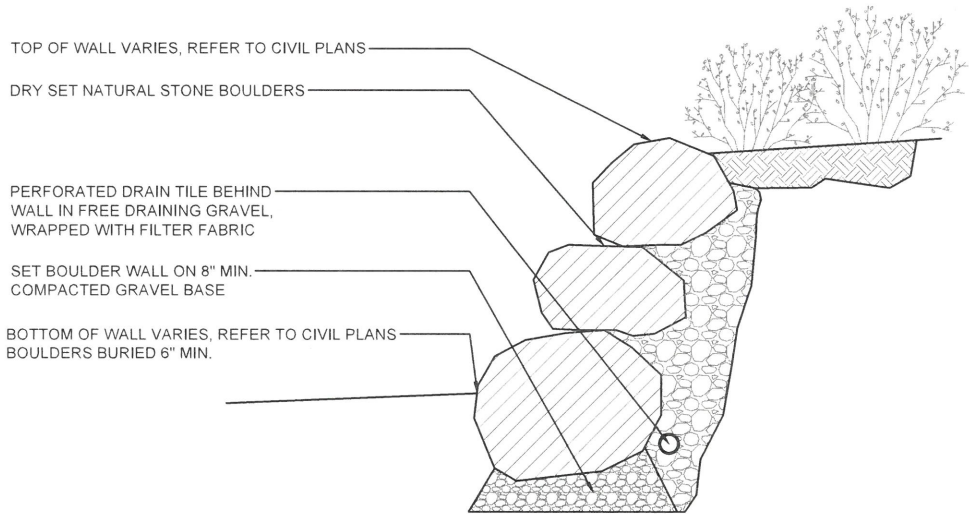
AMOUNT PAID: 800.00

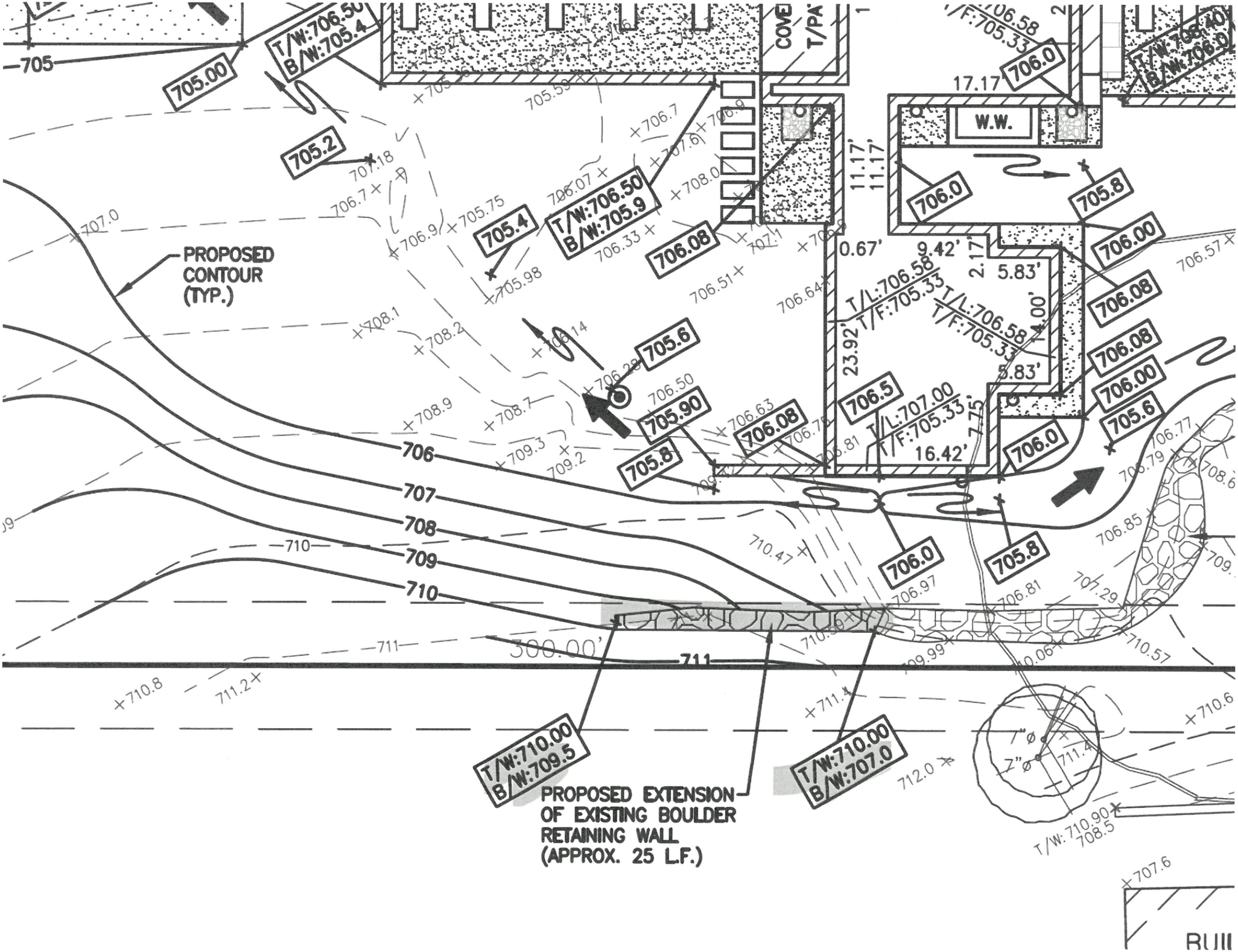
PAID BY: TIBURON HOMES LLC
PAYMENT METH: CHECK
1073

REFERENCE: TIBURON HOME

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

F


TOP OF WALL VARIES, REFER TO CIVIL PLANS
DRY SET NATURAL STONE BOULDERS
PERFORATED DRAIN TILE BEHIND WALL IN FREE DRAINING GRAVEL, WRAPPED WITH FILTER FABRIC
SET BOULDER WALL ON 8" MIN. COMPACTED GRAVEL BASE
BOTTOM OF WALL VARIES, REFER TO CIVIL PLANS
BOULDERS BURIED 6" MIN.


PROPOSED CONTOUR (TYP.)
PROPOSED EXTENSION OF EXISTING BOULDER RETAINING WALL (APPROX. 25 L.F.)
T/W:706.50 B/W:705.4
T/W:706.50 B/W:705.9
T/W:710.00 B/W:709.5
T/W:710.00 B/W:707.0
T/W: 710.90 708.5
705.00
705.2
705.4
706.08
705.6
705.90
705.8
706.5
706.0
705.8
706.00
706.08
706.08
706.00
705.6
706.0
705.8
W.W.
T/L:706.58 T/F:705.33
T/L:706.58 T/F:705.33
T/L:707.00 T/F:705.33
T/F:706.58 T/F:705.33
17.17
11.17'
11.17'
0.67'
9.42'
2.17'
5.83'
23.92'
7.00'
5.83'
7.75'
16.42'
300.00'
705
706
707
708
709
710
711
COVE
T/PA

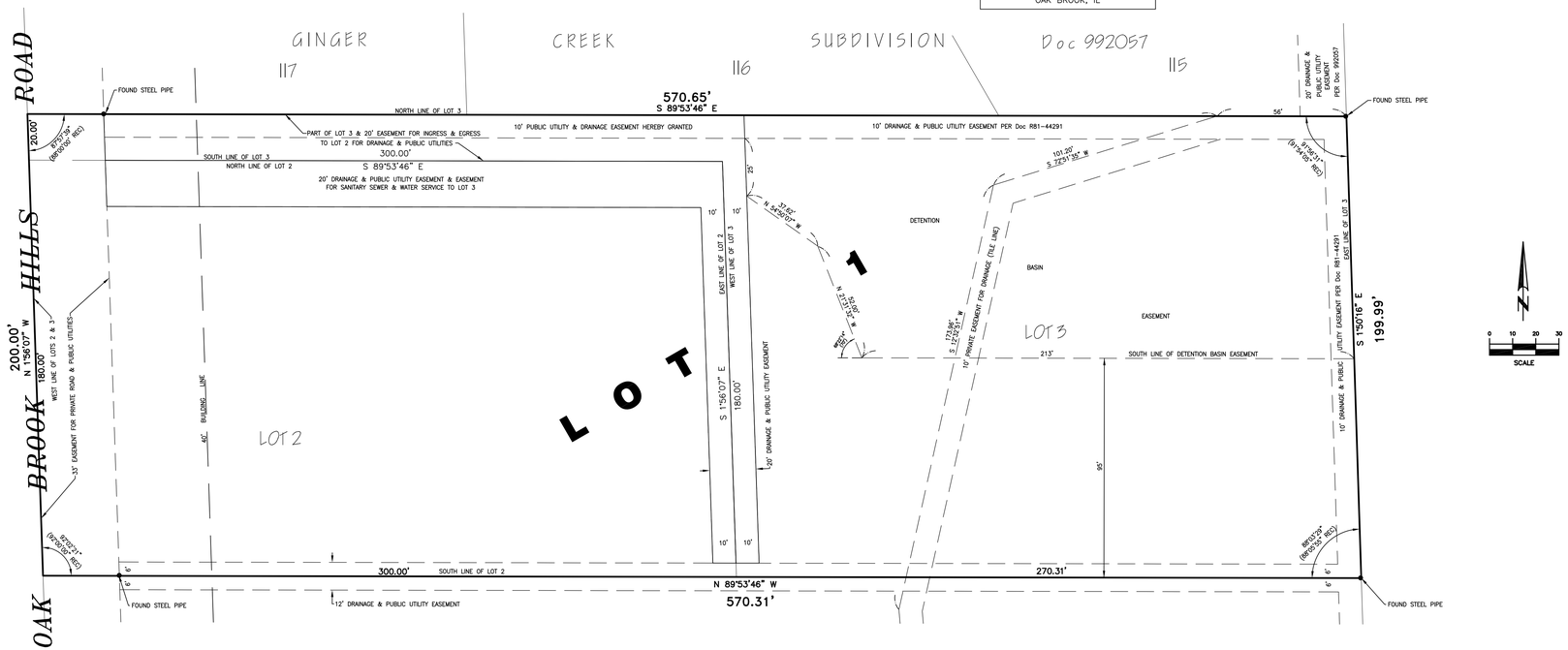
FINAL PLAT OF ABROGATION & CONSOLIDATION

2903 OAK BROOK HILLS CONSOLIDATION

OF LOTS 2 AND 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DUPAGE COUNTY
PROPERTY INDEX NUMBERS
(P.I.N.s)
06-28-403-018
06-28-403-019

COMMON ADDRESS
2903 OAK BROOK HILLS ROAD
OAK BROOK, IL



0 10 20 30
SCALE

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED ALSO APPROVE OF THE ABROGATION OF PORTIONS OF EASEMENTS AS SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HEREBY GRANT EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED IN THE UNDERLYING BEUTLER'S SUBDIVISION. THOSE EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF OAK BROOK AND TO THOSE PUBLIC AND PRIVATE UTILITY COMPANIES OPERATING WITHIN THE VILLAGE, INCLUDING, BUT NOT LIMITED TO, AMERITECH, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, FLAGG CREEK WATER RECLAMATION DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, ACCORDING TO THE EASEMENT PROVISIONS PROVIDED IN BEUTLER'S SUBDIVISION – DOCUMENT R81-44291. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THEIR USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

DATED THIS_____DAY OF_____,A.D. 20_____.

_____ CARTER CHANG

_____ AILEEN CHANG

ADDRESS: 480 MISSION BAY BOULEVARD NORTH SAN FRANCISCO, CA 94158

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT CARTER CHANG AND AILEEN CHANGE, AS OWNERS OF THE PROPERTY DESCRIBED AS 2903 OAK BROOK HILLS CONSOLIDATION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED, TO THE BEST OF THEIR KNOWLEDGE, THAT THE SCHOOL DISTRICTS IN WHICH THE PROPERTY LIES ARE GRADE SCHOOL DISTRICT 53 AND HIGH SCHOOL DISTRICT 86 AND COLLEGE OF DUPAGE 502.

DATED THIS_____DAY OF_____,A.D. 20_____.

_____ CARTER CHANG

_____ AILEEN CHANG

NOTARY

STATE OF _____)
COUNTY OF _____) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CARTER CHANGE AND AILEEN CHANGE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARES SUBSCRIBED TO THE FOREGOING CERTIFICATES AS OWNERS, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY DESCRIBED AND THAT, AS SUCH OWNERS, HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES AFORESAID.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____DAY OF_____, A.D. 20_____

BY:_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

VILLAGE ENGINEER

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE, 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

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

I,_____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON_____, 20_____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

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

THIS_____DAY OF_____, A.D. 20_____.

_____
VILLAGE CLERK

PLANNING & ZONING COMMISSION CERTIFICATE

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

THIS _____DAY OF_____, 20_____.

_____ CHAIRMAN

_____ SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISON AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS,

THIS _____DAY OF_____. 20_____.

_____
DUPAGE COUNTY CLERK

SANITARY DISTRICT

I,_____, EXECUTIVE DIRECTOR 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 AT _____, ILLINOIS, THIS_____DAY OF_____20_____.

_____
EXECUTIVE DIRECTOR

AREAS	
LOT 2:	53,966 SQ.FT.
LOT 3:	60,058 SQ.FT.
NEW LOT 1:	114,024 SQ. FT.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

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 _____, 20_____

_____
VILLAGE TREASURER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF COOK)

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

DATED THIS _____DAY OF _____, 20_____

_____ ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____ OWNER OR DULY AUTHORIZED ATTORNEY

_____ PRINT NAME

_____ PRINT NAME

LAND SURVEYOR

STATE OF ILLINOIS)
COUNTY OF COOK) ss

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 2 AND 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND I HAVE PREPARED THIS DOCUMENT AS A PLAT OF CONSOLIDATION & ABROGATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.

I FURTHER CERTIFY THAT THE REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND CONSOLIDATIONS, HAVE BEEN COMPLIED WITH IN THE 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 THE HEREON-DESCRIBED PROPERTY CONTAINS 114,024 SQUARE FEET, OR 2.618 ACRES, MORE OR LESS, AND THAT NO PART OF THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL 17043C0178J WITH A REVISION DATE OF AUGUST 1, 2019.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND I HEREBY DESIGNATE THE VILLAGE OF OAK BROOK, TO RECORD THIS PLAT OF CONSOLIDATION & ABROGATION.

GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 2ND DAY OF DECEMBER, A.D. 2024.

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

_____
MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE: 11/30/2026

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE AT DUPAGE COUNTY, ILLINOIS

ON THE_____DAY OF _____, 20_____,

AT _____O'CLOCK _____.M. AS DOCUMENT NUMBER_____.

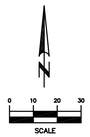
_____
DUPAGE COUNTY RECORDER OF DEEDS

PREPARED FOR:
TIBURON HOMES, LLC

PREPARED BY:
LANDMARK ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 22-06-083-CONS-ABR

FINAL PLAT OF ABROGATION & CONSOLIDATION

2903 OAK BROOK HILLS CONSOLIDATION

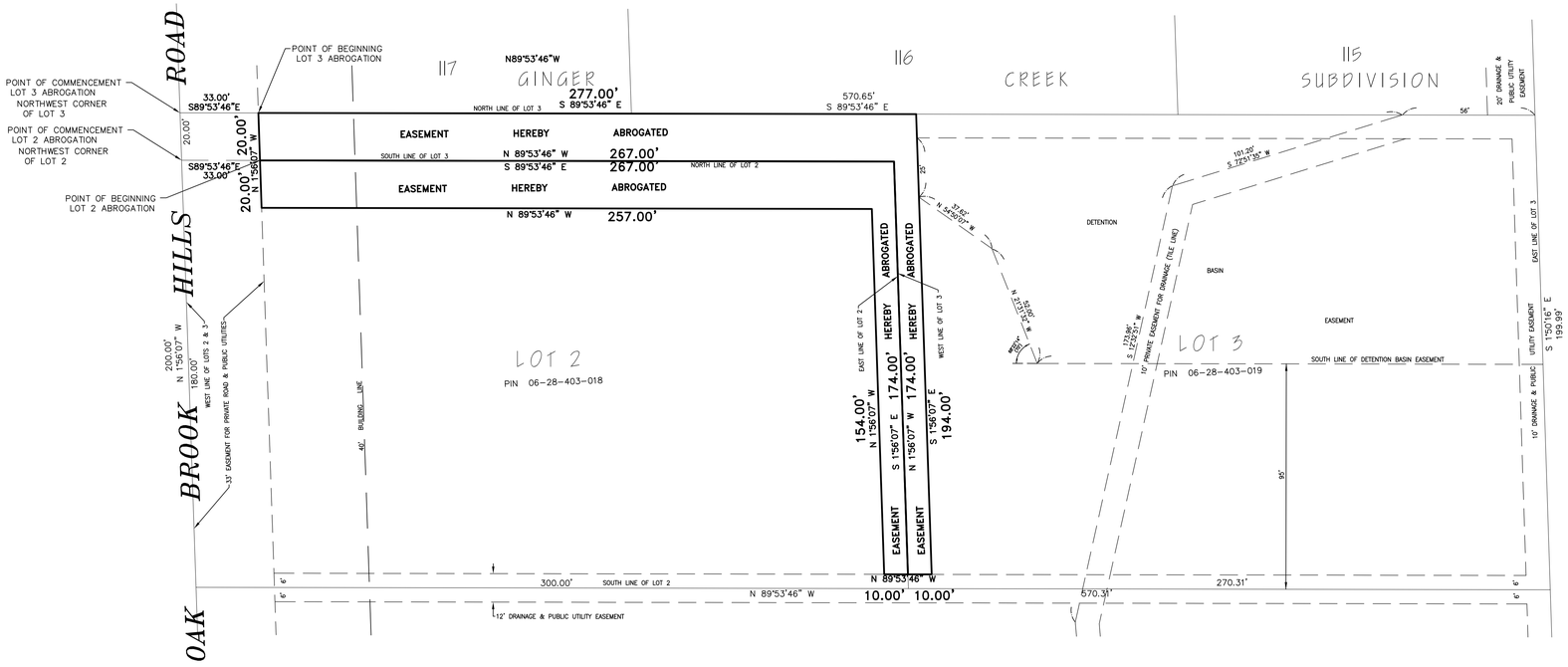


LOT 2 ABROGATED EASEMENT LEGAL DESCRIPTION

THAT PART OF LOT 2 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST 33.00 FEET, ALONG THE NORTH LINE OF SAID LOT 2, TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 267 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 1 DEGREE 56 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE, 174 FEET TO THE NORTH LINE OF THE SOUTH 10 FEET OF SAID LOT 2; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID NORTH LINE, 10.00 FEET; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST 154 FEET TO THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 2; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH LINE, 257 FEET TO THE EAST LINE OF THE WEST 33 FEET OF SAID LOT 2; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

LOT 3 ABROGATED EASEMENT LEGAL DESCRIPTION

THAT PART OF LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST 33.00 FEET, ALONG THE NORTH LINE OF SAID LOT 3, TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 277 FEET TO THE EAST LINE OF THE WEST 10 FEET OF SAID LOT 3; THENCE SOUTH 1 DEGREE 56 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE, 194 FEET TO THE NORTH LINE OF THE SOUTH 10 FEET OF SAID LOT 3; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID NORTH LINE, 10 FEET TO THE EASTERLY WEST LINE OF SAID LOT 3; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST 154 FEET, ALONG SAID EASTERLY WEST LINE, 174 FEET TO THE NORTHERLY SOUTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 53 MINUTES 46 SECONDS WEST, ALONG SAID NORTHERLY SOUTH LINE, 267 FEET TO THE EAST LINE OF THE WEST 33 FEET OF SAID LOT 3; THENCE NORTH 1 DEGREE 56 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.



ABROGATION AREAS
LOT 2 EASEMENT: 6876 SQ.FT.
LOT 3 EASEMENT: 7275 SQ.FT.

COMMONWEALTH EDISON COMPANY

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20_____.

COMMONWEALTH EDISON COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

NICOR GAS COMPANY

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20_____.

NICOR GAS COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY AT&T ILLINOIS

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20_____.

ILLINOIS BELL TELEPHONE COMPANY AT&T ILLINOIS

BY: _____

PRINTED NAME: _____

TITLE: _____

COMCAST

ABROGATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20_____.

COMCAST

BY: _____

PRINTED NAME: _____

TITLE: _____

PREPARED FOR:

TIBURON HOMES, LLC

PREPARED BY:

LANDMARK ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 22-06-083-CONS-ABR

WARNING
IN ILLINOIS
(OUTSIDE CHICAGO)

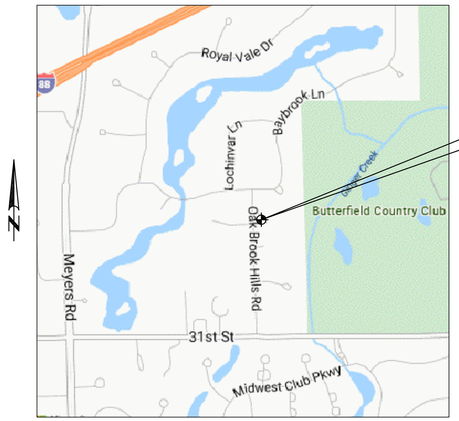
CALL JULIE TOLL FREE
1-800-892-0123

CALL BEFORE YOU DIG

ENGINEERING IMPROVEMENT PLANS
FOR
2903 OAK BROOK HILLS ROAD
OAK BROOK, IL

LEGAL DESCRIPTION

LOT 1 IN THE 2903 OAK BROOK HILLS CONSOLIDATION, OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, PREVIOUSLY DESCRIBED AS LOT 2 AND LOT 3 IN BEUTLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.



PROJECT LOCATION MAP

LEGEND

	EXISTING	PROPOSED
OVERHEAD TRANSMISSION LINES	OTL	OTL
GAS LINE	G	G
WATER LINE	W	W
ELECTRIC LINE	E	E
CABLE LINE	C	C
TELCO LINE	T	T
STORM SEWER	>>	))
SANITARY SEWER	>	)
COMBINED SEWER	>)	>)
CHAIN LINK FENCE	x	x
WOOD FENCE	o	o
METAL FENCE	□	□
MANHOLE	○	●
CATCH BASIN	⊘	◒
INLET	⊠	◪
CLEANOUT	◎	◉
DRAIN	⊜	⊜
SANITARY MANHOLE	⊜	⊜
CLEANOUT	◎	◉
HYDRANT	⊠	⊠
B-BOX	⊕	⊕
TELCO METER	⊖	⊖
GAS METER	⊜	⊜
ELECTRIC METER	◐	◐
UTILITY POLE	▽□	▽□
TOP OF FOUNDATION	T/F: 700.00	T/F: 700.00
SPOT ELEVATION	x 670.20	670.20
SILT FENCE		SF

CB 1 / 594.50 / 590.00 — STRUCTURE / RIM ELEVATION / INVERT ELEVATION — SMH 1 / 594.50 / 590.00
STORM SEWER — SANITARY

DUPAGE COUNTY
PROPERTY INDEX NUMBERS
(P.I.N.s)
06-28-403-018
06-28-403-019

AREA
114,024 SQ.FT.
2.618 AC
(more or less)

INDEX

C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS
C2.0 DEMOLITION AND EROSION CONTROL PLAN
C3.0 PROPOSED GEOMETRIC & UTILITY PLAN
C4.0 PROPOSED GRADING PLAN
C5.0 DETAILS
C6.0 STORMWATER POLLUTION PREVENTION PLAN

CIVIL ENGINEER: LANDMARK ENGINEERING LLC
MATT LANDSTROM, P.E.
7808 W. 103RD STREET
PALOS HILLS, IL 60465
(708) 599-3737

ARCHITECT: MICHAEL ABRAHAM ARCHITECTURE
JASON THAKOR
148 BURLINGTON AVENUE
CLARENDON HILLS, IL 60514
(630) 655-9417

CONTRACTOR: TIBURON HOMES LLC
LINDA & BRUCE RITTER
115 S. GARFIELD STREET
HINSDALE, IL 60521
(630) 408-5934

ENGINEERING INSPECTIONS

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

1. PRE-CONSTRUCTION & EROSION CONTROL INSPECTION
2. SPOT SURVEY REVIEW
3. RETAINING WALL INSPECTION(S)
4. WATER/SANITARY SERVICE INSPECTION
5. FINAL ENGINEERING INSPECTION
6. DETENTION BASIN INSPECTION

NOTE

- THE VILLAGE OF OAK BROOK DEVELOPMENT SERVICES DEPARTMENT (630-368-5101) REQUIRES 24 HOURS NOTICE FOR ALL PAVEMENT CUTS IN THE OAK BROOK HILLS ROAD RIGHT-OF-WAY.
- THE VILLAGE OF OAK BROOK PUBLIC WORKS DEPARTMENT (630-368-5270) REQUIRES 24 HOURS NOTICE PRIOR TO ANY WORK ASSOCIATED WITH THE WATER MAIN OR WATER SERVICE.

THIS DEVELOPMENT MEETS, OR EXCEEDS, THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH THE DUPAGE COUNTY STORMWATER ORDINANCE.

Matt Landstrom
ILLINOIS PROFESSIONAL ENGINEER LICENSE NO.: 062-070398
EXPIRATION DATE: NOVEMBER 30, 2025

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

LICENSED PROFESSIONAL ENGINEER
MATT LANDSTROM
062-070398
STATE OF ILLINOIS

Matt Landstrom
ILLINOIS PROFESSIONAL ENGINEER LICENSE NO.: 062-070398
EXPIRATION DATE: NOVEMBER 30, 2025

REV. BY	DATE	REVISIONS
T.G.	5/25/23	ISSUED FOR REVIEW
M.L.	8/2/23	VILLAGE COMMENTS
M.L.	8/14/23	VILLAGE COMMENTS
M.L.	9/5/23	ARCHITECT REVISIONS
M.L.	10/28/24	CLIENT REVISIONS

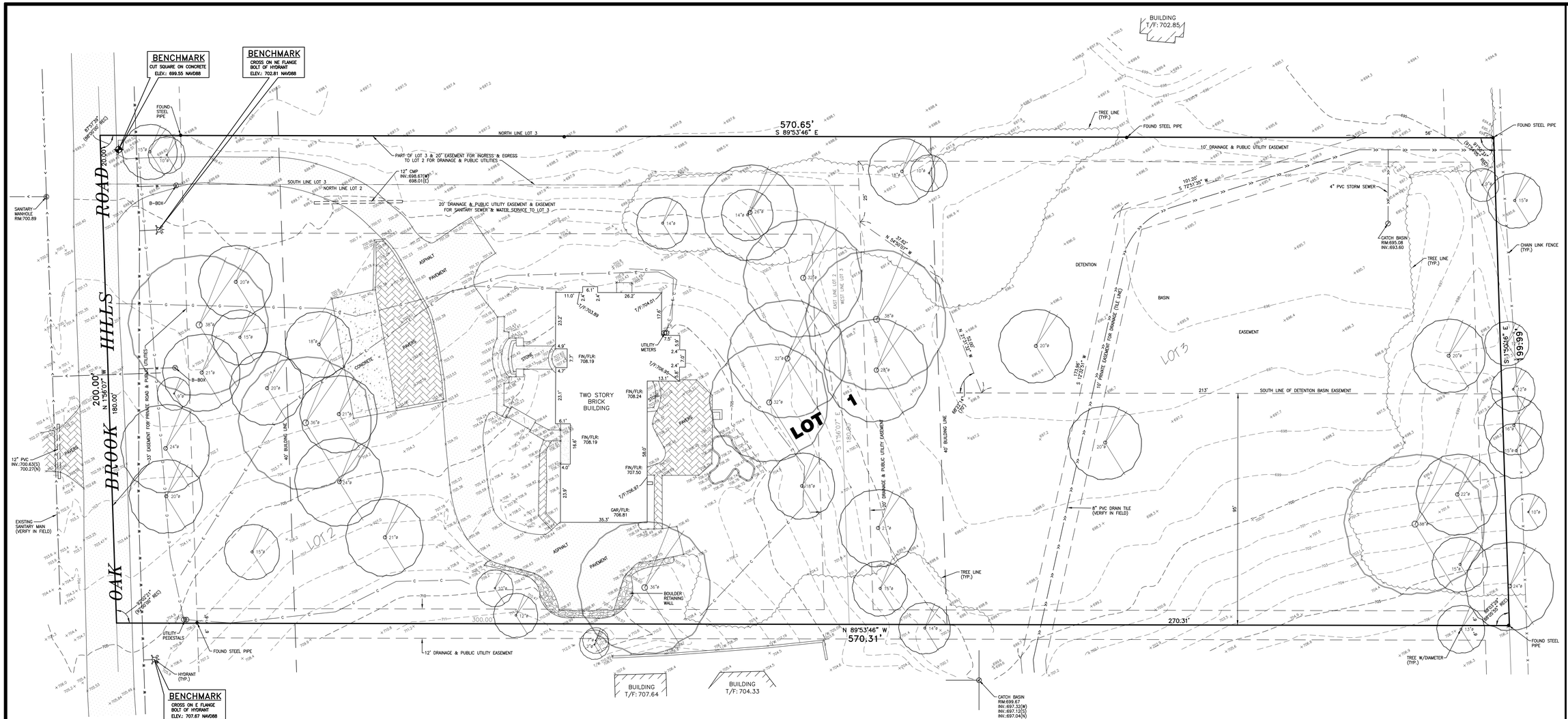
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184.005577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737
Fax: (708) 599-2291

CHANG RESIDENCE
2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
COVER SHEET

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
C0.0

22-06-083-R4



NOTES:

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
2. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM TRUSTEE'S DEED RECORDED AS Doc R2021-016400. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
3. LOCATIONS OF IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS COMPLETED ON JUNE 30, 2022. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
4. WATER SERVICE SHALL BE 1.5"(MIN.) TYPE K COPPER PIPE.
5. SANITARY SERVICE SHALL BE 6" PVC (SDR26) @ 1.00% MIN.
6. SANITARY SERVICE SHALL BE WATERMAIN QUALITY PVC C900 PIPE FOR 10' ON EITHER SIDE OF ANY LOCATION WHERE IT CROSSES ABOVE THE EXISTING WATERMAIN PIPE.
7. MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
8. SURFACE EVIDENCE OF UNDERGROUND IMPROVEMENTS SHOWN HEREON IS BASED ON PHYSICAL OBSERVATION AND RECORDS, IF ANY, PROVIDED.
9. CONTRACTOR SHALL HAVE SEDIMENT PROTECTION INSTALLED & INSPECTED PRIOR TO PERMIT APPROVAL.
10. CONTRACTOR SHALL FIELD VERIFY EXISTING INVERTS.
11. BEDDING CLASSES I, II, OR III, AS DESCRIBED IN ASTM D2321–74 (ANSI K65. 171) SHALL BE USED FOR ALL FLEXIBLE PIPE PROVIDED THE PROPER STRENGTH PIPE IS USED WITH THE SPECIFIED BEDDING TO SUPPORT THE ANTICIPATED LOAD.
12. SANITARY SEWER MAIN & SERVICES SHALL BE PVC SDR–26 (ASTM D–3034) WITH JOINTS (ASTM D–3212).
13. CONSTRUCTION TRAFFIC MANAGEMENT: MAXIMUM CONTRACTOR VEHICLES: 6. PARKING SHALL BE ON THE EAST SIDE OF OAKBROOK HILLS ROAD.
14. CONTRACTOR SHALL INSTALL SCREENS AT THE TOP OF DOWNSPOUTS TO PREVENT CLOGGING PER VILLAGE STANDARDS.
15. UNDERDRAINS SHALL BE INSPECTED SEMIANNUALLY TO ENSURE PROPER FLOW CAPACITIES ARE MAINTAINED.
16. THE MAXIMUM ALLOWABLE SLOPE ON THIS SITE IS 3:1.
17. IF THE SOIL STOCKPILE IS TO REMAIN IN PLACE FOR GREATER THAN THREE DAYS THEN SOIL AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED PRIOR TO PERMANENT STABILIZATION.
19. THE PARKWAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
20. ALL PROPOSED SUMP PUMP UNDERDRAINS SHALL BE 4" HDPE PIPE.
21. DURING CONSTRUCTION A SILT FENCE SHALL BE PROVIDED ALONG THE PROPERTY LINES WHERE UNRESTRICTED RUNOFF OCCURS NATURALLY OR IS CREATED BY EXCAVATION. IF FENCING IS USED, THE CONDITION OF THE FENCE SHALL BE CHECKED AT MINIMUM EVERY OTHER WEEK, OR AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
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IMPERVIOUS AREA EXHIBIT

EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
HOUSE:	3,733 S.F.	HOUSE:	5,263 S.F.
DRIVEWAY:	8,315 S.F.	DRIVEWAY:	7,592 S.F.
PORCHES/STOOPS:	217 S.F.	WALKS:	678 S.F.
REAR PATIO:	850 S.F.	COVERED AREAS:	1,050 S.F.
WALKS:	677 S.F.	PATIOS:	2,127 S.F.
MISCELLANEOUS.:	219 S.F.	WALLS:	415 S.F.
TOTAL:	14,011 S.F.	TOTAL:	17,125 S.F.

NET NEW IMPERVIOUS: 3,114 S.F.
TOTAL AREA TO BE DISTURBED: 96,376 S.F.
PROJECT SITE AREA: 114,024 S.F.

REV. BY	REVISIONS	DATE
T.G.	ISSUED FOR REVIEW	5/25/23
M.L.	VILLAGE COMMENTS	8/2/23

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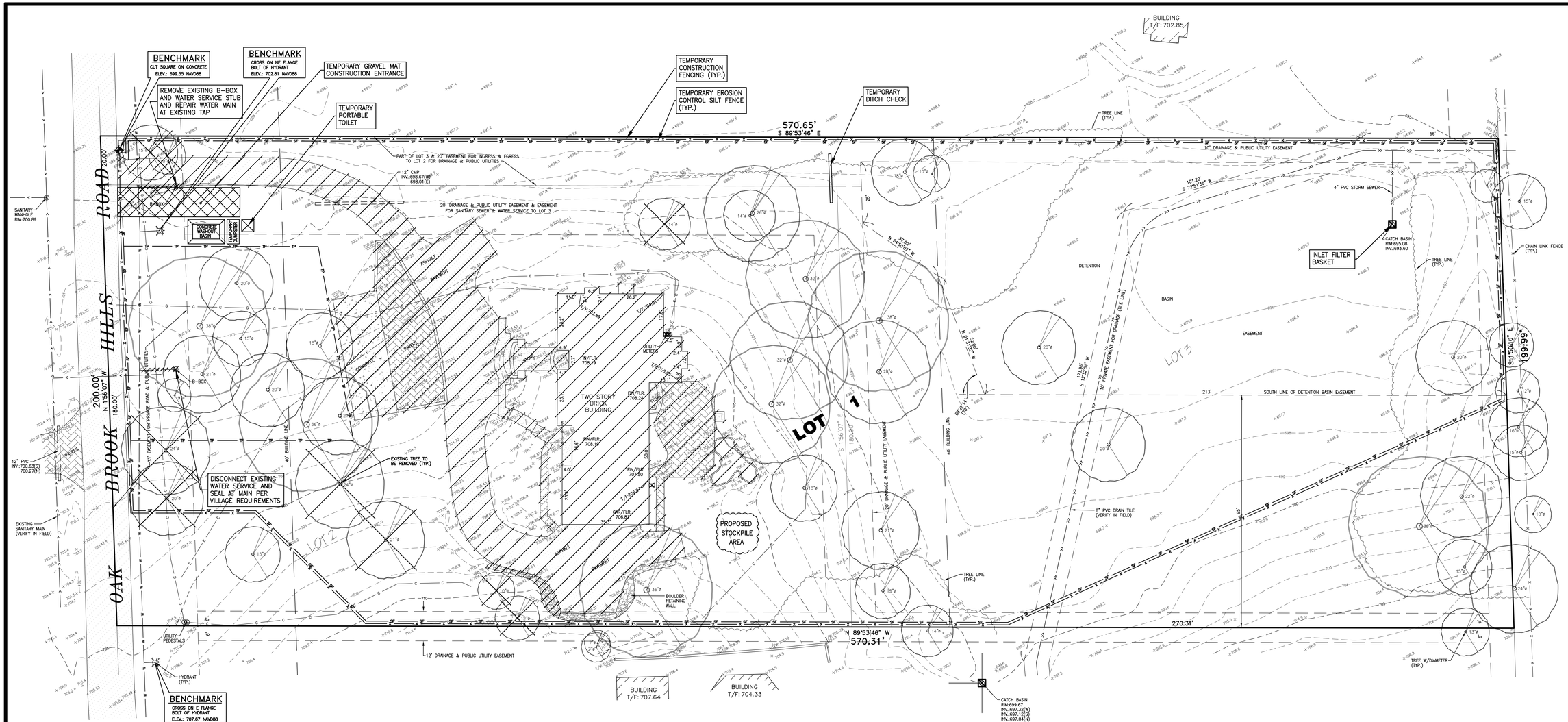
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465–1529
Phone: (708) 599–3737
Fax: (708) 599–2291

CHANG RESIDENCE
2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
EXISTING CONDITIONS

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
C1.0
22–06–083–R4



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BUILDING, PAVEMENT – OR STRUCTURE TO BE REMOVED

N

0 5 10 20
SCALE

IMPERVIOUS AREA EXHIBIT

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WALKS:	677 S.F.	PATIOS:	1,795 S.F.
MISCELLANEOUS.:	219 S.F.	WALLS:	406 S.F.
WALLS:	310 S.F.	TOTAL:	16,053 S.F.
TOTAL:	14,321 S.F.		

NET NEW IMPERVIOUS: 1,732 S.F.
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PROJECT SITE AREA: 114,024 S.F.

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M.L.	8/2/23	VILLAGE COMMENTS
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2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
DEMOLITION AND EROSION CONTROL PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
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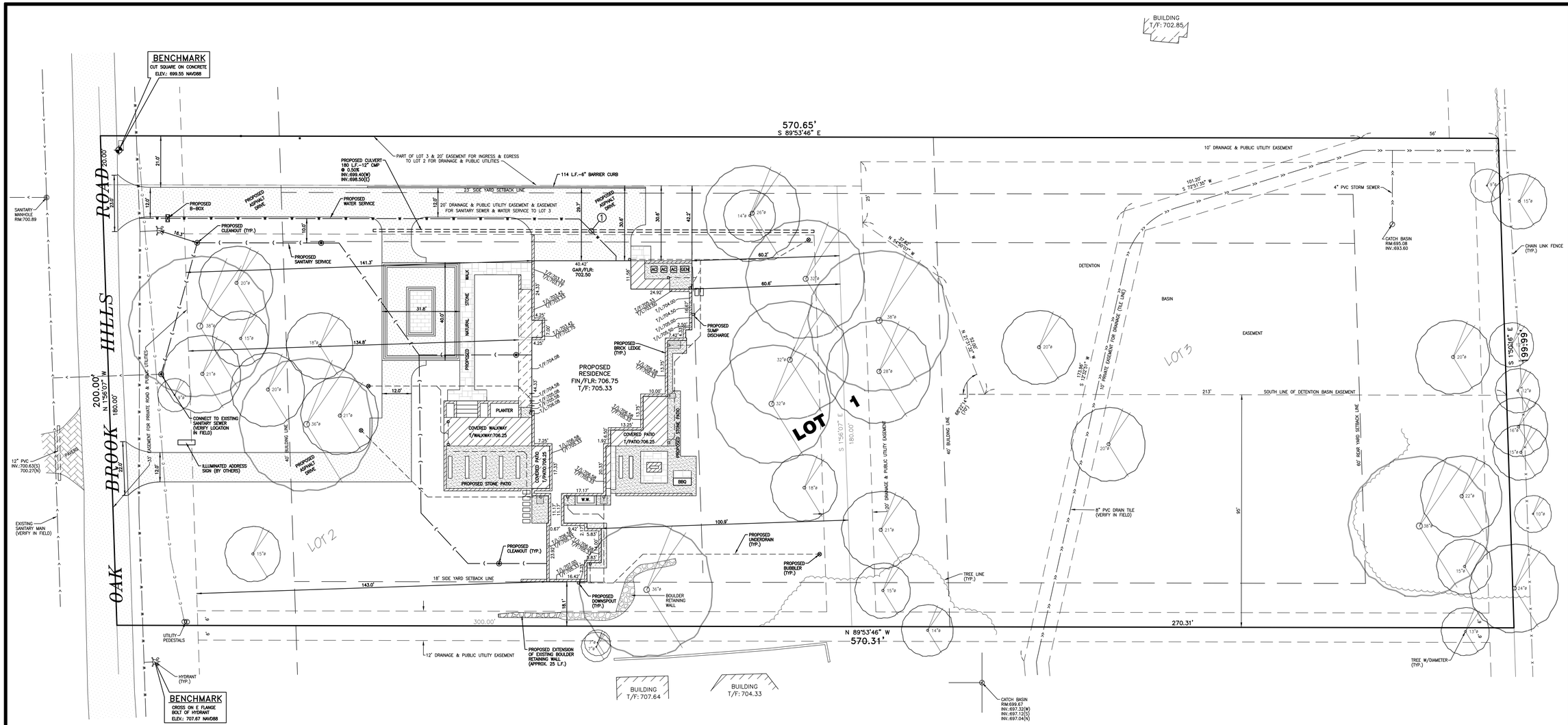
SHEET
C2.0

22-06-083-R4



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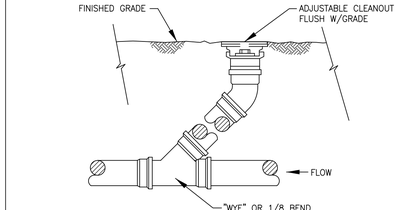
UTILITY CROSSING INFORMATION

UTILITY CROSSING ①
BOTTOM OF 12" CMP CULVERT: 698.90
TOP OF 1.5" WATER SERVICE: 696.7*
SEPARATION BETWEEN PIPES: 2.20'
*BASED ON 5.5' BURY DEPTH



TYPICAL SANITARY SERVICE CLEANOUT TO FINISHED GRADE
NOT TO SCALE

NOTE: MAY BE USED FOR PIPE SIZES SMALLER THAN 12" IN DIAMETER TO SEGMENT PIPE LENGTHS EXCEEDING 150 FEET.

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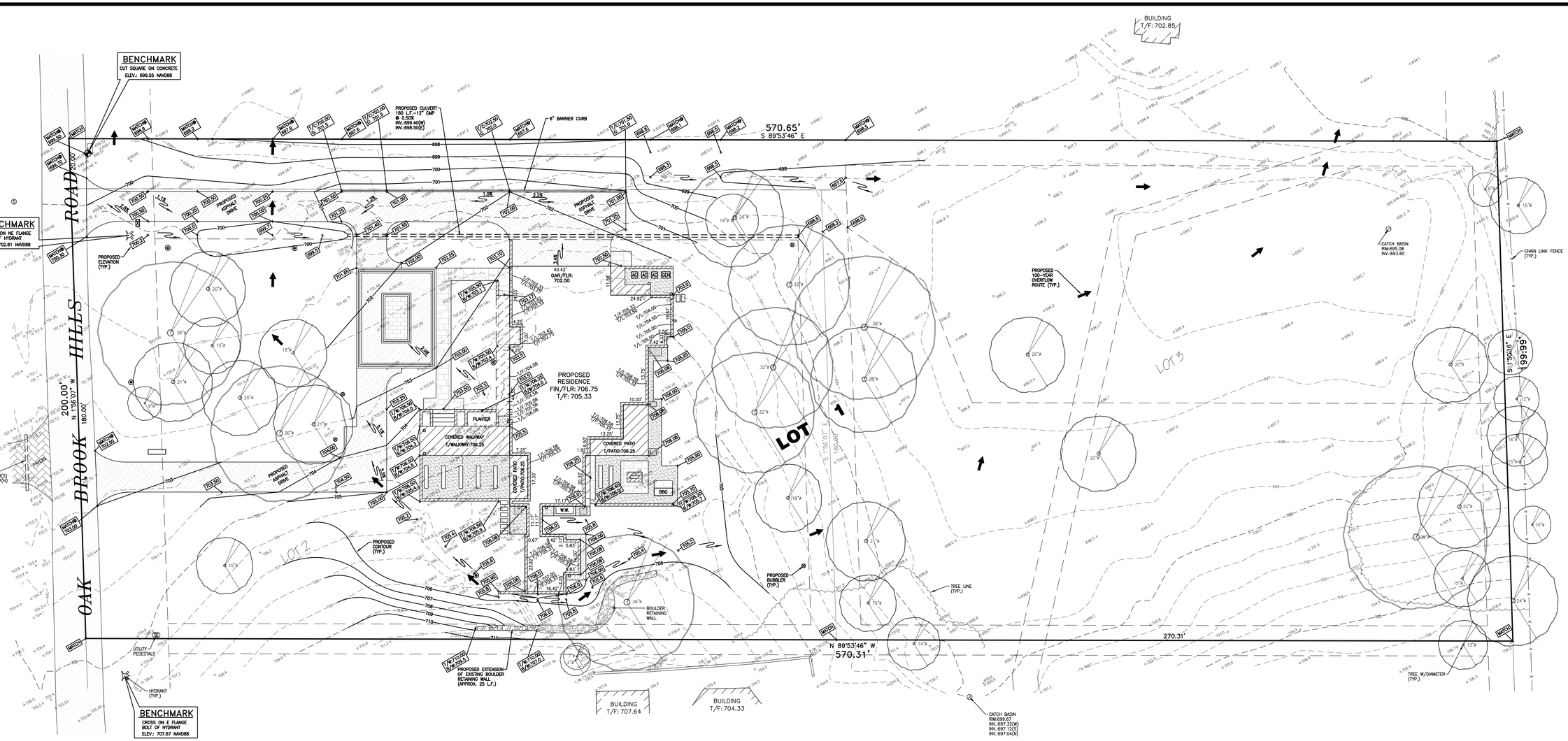

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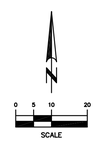
30. ALL DOWNSPOUTS THAT SPLASH AT GRADE SHALL BE PROVIDED WITH SPLASH BLOCKS.



AVERAGE EXISTING ELEVATION @ PROPOSED BUILDING CORNERS

SOUTHWEST CORNER:	706.8
NORTHWEST CORNER:	701.9
NORTHEAST CORNER:	703.0
SOUTHEAST CORNER:	706.8
AVERAGE ELEVATION:	704.6

IMPERVIOUS AREA EXHIBIT

EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
HOUSE:	3,733 S.F.	HOUSE:	5,263 S.F.
DRIVEWAY:	8,315 S.F.	DRIVEWAY:	6,943 S.F.
PORCHES/STOOPS:	217 S.F.	WALKS:	671 S.F.
REAR PATIO:	850 S.F.	COVERED AREAS:	975 S.F.
WALKS:	677 S.F.	PATIOS:	1,795 S.F.
MISCELLANEOUS.:	219 S.F.	WALLS:	406 S.F.
WALLS:	310 S.F.	TOTAL:	16,053 S.F.
TOTAL:	14,321 S.F.		

NET NEW IMPERVIOUS: 1,732 S.F.
TOTAL AREA TO BE DISTURBED: 57,297 S.F.
PROJECT SITE AREA: 114,024 S.F.

DATE	REVISIONS	REV. BY
5/25/23	ISSUED FOR REVIEW	T.G.
8/2/23	VILLAGE COMMENTS	M.L.
9/5/23	ARCHITECT REVISIONS	M.L.
4/9/24	LANDSCAPE ARCHITECT REVISIONS	M.L.
10/28/24	CLIENT REVISIONS	M.L.

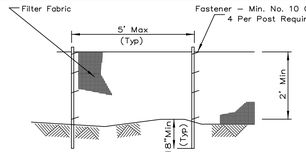
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184.007577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737
Fax: (708) 599-2291

CHANG RESIDENCE
2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
PROPOSED GRADING PLAN

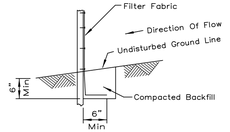
DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
C4.0
22-06-083-R4

SILT FENCE PLAN



ELEVATION

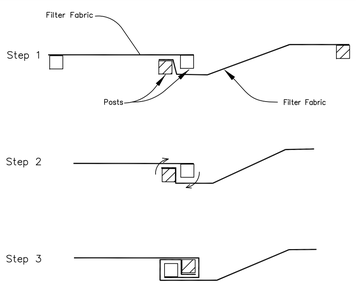


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IL-620
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 11-20-01
Approved ____ Date ____		

SILT FENCE

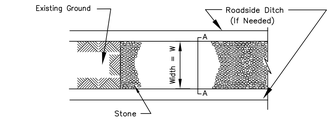


ATTACHING TWO SILT FENCES

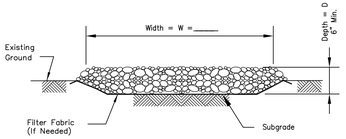
NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE		STANDARD DWG. NO.
Project		IL-620(W)
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked ____ Date ____		DATE 1-29-99
Approved ____ Date ____		

CONSTRUCTION ROAD STABILIZATION



PLAN VIEW

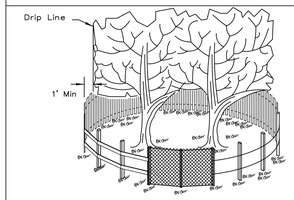


SECTION A–A

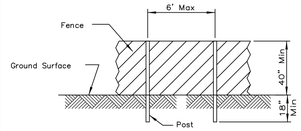
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. Stone shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required. Roadway shall follow the contour of the natural terrain to the extent possible.
4. Roadway shall follow the contour of the natural terrain to the extent possible.
5.

REFERENCE		STANDARD DWG. NO.
Project		IL-506
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 1-29-99
Approved ____ Date ____		

TREE PROTECTION – FENCING



SIDE VIEW

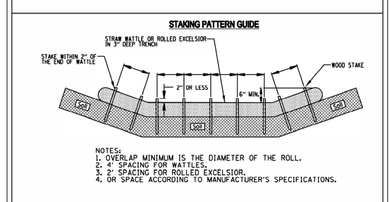


POST AND FENCE DETAIL

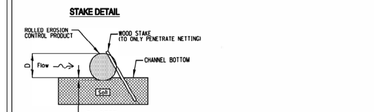
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE		STANDARD DWG. NO.
Project		IL-690
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 4-7-94
Approved ____ Date ____		

ROLLED EROSION CONTROL PRODUCTS

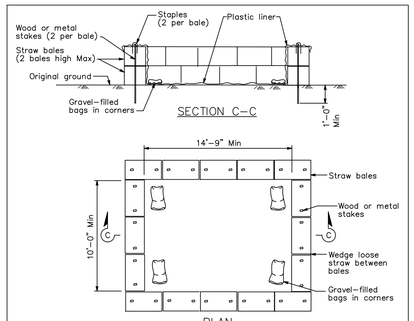


NOTES:
1. OVERLAP MINIMUM IS THE DIAMETER OF THE ROLL.
2. 4' SPACING FOR WATTLES.
3. 2' SPACING FOR ROLLED EXCELSIOR.
4. OR SPACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



NOTES:
1. DRAWINGS ARE NOT TO SCALE.
2. ENDS OF WATTLES OR ROLLED EXCELSIOR SHALL BE TURNED AT LEAST 6" UPSLOPE.
3. RECOMMENDED STAKES ARE 1 1/8" WIDE x 1 1/8" THICK x 30" LONG.
4. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLE MORE THAN 2".
5. SPACING THE TOE OF THE UPSTREAM DITCH CHECK SHALL CREATE A HORIZONTAL LINE WITH THE TOP OF THE DOWNSTREAM DITCH CHECK.

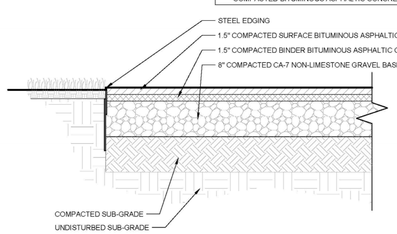
REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 08-2-2019
Approved ____ Date ____		



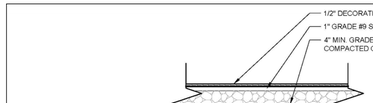
TEMPORARY CONCRETE WASHOUT BASIN
(On Grade)

NOTES:
1. Plastic liner shall be anchored with gravel-filled bags for below grade concrete washout facility.

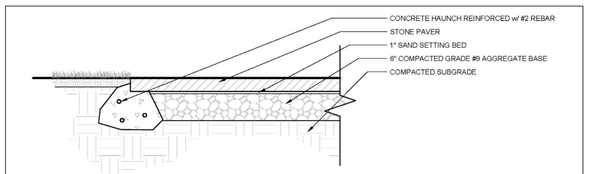
CONSTRUCTION NOTE:
- TWO SEPARATE LIFTS OF BITUMINOUS ASPHALT CONCRETE SHALL BE INSTALLED.
- TOTAL FINISHED PAVEMENT THICKNESS SHALL BE 3" COMPACTED BITUMINOUS ASPHALTIC CONCRETE.



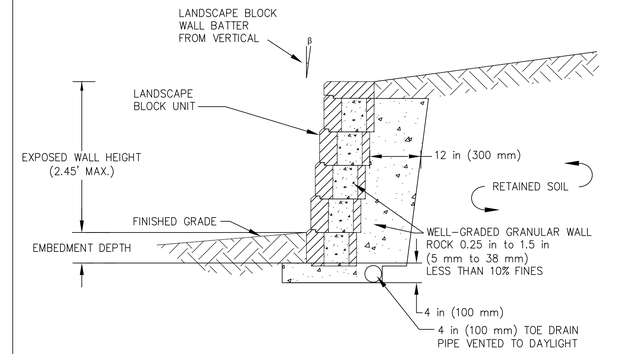
1 ASPHALT DRIVE SECTION



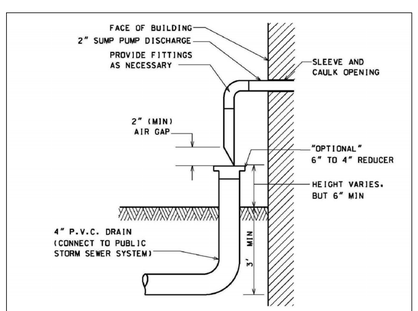
1 GRAVEL WALK SECTION



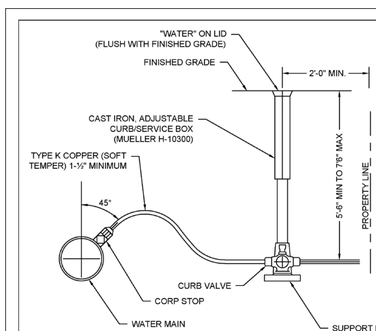
1 STONE PAVING w/HAUNCH SECTION



LANDSCAPE BLOCK RETAINING WALL DETAIL



NOTE:
1. SUMP PUMPS SHALL BE DESIGNED WITH A MINIMUM 2" AIR GAP. A RIGID FOUR-INCH (4") DIAMETER PVC PIPE CAN BE USED TO CONNECT THE INDIVIDUAL SUMP PUMP SERVICE TO THE STORM SEWER. IN NO EVENT SHALL THE SUMP PUMP DISCHARGE INTO THE SANITARY SEWER SYSTEM.
2. A PLUMBING PERMIT IS REQUIRED PRIOR TO ANY SEWER CONNECTION.



CURB VALVES (BALL STYLE ONLY)
MUELLER 25155 (COMP) B-25154 (FLARE)
A.Y. MCDONALD 6104-22 (COMP) 6104 (FLARE)
FORD B44-333M (COMP) B22-333M (FLARE)

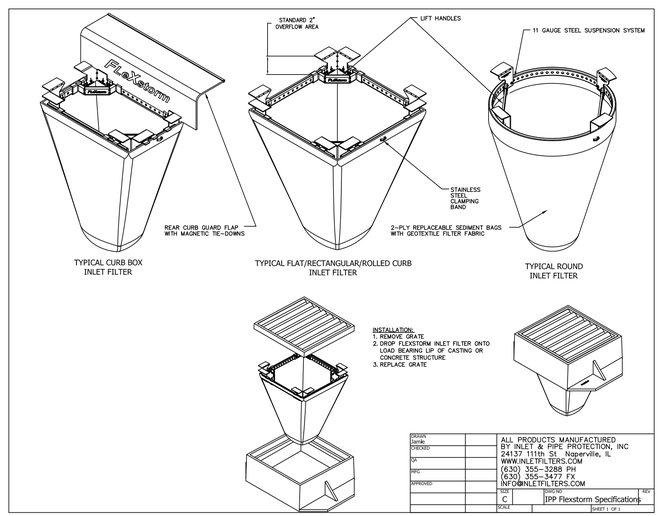
UNIONS
MUELLER H-1053 (COMP) H-15400 (FLARE)
A.Y. MCDONALD 4758 T (COMP) 4758 (FLARE)
FORD C-44 (COMP) C-22 (FLARE)

B-BOXES
MUELLER H-10300
A.Y. MCDONALD #5615 (1-¼" PLUG AND LID)
FORD MINNEAPOLIS PATTERN (1-¼" PLUG AND LID)

NOTES:
1. NEW TAPS INCLUDE THE REMOVAL OF THE OLD 1" CORP FROM THE WATER MAIN AND RETAPPED THROUGH THE EXISTING TAP HOLE. SEE WATER TAP SPECS FOR DETAILS.
2. NEW B-BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR WITHIN 5 FEET OF A DRIVEWAY.
3. ALL NEW TAPS SHALL BE A MINIMUM OF 2 FEET FROM ANY EXISTING TAPS OR BELLS.
4. ALL BRASS FITTINGS TO BE NO LEAD.
5. RIGHT-OF-WAY LINES SHALL BE MARKED IN THE FIELD PRIOR TO VILLAGE OF OAK BROOK WATER DEPARTMENT INSPECTION.
6. THE VILLAGE OF OAK BROOK WATER DEPARTMENT CAN BE CONTACTED AT 630-728-5950.

CORP STOPS
1. CORP STOPS SHALL BE USED (NO DIRECT TAPS)
   MUELLER B 25000 - FLARE
   A.Y. MCDONALD 4701 B - FLARE
   FORD FB 600 SERIES
2. A.Y. MCDONALD ¾" OR ½" BENDS MUST BE INSTALLED WITH CORPS.
   ¾" BEND FLARE x FLARE 4776B
   ½" BEND FLARE x COMPRESSION 4776S-22
   ½" BEND FLARE x FLARE 4750S
   ½" BEND FLARE x COMPRESSION 4750-22
3. SERVICE TAPS OR RE-TAPS (NO DIRECT TAPS)
   FORD FS1 TAPPING SLEEVE (SIZE OF MAIN X 15")
   CASCADE CRT-1 (SIZE OF MAIN X 15")
   SMITH & BLAIR #372 FOR PLASTIC MAIN
   NOTE: LARGER CLAMPS MAY BE REQUIRED DEPENDING ON CONDITION OF THE MAIN.

WATER TAP SERVICE



ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
24137 111th St Naperville, IL
WWW.INLETFILTERS.COM
(630) 355-3288 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

IPP Flexstorm Specifications

REVISIONS

REV. BY	DATE	
T.G.	5/25/23	ISSUED FOR REVIEW
M.L.	8/2/23	VILLAGE COMMENTS

LANDMARK ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184.007577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737
Fax: (708) 599-2231

CHANG RESIDENCE
2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
DETAILS

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
C5.0
22-06-083-R4

Public Notice
NPDES Permit No. ILR10

Public Notice Beginning Date: September 5, 2023

Public Notice Ending Date: October 5, 2023

National Pollutant Discharge Elimination System (NPDES) Permit Program

PUBLIC NOTICE/FACT SHEET
of
Reissued General NPDES Permit to Discharge Storm Water From Construction Site Activities into Waters of the State

Public Notice/Fact Sheet Issued By:

Illinois EPA
Division of Water Pollution Control
Permit Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276
217-782-0610

The Illinois Environmental Protection Agency (IEPA) has made a tentative determination to reissue NPDES General Permit No. ILR10 for the discharge of storm water associated with industrial activity from construction sites into waters of the state for the following types of dischargers:

Coverage under this permit
This Permit covers all areas of the State of Illinois

Eligibility

This permit shall authorize all discharges of storm water associated with industrial activity from construction sites that will result in the disturbance of one or more acres total land area, construction sites less than one acre of total land that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb one or more acres total land area or construction sites that are designated by the Agency that have the potential for contribution to a violation of water quality standard or significant contribution of pollutants to waters of the State, occurring after the effective date of this permit (including discharges occurring after the effective date of this permit where the construction activity was initiated before the effective date of this permit), except for discharges identified under paragraph I.B.3 (Limitations on Coverage).
This permit may only authorize a storm water discharge associated with industrial activity from a construction site that is mixed with a storm water discharge from an industrial source other than construction, where:
the industrial source other than construction is located on the same site as the construction activity;
storm water discharges associated with industrial activity from the areas of the site where construction activities are occurring are in compliance with the terms of this permit; and
storm water discharges associated with industrial activity from the areas of the site where industrial activity other than construction are occurring (including storm water discharges from dedicated asphalt plants and dedicated concrete plants) are covered by a different NPDES general permit or individual permit authorizing such discharges.

Limitations on Coverage. The following storm water discharges from construction sites are not authorized by this permit:

a. Storm water discharges associated with industrial activity that originate from the site after construction activities have been completed and the site has undergone final stabilization.
b. Discharges that are mixed with sources of non-storm water other than discharges identified in Part III.A (Prohibition on Non-Storm Water Discharges) of this permit and in compliance with Part IV.D.5 (Non-Storm Water Discharges) of this permit.
c. Storm water discharges associated with industrial activity that are subject to an existing NPDES individual or general permit or which are issued a permit in accordance with Part VI.N (Requiring an Individual Permit or an Alternative General Permit) of this permit. Such discharges may be authorized under this permit after an existing permit expires provided the existing permit did not establish numeric limitations for such discharges.
d. Storm water discharges from construction sites that the Agency has determined to be or may reasonably be expected to be contributing to a violation of a water quality standard.
e. Storm water discharges that the Agency, at its discretion, determines are not appropriately authorized or controlled by this general permit.

Final Conditions

Length of Permit: Approximately 5 Years
Classification of Receiving Waters: All surface waters of the State
Discharge No(s).: Various Locations
Type of Waste Storm Water Runoff
Flow Rate: Varies

Pollution Prevention Plan

The Pollution Prevention Plan is considered to be the most important requirement of the General Permit. Each construction activity covered by the general permit must develop a Plan, tailored to the site specific conditions, and designed with the goal to control the amount of pollutants in storm water discharges from the site.

Components of the Plan -- The permit requires that the Plan contain a site description, and a description of the measures and controls to prevent or minimize pollution of storm water. The site description must include:

A description of the nature of the construction activity
A sequence of major construction activities
An estimate of the total area of the site and of the area to be disturbed
An estimate of the runoff coefficient of the site after construction is complete
Any existing data on the quality of storm water discharge from the site
The name of the receiving water
A site map indicating; drainage patterns and slopes before and after grading activities are complete, areas of soil disturbance, the outline of the area to be disturbed, the location of stabilization measures and controls, surface waters at the discharge points
Contractors certifications as to their understanding of the plan
Measures and Controls -- Measures and controls to prevent or minimize pollution of storm water must include three different types of controls: erosion and sediment controls, storm water management controls and other controls:

Erosion and Sediment Controls -- Stabilization (seeding, mulching, etc.) -- Disturbed areas where construction has temporarily ceased must be stabilized within 14 days of the last disturbance. (Areas which will be redisturbed within 21 days do not have to be stabilized).
Storm Water Management Controls -- Where construction results in an increase in the storm water discharged from the construction site, the permittee shall consider measures (storm water detention structures, infiltration measures, etc.) to control pollutants after construction is complete. Velocity dissipation devices must be installed in outfall channels to prevent erosive conditions if conditions warrant.
Other Controls -- The plan must insure that solid waste materials are not carried by storm water into the receiving waters. The owner must comply with State and/or local sanitary sewer or septic system regulations.
Local Programs -- Where Local programs for sediment and erosion control, storm water management or site permits exist, the pollution prevention plan should certify that their plan reflects the requirements of the local program. If local programs require plan approval, then the approved plan must be included in the Pollution Prevention Plan.

Inspection/Maintenance -- Personnel must inspect the construction site at least once every 7 days and within 24 hours of a rainfall of 0.5 inches or more. The inspector must prepare a report documenting his/her findings on the conditions of the controls and stabilized areas.

Deadlines -- The plan must be completed prior to the start of the construction to be covered under the permit and be updated as appropriate. The construction project must comply with the provisions of the plan throughout the construction period.

Signature -- The plan must be signed by a responsible official such as the owner, president, vice president or general partner.

Plan Review -- The plan is to be kept at the construction facility during the entire construction period. The plan should be submitted for review only when requested by IEPA.

Title 35: Environmental Protection, Subtitle C: Water Pollution, Chapter I: Illinois Pollution Control Board Rules and Regulations and the Clean Water Act were applied in determining the applicable standards, limitations and conditions contained in the draft permit.

A general permit is a single permit issued to cover discharges from a number of facilities in a specified geographic area which involve the same or substantially similar types of operations. The facilities must discharge the "same type of wastes" which has been interpreted to mean the waste streams need not be identical but must be sufficiently similar that the same permit conditions are appropriate. A determination by the IEPA must be made that the discharges are more appropriately covered under a general permit than under individual permits.

A general permit is the equivalent of an individual permit in terms of effluent limitations, water quality standards, monitoring and reporting requirements, and enforceability. The effluent limits would be based on the more stringent of either technology-based or water quality-based requirements. Since the permit would be applicable to discharges into any receiving stream, no dilution or mixing will be allowed to meet water quality standards.

An applicant would be required to submit the same application information, using the required Federal forms, as for an individual permit or Notice of Intent (NOI). No application or NOI will be required from the owners or operators of discharges who are currently covered under the previous general permit. These dischargers would be automatically covered under the re-issued general permit. Any owner or operator of these discharges may request to be excluded from the coverage of the general permit by submitting an application for individual permit with reasons supporting the request. IEPA will review the application and make a determination as to whether or not the general permit is appropriate to regulate the discharge. If the conclusion is that it would, the discharger will be notified of our decision to include him under the general permit. The IEPA's decision is appealable to the Pollution Control Board.

The general permit does not name any Permittees, nor does it authorize any person to discharge. The authorization to discharge under a general permit will be by separate letter, issued to a specific applicant. The letters can be issued at any time while the Permit is in effect.

Interested persons are invited to submit written comments on the draft permits to the IEPA at the above address. The NPDES permit number(s) must appear on each comment page. Any interested person may submit a written request for a public hearing on a draft permit, stating his or her name and address, the nature of the issues proposed to be raised and the evidence proposed to be presented with regards to those issues.

The Public Notice, Fact Sheet, draft permit, comments received, and other documents are available for inspection and may be copied at the IEPA between 9:30 a.m. and 3:30 p.m. Monday through Friday.

All comments on the draft permit and requests for hearing must be received by the IEPA not later than 30 days from the date of this publication. If written comments or requests indicate a significant degree of public interest in the draft permit, the permitting authority may, at its discretion, hold a public hearing. Public notice will be given 30 days before any public hearing.

For further information call the Public Notice Clerk at 217-782-0610.

GENERAL SITE INFORMATION NOTES

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

1. SITE DESCRIPTION:

A. DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY.

THE PROPSED PROJECT IS FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE.

B. DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOIL FOR MAJOR PORTIONS OF THE SITE (E.G. GRUBBING, EXCAVATION, GRADING)

THE PROPOSED SEQUENCE OF CONSTRUCTION ACTIVITIES IS AS FOLLOWS 1) INSTALLATION OF SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE, 2) DEMOLITION & SITE CLEARING, 3) MASS GRADING & SITE PREPARATION, 4) CONSTRUCTION OF RESIDENCE, 5) INSTALL U/G UTILITIES, 6) SITE RESTORATION, 7) REMOVE TEMPORARY EROSION CONTROL DEVICES & SITE STABILIZATION.

C. THE TOTAL DEVELOPMENT AREA OF THE SITE IS 2.62 ACRES.

THE TOTAL AREA OF THE SITE EXPECTED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 2.21 ACRES.

D. THE ESTIMATE OF THE RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND EXISTING DATA DESCRIBING THE SOIL OR THE QUALITY OF ANY DISCHARGE FROM THE SITE.

THE CALCULATED RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION IS 0.52. EXISTING SITE CONDITIONS ARE DESCRIBED IN THE GEOTECHNICAL REPORT.

E. A SITE MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFF-SITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORMWATER IS DISCHARGED TO SURFACE WATER

REFER TO THE PLANS BY LANDMARK ENGINEERING LLC, DATE: 9/5/23.

F. THE NAME OF THE RECEIVING WATERS AND THE ULTIMATE RECEIVING WATERS, AND AERIAL EXTENT OF WETLAND ACREAGE AT THE SITE.

RECEIVING WATERS IS THE LOCAL STORM SEWER. THE ULTIMATE RECEIVING WATERS IS SALT CREEK. THE SITE DOES NOT CONTAIN WETLANDS.

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

PROJECT NAME: ENGINEERING IMPROVEMENT PLANS FOR 2903 OAK BROOK HILLS ROAD

SIGNATURE: Bruce Ritter

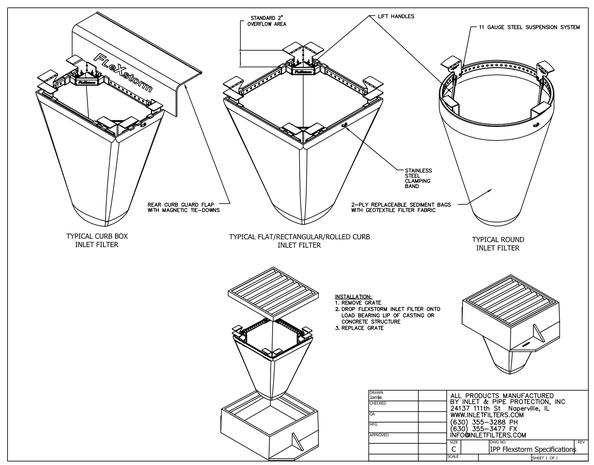
NAME: BRUCE RITTER

TITLE: GENERAL CONTRACTOR

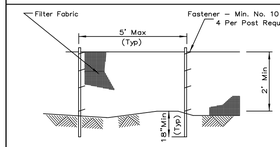
COMPANY NAME: TIBURON HOMES LLC

COMPANY ADDRESS: 115 S. GARFIELD STREET, HINSDALE, IL 60521

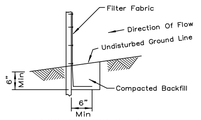
COMPANY TELEPHONE NO: (630) 887-7050



SILT FENCE PLAN



ELEVATION

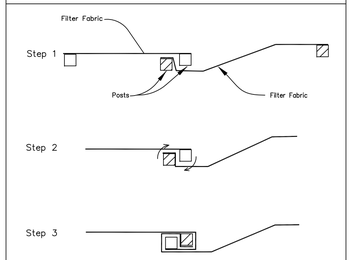


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-620
Designed Date		SHEET 1 OF 2
Checked Date		DATE 11-20-01
Approved Date		

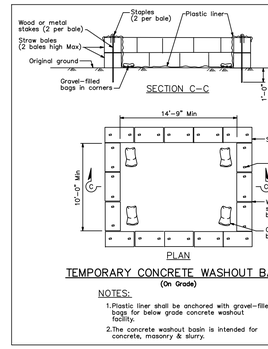
SILT FENCE



ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

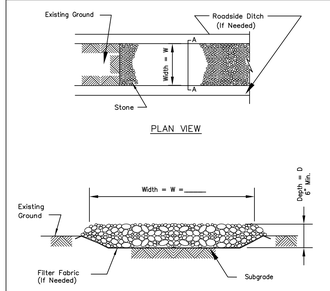
REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-620(W)
Designed Date		SHEET 2 OF 2
Checked Date		DATE 1-29-99
Approved Date		



TEMPORARY CONCRETE WASHOUT BASIN
(On Grade)

NOTES:
1. Plastic liner shall be anchored with gravel-filled bags for below grade concrete washout facility.
2. The concrete washout basin is intended for concrete, masonry & stuny.

CONSTRUCTION ROAD STABILIZATION

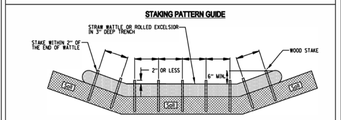


NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. Stone shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
2. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required. Roadway shall follow the contour of the natural terrain to the extent possible.
4.
5.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-506
Designed Date		SHEET 1 OF 1
Checked Date		DATE 1-29-99
Approved Date		

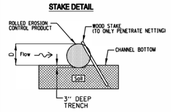
ROLLED EROSION CONTROL PRODUCTS

STAKING PATTERN GUIDE



NOTES:
1. OVERLAP MINIMUM IS THE DIAMETER OF THE ROLL.
2. 4' SPACING FOR WATTLES.
3. 2' SPACING FOR ROLLED EXCELSIOR.
4. OR SPACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

STAKE DETAIL



NOTES:
1. DRAWINGS ARE NOT TO SCALE.
2. ENDS OF WATTLES OR ROLLED EXCELSIOR SHALL BE TURNED AT LEAST 6" UPSLOPE.
3. RECOMMENDED STAKES ARE 1 1/8" WIDE x 1 1/8" THICK x 30" LONG.
4. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLE MORE THAN 2".
5. SPACING THE TOE OF THE UPSTREAM DITCH CHECK SHALL CREATE A HORIZONTAL LINE WITH THE TOP OF THE DOWNSTREAM DITCH CHECK.

REFERENCE		STANDARD DWG NO.
Project		IUM-514
Designed Date		SHEET 1 OF 1
Checked Date		DATE 08-2-2019
Approved Date		

APPROXIMATE CONSTRUCTION SCHEDULE

1.	INSTALL SILT FENCE AND GRAVEL ENTRANCE	-	SUMMER 2023
2.	SITE DEMOLITION, CLEARING AND GRUBBING	-	SUMMER 2023
3.	MASS GRADING	-	SUMMER 2023
4.	CONSTRUCT RESIDENCE	-	FALL 2023
5.	INSTALL UTILITIES	-	FALL/WINTER 2023
6.	INSTALL PERMANENT EROSION CONTROL MEASURES	-	FALL 2024

REV. BY	DATE	REVISIONS
M.L.	8/2/23	VILLAGE COMMENTS
M.L.	9/5/23	ARCHITECT REVISIONS

LANDMARK ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184.007577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737
Fax: (708) 599-2291

CHANG RESIDENCE
2903 OAK BROOK HILLS ROAD, OAK BROOK, IL
STORMWATER POLLUTION PREVENTION PLAN

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

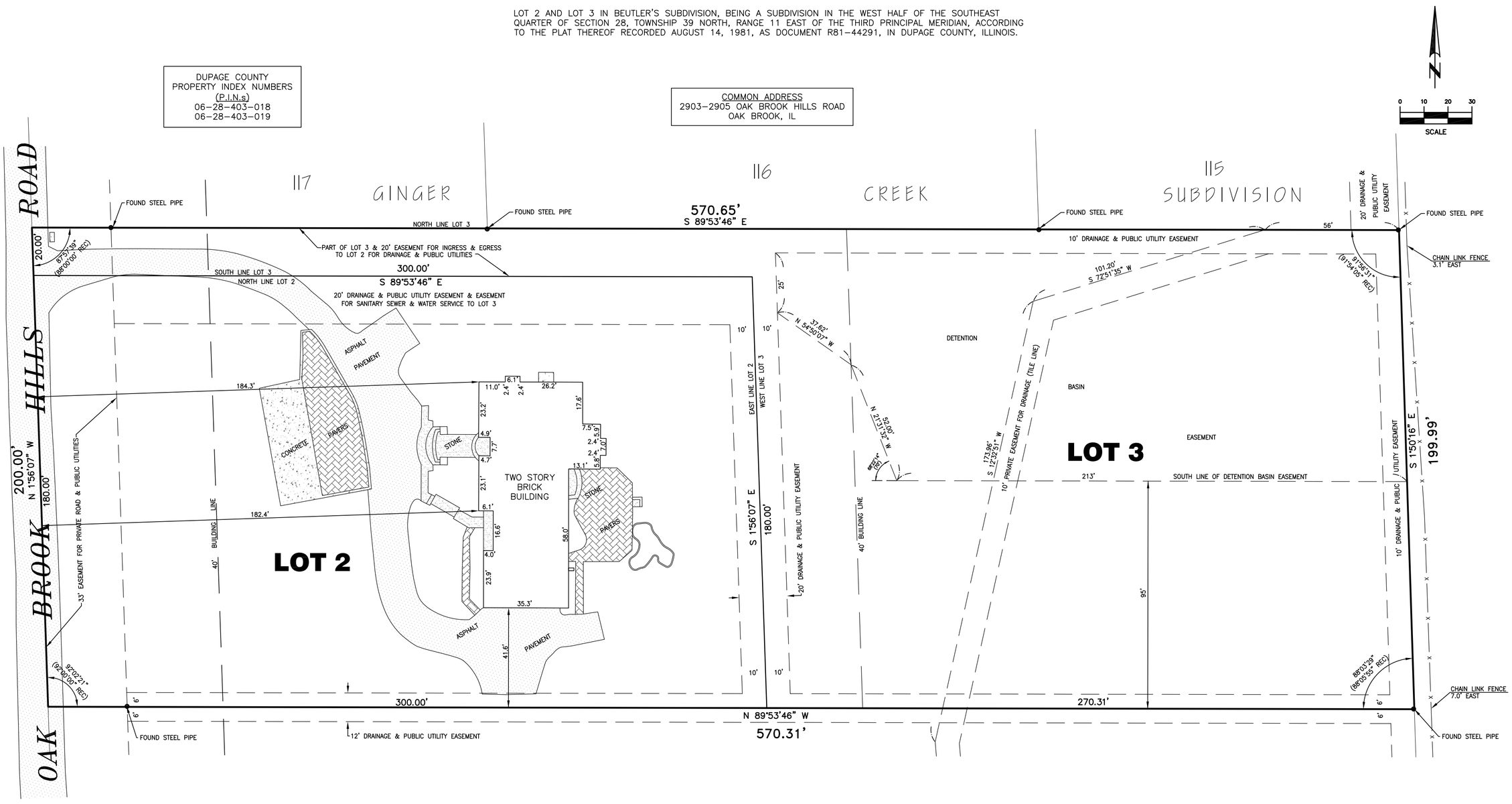
SHEET
C6.0
22-06-083-R4

PLAT OF SURVEY

LOT 2 AND LOT 3 IN BEUTLER'S SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.

DUPAGE COUNTY
PROPERTY INDEX NUMBERS
(P.I.N.s)
06-28-403-018
06-28-403-019

COMMON ADDRESS
2903-2905 OAK BROOK HILLS ROAD
OAK BROOK, IL



AREA
114,024 SQ.FT.
2.618 AC
(more or less)

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
2. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS TAKEN FROM TRUSTEE'S DEED RECORDED AS Doc R2021-016400. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
3. LOCATIONS OF IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS COMPLETED ON JUNE 30, 2022. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

PREPARED FOR:
TIBURON HOMES, LLC

PREPARED BY:

LANDMARK ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 22-06-083-POS

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

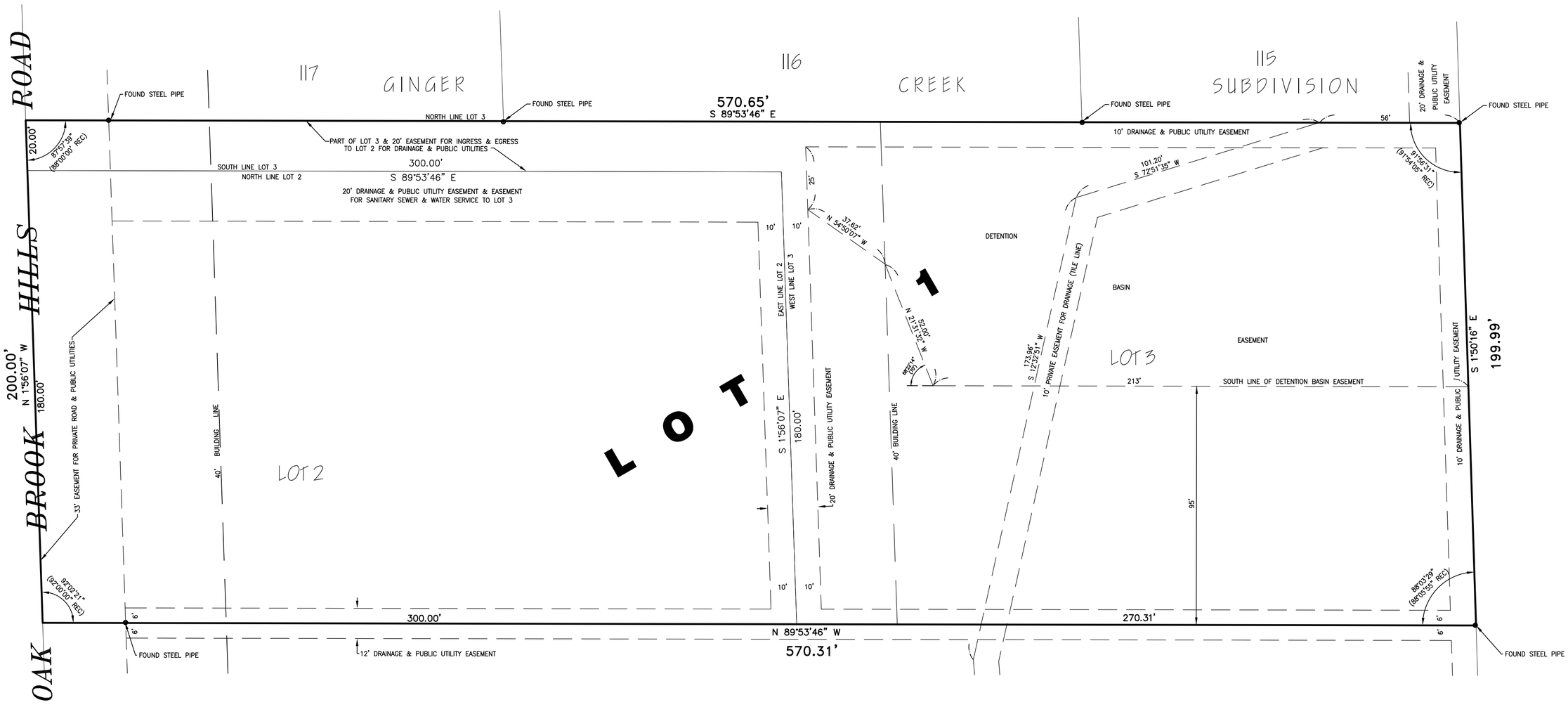
FIELD WORK COMPLETED: 6/30/2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
DATED: 7/26/2022

MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2022

J

PLAT OF SURVEY

LOT 1 IN 2903 OAK BROOK HILLS CONSOLIDATION OF PART OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981, AS DOCUMENT R81-44291, IN DUPAGE COUNTY, ILLINOIS.



SUBJECT PROPERTY AREA
114,024 SQ. FT. 2.618 AC. (more or less)

N

0 10 20 30

SCALE

PREPARED FOR: TIBURON HOMES

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON ARE BASED ON IL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

FIELD WORK COMPLETED: 6/30/2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
DATED: 10/28/2024

MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2024
SURVEY No. 22-06-083-LOT 1

ITEM 8.B.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Amendment to a Planned Development for Lot G – 1050 22nd Street – Oak Brook Commons

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board review the recommendations from the Planning & Zoning Commission (P&Z) approving the requested Amendment to a Planned Development in accordance with the accompanying standards for the property located at 1050 22nd Street to permit and allow the construction of three (3) restaurants totaling 25,000 SF, and direct the Village Attorney to draft an Ordinance for the Amendment to the Planned Development for final review and approval at a future Village Board meeting.

Background/History:
TM Real Estate Holdings LLC, submitted an application requesting approval of an Amendment to a Planned Development to subdivide Lot G into 3 parcels, permit and allow 3 stand-alone restaurant buildings, totaling up to 25,000 square feet for Lot G. This project would replace the previously approved 8-story (108') boutique hotel (200,000 sq ft). A separate application has been submitted for subdivision of Lot G into three lots. The proposed Amendment to the Planned Development requested the following waivers: 1) changes to the land use, 2) change in the number of signs and, 3) revision to the required parking ratio.

A Preliminary Board Review of the application was conducted by the Village Board on October 8, 2024 and referred to the P&Z Commission on December 10, 2024. A separate neighborhood meeting was not required as part of the outreach for this redevelopment project, it was determined that a public hearing before the P&Z Commission would be adequate and provide the necessary and legally required forum for public feedback/comment on the redevelopment project.

The P&Z Commission recommended approval of the proposed amendment to the planned development to allow the three stand-alone restaurants, by a vote of 5-0, subject to the

accompanying standards and in accordance with the conditions (as outlined in the January 2, 2024 Chair's recommendation letter).

The P&Z Commission did not agree to the requested waivers from the sign regulations (see Condition #9 below) or the parking ratio (#10). In addition, the P&Z Commission reduced the Oak Brook Commons development's overall Floor Area Ratio (#5) and required architectural review of the future restaurants to return to the P&Z Commission prior to Village Board review (#3). The following is an entire list of the conditions for approval recommended by the P&Z Commission:

1. Compliance with Plans: The development, maintenance, and operation of Lot G (buildings A, B and C) will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.
2. Final engineering approval shall be required.
3. Architectural review - Each building's outdoor dining at grade shall face 22nd Street and go to the P&Z Commission and the Village Board for architectural review prior to issuance of a Building Permit and shall include a review of a photometric, landscape plan, exterior façade and materials.
4. EIFS: Per approved PUD S-1568, 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.
5. Floor Area Ratio Limitation: The floor area ratio (FAR) approved for the Property will apply to all lots within any future subdivision of the Property (total of 17.47 acres) as a whole. The FAR calculation for the entire Property, after subdivision, may not exceed 1.33, an overall reduction of 175,000 square feet related to Pad G.
6. The security and site control measures for Lot G shall be discussed and developed in cooperation with the Oak Brook Police Department to utilize public and private resources in establishing a thorough and appropriate building and site security plan;
7. A detailed plan for proposed exterior trash enclosure and circulation is required.
8. Gates: Consider operation and aesthetics of the proposed gates in between buildings A and B, and B and C.
9. A final wall sign exhibit shall be required depicting all wall signs being proposed on their respective building elevations. All sign proposals shall comply with all other applicable sign code regulations of the Oak Brook zoning code and will require a separate permit application.
10. Parking: Calculations showing existing parking spaces vs required spaces shall be provided for the proposed restaurants. Parking shall be provided per Village code requirements as development occurs on each subdivided parcel of Lot G. Prior to the construction of the second restaurant a parking analysis shall be completed. At the determination of the Development Services Director the applicant shall be responsible for construction of additional parking spaces.
11. Dormant SSA: As a part of the approved PUD, a dormant special service area ("SSA") overlaying the Property was established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property's stormwater management facilities.

Any new development within the Oak Brook Commons must be part of the Dormant SSA.

12. All other provisions of Ordinance S-1568 approved for the Subject Property will remain in full force and effect.

It should be noted that Conditions #3 (Architectural Review), #5 (Floor Area Ratio Limitation), and #10 (Parking) are inconsistent with the way other pads have been approved for the master Planned Development, and therefore deserve discussion. The Village Board should provide specific direction on whether these items should be included when drafting the final ordinance.

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

Recommendation:

I move that the Village Board review the recommendations from the Planning & Zoning Commission (P&Z) and direct the Village Attorney to draft an Ordinance for the Amendment to the Planned Development for final review and approval at a future Village Board meeting.

Attachments:

1. Exhibits

VILLAGE OF OAK BROOK Illinois

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

January 2, 2025

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

Subject: TM Real Estate Holdings LLC, Applicant and Oak Brook Commons, Owner – 1050 22nd Street – Lot G of the Oak Brook Commons Subdivision – A Major Change to a Planned Development approved as Ordinance S-1568 – 3 stand-alone restaurant buildings up to 25,000 square feet to replace the previously approved 8-story boutique hotel (200,000 square feet) - Planned Development

Dear Village President and Board of Trustees:

Background

On December 18, 2024, the Planning & Zoning Commission held the required public hearing and completed its review and deliberations on an application for TM Real Estate Holdings LLC, Applicant and Oak Brook Commons, the owner of the property located at 1050 22nd Street, specifically Lot G of the Oak Brook Commons Subdivision, seeking approval of a major change to a Planned Development approved as Ordinance S-1568 for 3 stand-alone restaurant buildings to replace the previously approved 8-story boutique hotel.

The Oak Brook Commons mixed-use planned development was approved by the Village Board on May 29, 2019. The focus on this proposed planned development is on Lot G located along 22nd Street. Lot G was previously approved for an 8-story boutique hotel. They are requesting three (3) wall signs per restaurant building and a reduction from 244 to 186 parking spaces.

The applicant provided a presentation of the proposed project before the President and Board of Trustees on October 8, 2024. The application moved forward pending a thorough review and recommendation by the Planning & Zoning Commission.

Waivers and Variations: The Planned Development process allows an applicant to request waivers and variations from Village zoning laws that are necessary for the construction of the desired project. The following waivers and variations were requested along with a complete narrative of the request and standards under Tab 2.

The two requested departures for the three (3) restaurant buildings were as follows:

1. Wall Signs. Section 13-11-10.C.2 to permit and allow more than two (2) wall signs per building and a wall sign on a building façade that is not located on a street frontage. The petitioner is proposing three (3) wall signs for each building.

2. Off-Street Parking. Section 13-12-5 to permit and allow an off-street parking ratio of 0.65 parking spaces per 100 SF of floor area which is less than the code required 1.0 parking spaces per 100 SF of floor area required per the zoning code. This departure results in a parking space reduction from 244 to 186.

Public Comment

All interested parties were notified by certified mail of the public hearing, a legal notice was published in the newspaper and public hearing signs were posted on the property. No letters or phone calls were received in opposition to the request.

Planned Development Recommendation

The Planning & Zoning Commission discussed the parking issues at the development, signage and the FAR (the 3 restaurants would be significantly smaller than the approved hotel). The P&Z recommended reducing the FAR from 1.56 to 1.33 for the entire development since 175,000 sq ft were no longer in play (previously approved 200,000 sq ft hotel) and should not be transferred to another lot. They also recommended a parking analysis prior to construction of the second building and did not recommend approval of 3 signs per building. The planned development standards were provided in detail in the case file.

The Commission reviewed and deliberated on the applicant's request and recommended approval of the requested Planned Development subject to the following conditions:

1. Compliance with Plans: The development, maintenance, and operation of Lot G (buildings A, B and C) will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

2. Final engineering approval shall be required.

3. Architectural review - Each building's outdoor dining at grade shall face 22nd Street and go to the P&Z Commission and the Village Board for architectural review prior to issuance of a Building Permit and shall include a review of a photometric, landscape plan, exterior façade and materials.

4. EFIS: Per approved PUD S-1568, 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.

5. Floor Area Ratio Limitation: The floor area ration (FAR) approved for the Property will

apply to all lots within any future subdivision of the Property (total of 17.47 acres) as a whole. The FAR calculation for the entire Property, after subdivision, may not exceed 1.33.

6. The Security and site control measures for Lot G shall be discussed and developed in cooperation with the Oak Brook Police Department to utilize public and private resources in establishing a thorough and appropriate building and site security plan;

7. A detailed plan for proposed exterior trash enclosure and circulation is required.

8. Gates: Consider operation and aesthetics of the proposed gates in between buildings A and B, and B and C.

9. A final wall sign exhibit shall be required depicting all wall signs being proposed on their respective building elevations. All sign proposals shall comply with all other applicable sign code regulations of the Oak Brook zoning code and will require a separate permit application.

10. Calculations showing existing parking spaces vs required spaces shall be provided for the proposed restaurants. Parking shall be provided per Village code requirements as development occurs on each subdivided parcel of Lot G. Prior to the construction of the second restaurant a parking analysis shall be completed. At the determination of the Development Services Director the applicant shall be responsible for construction of additional parking spaces.

11. Dormant SSA: As a part of the approved PUD, a dormant special service area ("SSA") overlaying the Property was established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property's stormwater management facilities. Any new development within the Oak Brook Commons must be part of the Dormant SSA.

12. All other provisions of Ordinance S-1568 approved for the Subject Property will remain in full force and effect.

Very truly yours,

Raju Iyer

_____

Rajaraman Iyer
Chairman
Planning & Zoning Commission

Member Cappetta discussed what she believed were two errors on the application.

Motioned by Member Wilczak, seconded by Member Nimry to recommend approval of the final plat of consolidation, subject to the following conditions:

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

ROLL CALL:

Ayes: 5 – Chairman Iyer, Members Cappetta, DiBernardo, Nimry and Wilczak. Motion carried.

Absent: 4 - Vice Chairman Ziemer, Members Bulin, Hasan and Pontrelli

Chairman Iyer announced that the public hearing for this matter was concluded.

5.

B. AMENDMENT TO PUD FOR LOT G – 1050 22ND ST OAK BROOK COMMONS

AMENDMENT TO PUD FOR LOT G – 1050 22ND ST OAK BROOK COMMONS

Director Von Drasek gave a brief overview of the proposed petitions at Oak Brook Commons.

Chairman Iyer swore in John Simpson, Partner, Simpson/Dattilo, LLC, attorney for the applicant TM Real Estate Holdings LLC. Mr. Simpson explained the proposed three restaurants (approximately 25,000 sq ft) would replace the previously approved 8-story hotel building (200,000 sq ft). He asked for a waiver to reduce the parking ratio from 1.0 parking stalls/per 100 square feet to .65 parking stalls per 100 square feet. Also, a waiver for the sign allowance to allow each restaurant to install signs on three sides of the building.

Mr. Simpson explained that the property owner would redesign the water service to extend to a main area near the restaurants and one landlord master meter.

He presented a slide of the site plan and assured the commission that the existing parking was enough for two of the proposed buildings. However, indicated there may be a possible parking issue once the third building was constructed. He stated, that if the Development Services Director determined additional parking was necessary prior to the construction of the third building, the owner would add spaces east of the existing parking.

Chairman Iyer swore in Matthew Shoener, Aria Group, architect for the project. Mr. Shoener presented a slide with building elevations.

Member Cappetta was concerned about parking. She felt the property owner should propose an agreement with the village prior to the construction of building two. She was opposed to the waiver for the three signs per building.

Member Wilczak was concerned about the parking waiver and the water system agreement.

Member Nimry did not want the development to resemble a strip-mall.

Mr. Simpson explained that the proposed parking waiver was consistent with the overall Oak Brook Commons development. He suggested that the .65 parking stalls per 100 sq ft was already approved for the development. The previously approved hotel would have had a greater parking demand.

Member Cappetta mentioned that the originally approved parking deck which was no longer proposed, would have eliminated the parking issues.

Mr. Shoener presented a image showing additional parking, expanded to the east, if determined necessary by the Development Service Director.

Member Wilczak suggested adding the additional parking now.

Member DiBernardo suggested a parking study.

Member Cappetta asked Attorney Castaldo III if the Village could impose regulations for valet parking. She believed the consumer should be able to utilize the front parking spaces and not the valet service.

Attorney Castaldo III stated the property owner for the entire development would also need to be involved in that decision.

Members agreed that the owner should be involved in the parking issue conversation. They also discussed the building elevations and landscape plan to ensure that looking at the proposal from 22nd Street would look presentable.

Member Wilczak asked if the watermain issue was acceptable to village staff.

Public Works Superintendent Temes said it was resolved, and the master meter and water services were adequate.

Member Cappetta was concerned that the owner, Hines would be able to relocate 175,000 sq ft anywhere in the development since the hotel was no longer proposed.

Director Von Drasek explained that the 1.56 FAR across the entire development would remain unless the P&Z Commission recommended a condition to remove the remaining 175,000 sq ft. With that condition, the entire development FAR would be approximately 1.33.

DRAFT

Member DiBernardo stated that he would only like to vote on the square footage and the three restaurants in place of the hotel.

Director Von Drasek suggested expanding on the conditions if the P&Z wanted to see architectural elements.

Village Engineer Patterson and Fire Chief Fleege said that any previous issues were addressed.

Members discussed the existing and proposed traffic flow.

Mr. Simpson noted that according to square footage per building, there would be enough parking by right for the first two buildings.

Planner Raman explained that along with Wild Berry and three new restaurants, the parking spaces would be 60 short of the required spaces.

Members continued to discuss the parking issues.

Motioned by Member Wilczak, seconded by Member Nimry to recommend approval of the proposed land uses changes for Lot G. This recommendation is subject to the planned development findings of fact (as identified in the petitioner's application) and subject to the following conditions.

1. Compliance with Plans: The development, maintenance, and operation of Lot G (buildings A, B and C) will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

2. Final engineering approval shall be required.

3. Architectural review - Each building's outdoor dining at grade shall face 22nd Street and go to the P&Z Commission and the Village Board for architectural review prior to issuance of a Building Permit and shall include a review of a photometric, landscape plan, exterior façade and materials.

4. EFIS: Per approved PUD S-1568, 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.

5. Floor Area Ratio Limitation: The floor area ration (FAR) approved for the Property will apply to all lots within any future subdivision of the Property (total of 17.47 acres) as a whole. The FAR calculation for the entire Property, after subdivision, may not exceed 1.33.

6. The Security and site control measures for Lot G shall be discussed and developed in cooperation with the Oak Brook Police Department to utilize public and private resources in establishing a thorough and appropriate building and site security plan;

7. A detailed plan for proposed exterior trash enclosure and circulation is required.

8. Gates: Consider operation and aesthetics of the proposed gates in between buildings A and B, and B and C.

9. A final wall sign exhibit shall be required depicting all wall signs being proposed on their respective building elevations. All sign proposals shall comply with all other applicable sign code regulations of the Oak Brook zoning code and will require a separate permit application.

10. Calculations showing existing parking spaces vs required spaces shall be provided for the proposed restaurants. Parking shall be provided per Village code requirements as development occurs on each subdivided parcel of Lot G. Prior to the construction of the second restaurant a parking analysis shall be completed. At the determination of the Development Services Director the applicant shall be responsible for construction of additional parking spaces.

11. Dormant SSA: As a part of the approved PUD, a dormant special service area ("SSA") overlaying the Property was established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property's stormwater management facilities. Any new development within the Oak Brook Commons must be part of the Dormant SSA.

12. All other provisions of Ordinance S-1568 approved for the Subject Property will remain in full force and effect.

ROLL CALL:

Ayes: 5 – Chairman Iyer, Members Cappetta, DiBernardo, Nimry and Wilczak. Motion carried.

VILLAGE OF OAK BROOK
Planning & Zoning Commission

Staff Report

DATE: November 21, 2024

CASE FILE NO: 2024-15-ZO-PUD

DESCRIPTION: Amendment to the Oak Brook Commons Planned Development to permit and allow three stand-alone restaurant buildings for Lot G that will replace the previously approved 8-story (108') boutique hotel.

PETITIONER: TM Real Estate Holdings LLC
2811 35th St
Oak Brook, IL 60523

PROPERTY OWNER: Hines Interests Limited Partnership
444 West Lake Street, Suite 2400
Chicago, IL 60606

ADDRESS: 1050 22nd Street on Lot G of Oak Brook Commons Subdivision

EXISTING ZONING/USE: ORA-2 Office Research and Assembly District with a Planned Development approved in accordance with Ordinance 2019-ZO-PUD-EX-S-1568. The site is improved with a 17-story residential building, a 7-story medical office building, restaurants and retail, parking lots, and landscaping. The site is also bisected by the reconstructed McDonald Drive, a publicly dedicated street right-of-way owned by the Village of Oak Brook.

ZONING/USE OF SURROUNDING PROPERTY:

North: **ORA-2** Office-Research-Assembly District and improved with surface parking lot and 7 story medical office building with parking garage.

South: **ORA-2** Office-Research-Assembly District and improved with the Oak Brook Gateway office building which includes Lewis University and a parking deck.

East: Tollway and **ORA-1** Office-Research-Assembly District and improved with an office building.

West: **ORA-2** Office-Research-Assembly District, with vacant Lot F for a restaurant, West of McDonald Drive improved with a retail store and two restaurants, and **B-2** Regional Shopping Center District, improved with the Oakbrook Center shopping mall.

LOCATION: The subject property is located at the northeast corner of McDonald Drive and 22nd Street. The property is bounded by 22nd Street to the south, vacant Lot F and McDonald Drive to the west. The Tollway at the southeast and Lot H, a surface parking lot, medical office building, and Commerce Drive to the north.

1050 22nd Street

CONTROLLING AGREEMENTS:

Ordinance 1958-S-5	Annexing Property
Ordinance 2019-S-1568	Approving a Mixed-Use Planned Development for Oak Brook Commons
Resolution 2019-R-1825	Approving a Final Plat of Subdivision
Ordinance 2020-S-1608	Approving amendment to the Planned Development for a medical office building.

Minor Change	Approved modifications to the apartment building (June 2021).
Minor Amendment	Approving a surface parking lot on Lot H (July 2023).
Minor Change	Approving enclosure of the outdoor dining component for a restaurant on Lot F (May 2024).

BACKGROUND:

TM Real Estate Holdings LLC, has submitted an application requesting approval of an Amendment to a Planned Development to subdivide Lot G into 3 parcels, permit and allow 3 stand-alone restaurant buildings up to 25,000 square feet for Lot G. This project would replace the previously approved 8-story (108') boutique hotel (200,000 sq ft). A separate application has been submitted for subdivision of Lot G into three lots.

The proposed Amendment to the Planned Development that is being proposed would include the following land use modifications: 1) changes to the land use, 2) change in the number of signs and, 3) revision to the required parking ratio.

A Preliminary Board Review of the application was conducted by the Village Board on October 8, 2024 as required in the Village's Planned Development regulations. Section 13-15-5 Procedures of the Planned Development regulations provides an applicant the opportunity to submit for Preliminary Board Review. The intent and purpose of this review is to provide the Village Board with an overview of a development project in the initial conceptual phases in order to provide preliminary comments, suggestions and recommendations to the applicant on the development project. The preliminary Board review is the first step in the process outlined in the Planned Development regulations and is intended to provide an applicant with early feedback. A referral was made by the Village Board on December 10, 2024.

A separate neighborhood meeting was not required as part of the outreach for this redevelopment project. The neighborhood meeting is an optional element of the Planned Development process and at the discretion of the Development Services Director. A determination as to whether the meeting is necessary and appropriate is based upon the nature and extent of the impact of the project, if any, on area residents. Since the 17.47-acre Oak Brook Commons site is surrounded solely by non-residential land uses including Oakbrook Center, the Commerce Plaza office complex and other professional office buildings in and around the commercial corridor, it was determined that a public hearing before the Planned Development Commission would be adequate and provide the necessary and legally required forum for public feedback/comment on the redevelopment project.

Planned Development. The Lot G project is proposed as an Amendment to the Planned Development. The intent and purpose of the planned development regulations, standards, and criteria is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations. The end result is intended to be a product which fulfills the objectives of the Planned Development and planning policies of the village while allowing flexibility from the standard application of the use and bulk regulations of the zoning regulations. The planned development is intended to permit and encourage flexibility and to accomplish the following:

1. To stimulate creative approaches to commercial, non-single-family residential, and commercial/ mixed-use development of land;

2. To provide more efficient use of land;

3. To preserve natural features and provide open space areas and recreation in excess of those required under standard zoning regulations;

4. To develop and implement new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;

5. To unify building and structures through design; and

6. To promote long term planning pursuant to the village's Comprehensive plan, intended to allow harmonious and compatible land uses or combination of uses with surrounding areas.

Since this proposal includes a change to the Planned Development that results in a change in land use, a departure from standards for change in land-use, number of signs and off-street parking, it was determined that an Amendment to the Planned Development was necessary and appropriate and that a new public hearing was required.

Proposed Departures. Section 13-15-2.E of the Planned Development regulations acknowledges that proposed planned developments need not comply with the density, dimension, area, bulk, use, and other zoning regulations that, but for the provisions of this chapter, would otherwise apply to the property on which the proposed planned development is intended. Modifications and departures from the standard provisions may be provided in accordance with the provisions of this chapter and to the extent that they will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The departures from standard being proposed as part of this Planned Development application are identified in the petitioner's narrative and are as follows:

1. Wall Signs. Section 13-11-10.C.2 to permit and allow more than two (2) wall signs per building and a wall sign on a building façade that is not located on a street frontage. The petitioner is proposing three (3) wall signs for each building.
2. Off-Street Parking. Section 13-12-5 to permit and allow an off-street parking ratio of 0.65 parking spaces per 100 SF of floor area which is less than the code required 1.0 parking spaces per 100 SF of floor area required per the zoning code. This departure results in a parking space reduction from 244 to 186.

STAFF ANALYSIS:
In response to the Planned Development application that has been submitted by TM Real Estate Holdings LLC, for the Commission's review, a staff analysis has been provided below to assist in reviewing the application. The application materials were transmitted for an inter-departmental review with Fire, Police, Public Works and Development Services, all of which contributed to this commentary.

Planned Development Project. From an overall Planned Development perspective, Hines has completed the residential apartment building E, medical office building L, restaurants on Lots B and C, retail on

Lot D, a temporary surface parking lot on Lot H, and a restaurant is under review for Lot F.

The proposed restaurants on Pad G are an Amendment to the previous development approval that was granted for a hotel. The hotel building consisted of 8 stories with 252 rooms, a total area of 200,000 sq. ft. and 252 covered garage parking spaces. The new proposal includes 3 stand-alone restaurants (Buildings A, B and C). Building A (6,300 Sq ft) and C (8,100 Sq ft) will be a single story with an outdoor patio on the south side facing 22nd Street. Building B (10,000 Sq ft) will be a partial two story with a roof-top patio on the mezzanine area and outdoor patio on the south side of the building.

The new restaurant buildings are a deviation from the previously approved Planned Development but are consistent with the intent and purpose of the overall Planned Development. This project is being processed as a Planned Development Amendment rather than a petition with multiple request(s) for variations before the Planning & Zoning Commission. This Planned Development submittal incorporates all of these various elements into a single request that can be reviewed and evaluated as a unified development project.

> Section 13-15-2(A) General Provisions of the Planned Development regulations does allow new mixed use development construction within a planned development overlay district. Section 13- 15-2(B) further indicates that each Planned Development shall be presented and reviewed on its own merits. As such, a new land use can be introduced into the Planned Development if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

As such, a Planned Development application has been submitted for modifications to Lot G.

Consistency with the Planned Development Regulations. The applicant has provided a summary letter explaining the request and providing the requisite plans and reports to justify the changes being made to the project.

Planned Development Standards. The applicant has addressed and responded in detail to the Planned Development Standards as required in Section 13-15-3 of the Regulations. The standards and explanations are provided in the application materials.

FAR. The amendment to the Planned Development will revise the proposed FAR. 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.

Stormwater and Floodplain. The overall 17.47-acre property is not located in either the regulatory floodway or floodplain and all development proposals within the Planned Development will comply with the Village's adopted storm water ordinance requirements. There are no changes to the storm water design that was previously approved for this project. The design of Lot G site will actually contribute to decreasing the amount of impervious surface from 13.65-acres to an expected total of 13.58-acres of impervious surface. Environmental and storm water related aspects of the project can be reviewed in the application materials.

Water and Sanitary Utilities. The Preliminary Utility Plan is provided in the engineering plans and the narrative related to utilities is provided. Hines has an existing a 10" water main that on Vista Drive which

was installed by the developer as part of the public improvements. The applicant proposes to provide water service to the individual lots off the existing 10" water line. In Public Work's review of the application, they have suggested the construction of a looped water main on Vista Drive and McDonald Drive to Commerce Drive. However, Hines declined to construct additional watermain connections. Public Works has indicated that a master meter for the three restaurants would also be acceptable.

Sanitary service is provided by the Flagg Creek Water Reclamation District. They have no comments for this project.

The Police and Fire department has no concerns for the Lot G proposal.

Site Lighting. Photometric plan is required for each restaurant lot as a part of the architectural review.

Landscaping and Open Space. A 0.38-acre park was built in the center of the mixed-use development for residents, retail customers, office workers, hotel guests and other visitors. A final landscape plan will be required as part of the development approval for each restaurant .

Wall Signs. The request is to allow three (3) wall signs on each of the buildings. Fogo, Alter Brewing, and Diamonds Direct also requested and were granted relief to the Zoning Code for signage.

Traffic and Access Considerations. The primary vehicular access to Lot G will be from the signalized intersection at 22nd Street and McDonald Drive. Lot G can be also accessed from Spring Road and Commerce Drive.

Pedestrian Access and Circulation. The pedestrian and circulation plan has not changed with the Amendment proposal for Lot G. The overall Oak Brook Commons plan identifies perimeter sidewalk connections along 22nd Street, Spring Road, Commerce Drive and McDonald's Drive. Sidewalks exist on both sides of McDonald's Drive from 22nd Street to Commerce Drive. This is especially important as McDonald's Drive is the main thoroughfare through the development and it allows for convenient access to the park for residents, office employees, customers and visitors. Stamped concrete intersections are provided at the two (2) interior intersections along McDonald's Drive adjacent to the park. This defined (and textured) intersection improvement provides a more visible focal point for vehicles which encourages reduced speeds and promotes pedestrian safety in close proximity to the parking and crosswalk areas. Interior sidewalks and sidewalk connections are also identified to and from buildings within the development with connections provided to all perimeter streets. The site plan proposes a crosswalk from Lot G to the temporary surface parking on Lot H.

Parking.
The existing PUD was approved for a boutique Hotel on Lot G with 252 covered garage parking spaces. The total area of Lot F (8,577 Sq ft) and Lot G (24,400 Sq ft without outdoor dining) is 32,977 Sq ft. Per Village code, a total of 330 parking spaces is required (1 parking space per 100 sq ft). There are 255 surface parking spaces available east of McDonald Drive. The medical office building has 281 parking spaces in a covered parking garage. With the development of three (3) restaurants, parking will be short of 75 spaces.

The applicant proposes adding 30 additional parking spaces to the east of the existing surface parking on Lot H at the time of the third building permit review if it is determined by the Development Services

Director that the existing parking spaces are not sufficient. The additional 30 parking spaces would still fall short of the required 45 parking spaces.

Staff agrees that consideration should also be given to shared parking in this mixed-use project environment. Staff understands that the anticipated peak parking demand(s) for individual land uses within the Planned Development will vary and, in some cases, unnecessary surplus parking will result if all required parking for each use is constructed in accordance with the strict interpretation of the code. The counter argument is that not enough parking spaces will be provided and that could be detrimental to the overall "parking" health of the development, and this could adversely impact customer/employee access to their destinations.

Final Plat of Subdivision. Approval of the final plat of subdivision is required for a three (3) lot subdivision. The plat delineates subdivided lots, utility easements for the comprehensive redevelopment plan to better delineate buildable lots.

The applicant proposes to provide the Village, an agreement between the owner of the property and the new subdivided sites on Lot G for water service/ billing and, an agreement with Hines and or adjacent owner for day-to-day operations such as parking, gates, plowing, valet, etc.

RESPONSIBILITIES OF HEARING BODY:
As part of the Planned Development Regulations, the Planning & Zoning Commission shall review the application, the standards and requirements, the report of the Development Services Director, and any oral and written comments and testimony received by the Planned Development Commission before and at the public hearing. The Planned Development Commission shall recommend approval, approval with conditions, or denial of the proposed planned development.

Every recommendation of the Commission upon any application filed pursuant to the Planned Development Regulations shall include such findings of fact and conclusions as the Commission shall deem necessary. The resolutions shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The resolution shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission. Every resolution shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

When appropriate, please include in your consideration, findings with respect to the standards specified in the Planned Development Regulations for approval of the planned development. The materials submitted by the applicant specifically address each of these standards as identified under.

CONCLUSION:
Staff would like the Planning & Zoning Commission's feedback on the proposed petition and the departures from the standards that are being requested. The proposed land uses changes for Lot G and the associated departures from standards are consistent with the intent and purpose of the Oak Brook Commons Planned Development mixed-use concept.

As such, staff is providing a recommendation with conditions concerning the Amendment to the Planned Development. If the Commission is prepared to make a recommendation, I would ask that you consider the conditions, incorporate any new recommendations and include the planned development findings (as identified in the petitioner's application materials) in your motion.

Recommend approval of the proposed land uses changes for Lot G and the associated departures from standards that are consistent with the intent and purpose of the Oak Brook Commons Planned Development mixed-use concept. This recommendation is subject to the planned development findings of fact (as identified in the petitioner's application) and subject to the following conditions.

1. Compliance with Plans: The development, maintenance, and operation of Lot G (buildings A, B and C) will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.
2. Revision to the plans reflecting changes to the square feet area of each building per the updated narrative sent on December 11, 2024.
3. Final engineering approval shall be required.
4. Architectural review- Each building shall go to the Village Board for architectural review prior to issuance of a Building Permit and shall include a review of a photometric, landscape plan, exterior façade and materials.
5. EFIS: Per approved PUD S-1568, 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.
6. Floor Area Ratio Limitation: The floor area ration (FAR) approved for the Property will apply to all lots within any future subdivision of the Property (total of 17.47 acres) as a whole. The FAR calculation for the entire Property, even after subdivision, may not exceed 1.56 as identified in the approved Planned Development Ordinance S-1568.
7. The Security and site control measures for Lot G shall be discussed and developed in cooperation with the Oak Brook Police Department to utilize public and private resources in establishing a thorough and appropriate building and site security plan;
8. A detailed plan for proposed exterior trash enclosure and circulation is required.
9. Gates: Consider operation and aesthetics of the proposed gates in between buildings A and B, and B and C.

10. A final wall sign exhibit shall be required depicting all wall signs being proposed on their respective building elevations. All sign proposals shall comply with all other applicable sign code regulations of the Oak Brook zoning code and will require a separate permit application.

11. Calculations showing existing parking spaces vs required spaces shall be provided for the proposed restaurants. Parking shall be provided per Village code requirements as development occurs on each subdivided parcel of Lot G. Prior to the construction of the third restaurant a parking analysis shall be completed. At the determination of the Development Services Director the applicant shall be responsible for construction of additional parking spaces.

12. Dormant SSA: As a part of the approved PUD, a dormant special service area ("SSA") overlaying the Property was established for the purpose of fully funding the maintenance, operation, repair, and replacement of the Property's stormwater management facilities. Any new development within the Oak Brook Commons must be part of the Dormant SSA.

13. All other provisions of Ordinance S-1568 approved for the Subject Property will remain in full force and effect.

14. The application for subdivision and the Planned Development have not been signed by the current owner, Hines, as of the date of this report.

Respectfully Submitted,

Rama Raman

_____
Rama Raman
Village Planner

Cathy Chiarelli

From: Rebecca Von Drasek, MPA
Sent: Monday, December 2, 2024 2:59 PM
To: Rama Raman; Cathy Chiarelli
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

FYI

From: Brian Strockis <bstrockis@oak-brook.org>
Sent: Monday, December 2, 2024 2:59 PM
To: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Subject: Re: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

No concerns

Brian Strockis
Chief of Police
Village of Oak Brook Police Department
1200 Oak Brook Rd Oak Brook, IL 60523
Phone: 630.368.8710
Email: bstrockis@oak-brook.org
Web: http://www.oakbrookpolice.com

From: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Sent: Monday, November 25, 2024 12:08 PM
To: Greg Summers, ICMA-CM, AICP <gsummers@oak-brook.org>; Joseph Mitchell <JMitchell@oak-brook.org>; James Patterson <jpatterson@oak-brook.org>; Timothy O'Malley, BBA <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>; Brian Strockis <bstrockis@oak-brook.org>; Robert Christopherson <rchristopherson@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>; Ken Kovarik <kkovarik@oak-brook.org>; Mike Pavlovic <mpavlovic@oak-brook.org>; Michael Castaldo III <mcastaldo3@ottosenlaw.com>; Vahid Kacila <vkacila@fcwrd.org>; Mark LaChappell, CBO <mlachappell@oak-brook.org>
Cc: Cathy Chiarelli <cchiarelli@oak-brook.org>; Rama Raman <rraman@oak-brook.org>
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

Good afternoon,

Attached are the revised documents for Pad G at the Oak Brook Commons which will be discussed on December 18th at 6:30 pm with the P&Z Commission.

Please provide an email response to Cathy and I regarding if your department has any additional comments to include in the staff report. If your items from November 13th have been addressed, please email "no concerns" or "no comment" for the case file.

Thank you all!

Cathy Chiarelli

From: James Patterson
Sent: Monday, December 2, 2024 2:05 PM
To: Rebecca Von Drasek, MPA; Cathy Chiarelli
Subject: RE: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

ENGINEERING COMMENTS

- The Final Plat of Subdivision is currently under review under Case No. 2024-21-SR-FP. I will be reviewing the recently submitted (revised) plat soon.
- The proposed water service design is to convert the existing 10" water service stub to a water main with three new 6" diameter water services. The design will need to be approved by the Public Works Department and possibly the IEPA. There may be additional requirements based on final agreements for maintenance, billing responsibilities, etc.
    - For additional information, please see the email sent from James Patterson (VOB) on November 18, 2024. It appears the applicant has elected option #2 or #3. If option #2, IEPA approval is required. If option #3, the landlord (Hines/TM Holdings) approval is required.

James Patterson, P.E., CFM
Consulting Engineer
Village of Oak Brook
1200 Oak Brook Rd
Phone: 630-368-5144
Email: jpatterson@oak-brook.org
Web: https://www.oak-brook.org/ds
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Think Green! Please consider our environment before printing this electronic message.

From: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Sent: Monday, November 25, 2024 12:09 PM
To: Greg Summers, ICMA-CM, AICP <gsummers@oak-brook.org>; Joseph Mitchell <JMitchell@oak-brook.org>; James Patterson <jpatterson@oak-brook.org>; Timothy O'Malley, BBA <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>; Brian Strockis <bstrockis@oak-brook.org>; Robert Christopherson <rchristopherson@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>; Ken Kovarik <kkovarik@oak-brook.org>; Mike Pavlovic <mpavlovic@oak-brook.org>; Michael Castaldo III <mcastaldo3@ottosenlaw.com>; Vahid Kacila <vkacila@fcwrd.org>; Mark LaChappell, CBO <mlachappell@oak-brook.org>
Cc: Cathy Chiarelli <cchiarelli@oak-brook.org>; Rama Raman <rraman@oak-brook.org>
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

Good afternoon,

Cathy Chiarelli

From: Vahid Kacila <vkacila@fcwrd.org>
Sent: Monday, November 25, 2024 2:02 PM
To: Rebecca Von Drasek, MPA; Cathy Chiarelli
Subject: RE: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

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

Hello Rebecca and Cathy,

FCWRD has no comments.

Thanks,

Vahid Kacila
Engineer
Flagg Creek Water Reclamation District
Office: 630-323-3299, ext. 6106
Fax: 630-323-4230
www.flaggcreekwrd.org

From: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Sent: Monday, November 25, 2024 12:09 PM
To: Greg Summers, ICMA-CM, AICP <gsummers@oak-brook.org>; Joseph Mitchell <JMitchell@oak-brook.org>; James Patterson <jpatterson@oak-brook.org>; Timothy O'Malley, BBA <tomalley@oak-brook.org>; John Temes <jtemes@oak-brook.org>; Brian Strockis <bstrockis@oak-brook.org>; Robert Christopherson <rchristopherson@oak-brook.org>; Kevin Fleege <kfleege@oak-brook.org>; Ken Kovarik <kkovarik@oak-brook.org>; Mike Pavlovic <mpavlovic@oak-brook.org>; Michael Castaldo III <mcastaldo3@ottosenlaw.com>; Vahid Kacila <vkacila@fcwrd.org>; Mark LaChappell, CBO <mlachappell@oak-brook.org>
Cc: Cathy Chiarelli <cchiarelli@oak-brook.org>; Rama Raman <rraman@oak-brook.org>
Subject: FW: Pad G - 1050 22nd Street - Amendment to Planned Development - Revised Documents addressing village comments

Good afternoon,

Attached are the revised documents for Pad G at the Oak Brook Commons which will be discussed on December 18th at 6:30 pm with the P&Z Commission.

Please provide an email response to Cathy and I regarding if your department has any additional comments to include in the staff report. If your items from November 13th have been addressed, please email "no concerns" or "no comment" for the case file.

Thank you all!

ITEM 7.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
December 10, 2024

SUBJECT: Referral of TM Real Estate Holdings LLC - Amendment to a Planned Development and Subdivision for Pad "G" (1050 22nd Street) of Oak Brook Commons

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Background/History:

TM Real Estate Holdings LLC, 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' and a hotel on Pad "G".

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:

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.

1. The subject property is currently zoned ORA-2 Office, Research and Assembly District. Restaurants are permitted within the ORA-2 District.
2. 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.
3. 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 reduce the proposed FAR.
4. 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.
5. The initial plans indicate a proposal of two wall signs per building.
6. 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.
7. A separate neighborhood meeting was not 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.
8. Following an interdepartmental staff review, the applicant further refined the application materials, submitted on November 22, 2024. These new materials are attached.
9. The property owner's signature is not on the application. The applicant has advised that they are working to finalize the contract for the property and agreeing on improvements to the shared areas of the Oak Brook Commons development. Staff has permitted the property owner to complete the negotiations with the applicant and advised that the P&Z Commission will be informed if the owner does not sign prior to the public hearing.

Recommendation:

Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Attachments:

1. TMRealEstateHoldings-PadG-Ref12.10.24

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, December 18, 2024 at 6:30 p.m. for the purpose of considering the application from the Petitioners, TM Real Estate Holdings LLC, 2811 35th Street, Oak Brook, IL 60523, with permission from Hines, 444 West Lake St. Suite 2400, Chicago, IL 60606 property owner of the property known as 1050 22nd Street, Oak Brook, IL 60523, Lot G of the Oak Brook Commons Subdivision, seeking an amendment to a planned development provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2024-15-ZO-PUD, seeking approval for an amendment of a planned development for a portion of the property on the property located at 1050 22nd Street, Oak Brook, Illinois 60523, known as Lot G of the Oak Brook Commons Subdivision as described below. The application is seeking a major change to an existing planned development as approved in Ordinance 2019-ZO-PUD-S-1568 (S-1568).

Project Description: In 2019, Hines received approval from the Village of Oak Brook for Planned Development approval of Ordinance S-1568 to allow for the development of a mixed used development known as Oak Brook Commons. The Oak Brook Commons development provided for the demolition of the then existing McDonald's headquarters office building, to be replaced by a mixed-use ground-up redevelopment. The Oak Brook Commons development provided for a hotel on Lot G.

The Petitioners have applied to the Village for a major change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons to allow for the construction of three (3) restaurants in place of the previously approved hotel. In accordance with the zoning regulations, as part of the planned development, the Petitioners have requested modifications and departures from the standard zoning provisions.

The subject property may be generally described as 1050 22nd Street, Oak Brook, Illinois 60523, with the PIN as follows:

PIN 06-23-407-019

The petitioner's application including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106, 8:00 a.m. to 4:00 p.m., Monday – Friday, excluding holidays.

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

Netasha Scarpiniti
Village Clerk

Published at the direction of the Corporate Authorities and the Planned Development Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald Nov. 27, 2024 (270626)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

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

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/27/2024 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 270626 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

NOTICE OF SPECIAL PUBLIC HEARING

VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION
DECEMBER 18, 2024 AT 6:30 P.M.

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Thursday, December 18, 2024 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, TM Real Estate Holdings LLC, 2811 35th Street, Oak Brook, Illinois, 60523, telephone 708-268-4050. They seeking a major amendment of the planned unit development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2024-15-ZO-PUD, seeking approval to a major change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons, located on the property at 1050 22nd Street, Oak Brook, Illinois 60523, as further described below.

Project Description: Petitioner has applied to the Village for an amendment to the existing Planned Development allowing for three (3) free-standing, two-story, approximately 10,000 square-foot buildings, for restaurant use. In accordance with the zoning regulations, as part of the Planned Development, the Petitioner has requested modifications and departures from the standard zoning provisions. The subject property may generally be described as Lot G, 1050 22nd Street, Oak Brook, Illinois 60523, with the PIN as follows: PARCEL NUMBER: 06-23-407-019.

The Petitioner's application including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays. In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

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DuPage County IT-GIS Department
421 N. County Farm Rd.
Wheaton IL 60817
Ph# (630) 407-5000

Dupage County Parcel Report

Map created for assessment purposes only. Refer to recorded plats or deeds for legal descriptions and property dimensions
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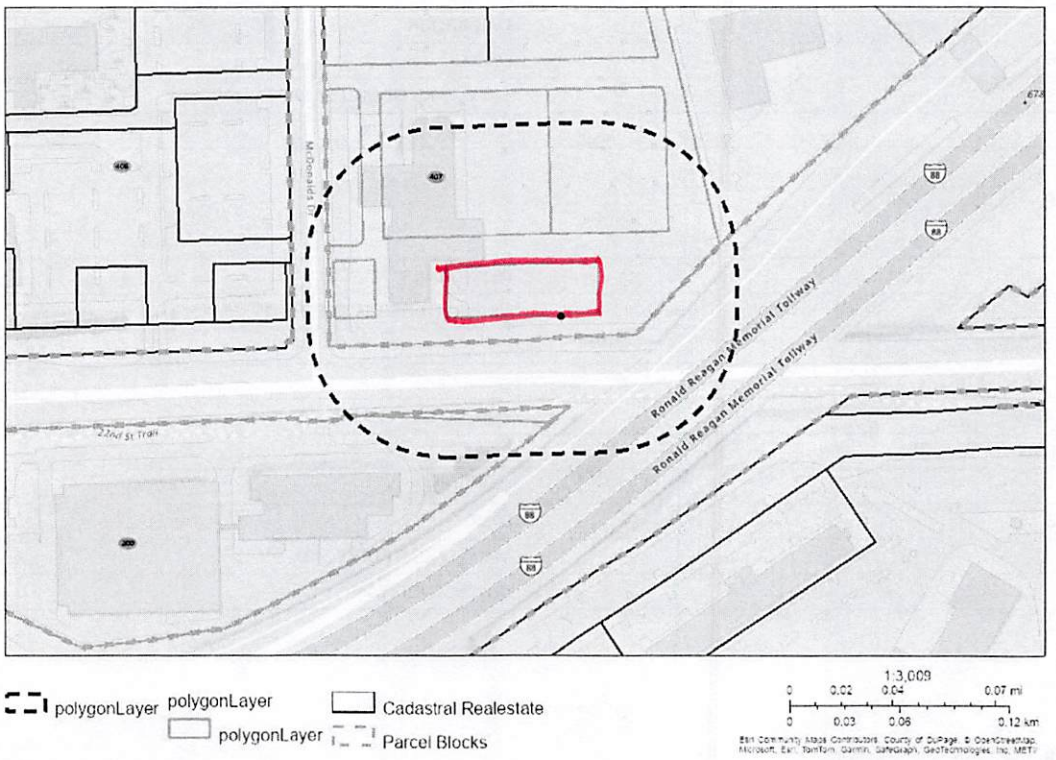


PIN: 0623407017

PIN	0623407017
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2153 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407015

PIN	0623407015
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407016

PIN	0623407016
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2151 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407018

PIN	0623407018
OWNER	WILDBERRY PANCAKES & CAFE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1100 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	1783 N MILWAUKEE AVENUE
BILLADDRL2	LIBERTYVILLE IL 60048

PIN: 0626200009

PIN	0626200009
OWNER	OAK BROOK GATEWAY LLC
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1111 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	248 ADDIE ROY RD NO A-204
BILLADDRL2	AUSTIN TX 78746

PIN: 0623407019

PIN	0623407019
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1050 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0626200003

PIN	0626200003
OWNER	DAN MANAGEMENT CORP
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	10 E 22ND ST NO 116
BILLADDRL2	LOMBARD IL 60148

PIN: 0623407014

PIN	0623407014
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407002

PIN	0623407002
OWNER	OAK BROOK COMMERCE CENTER
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	903 COMMERCE DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	P O BOX 06494
BILLADDRL2	CHICAGO IL 60606-6494

Map Report DuPage County GIS

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 the 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

Oak Brook Commons, LLC

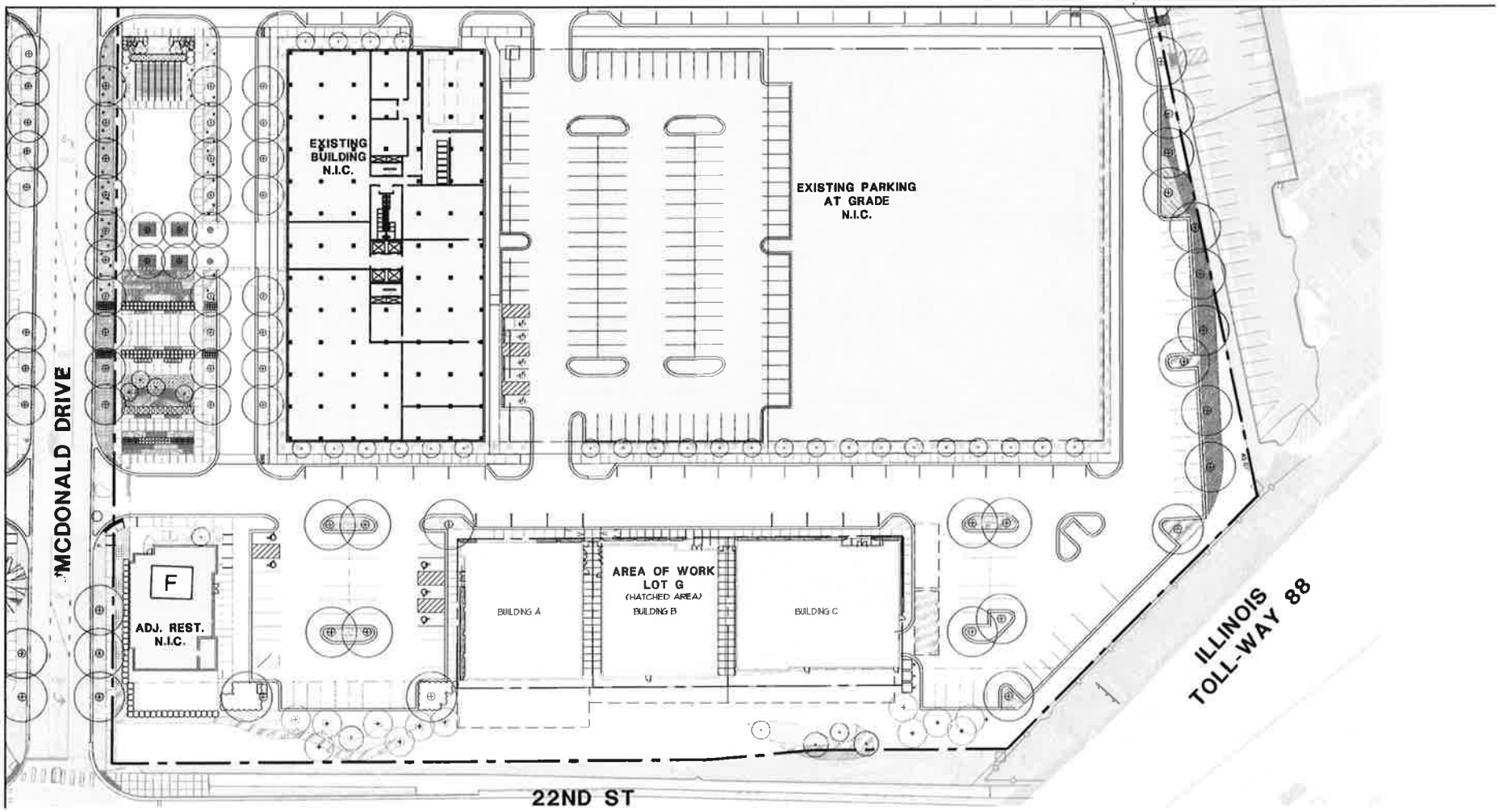
Greg Attenweiler

9/30/2024

Rezoning

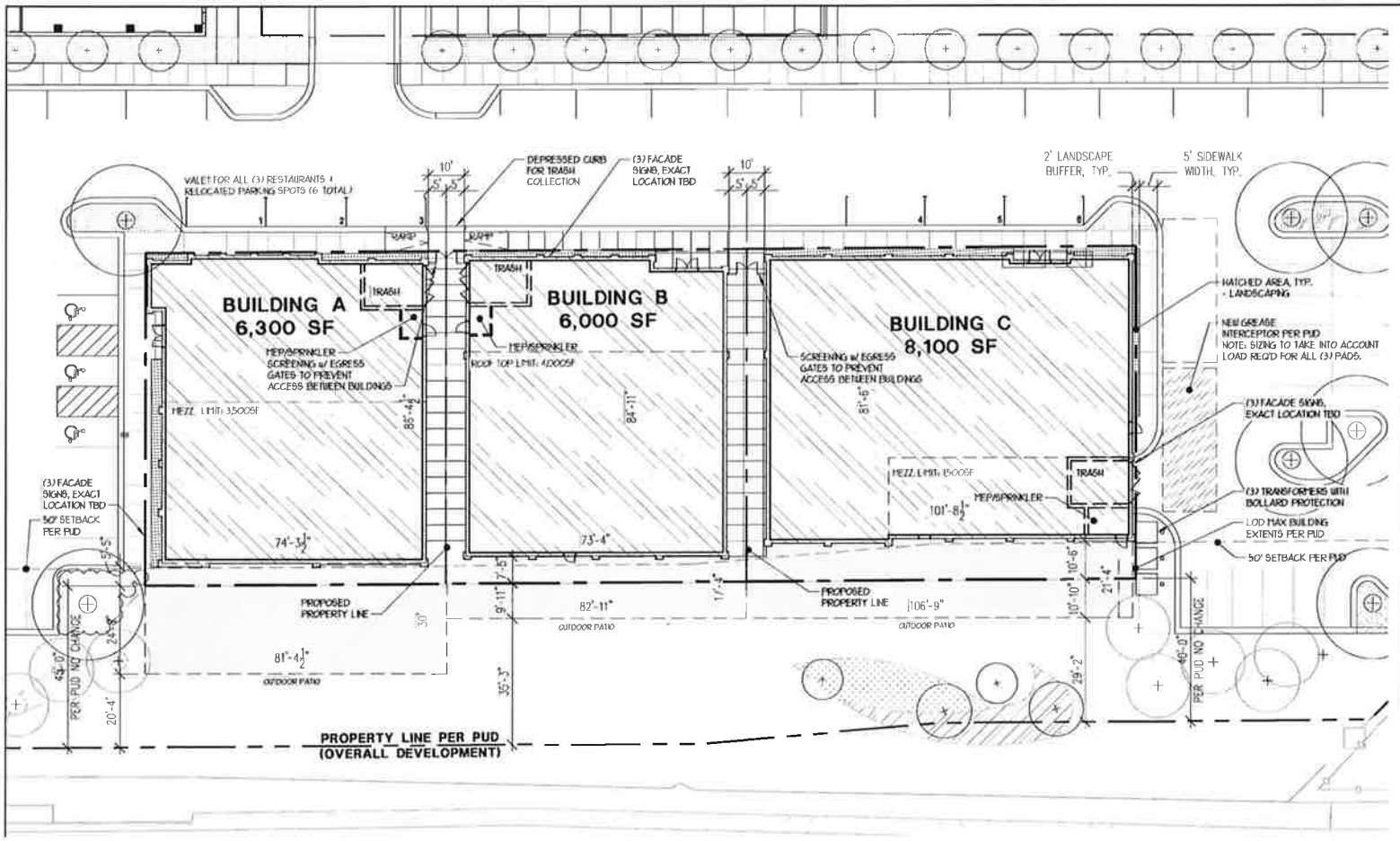
September 23, 2024

aria GROUP



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

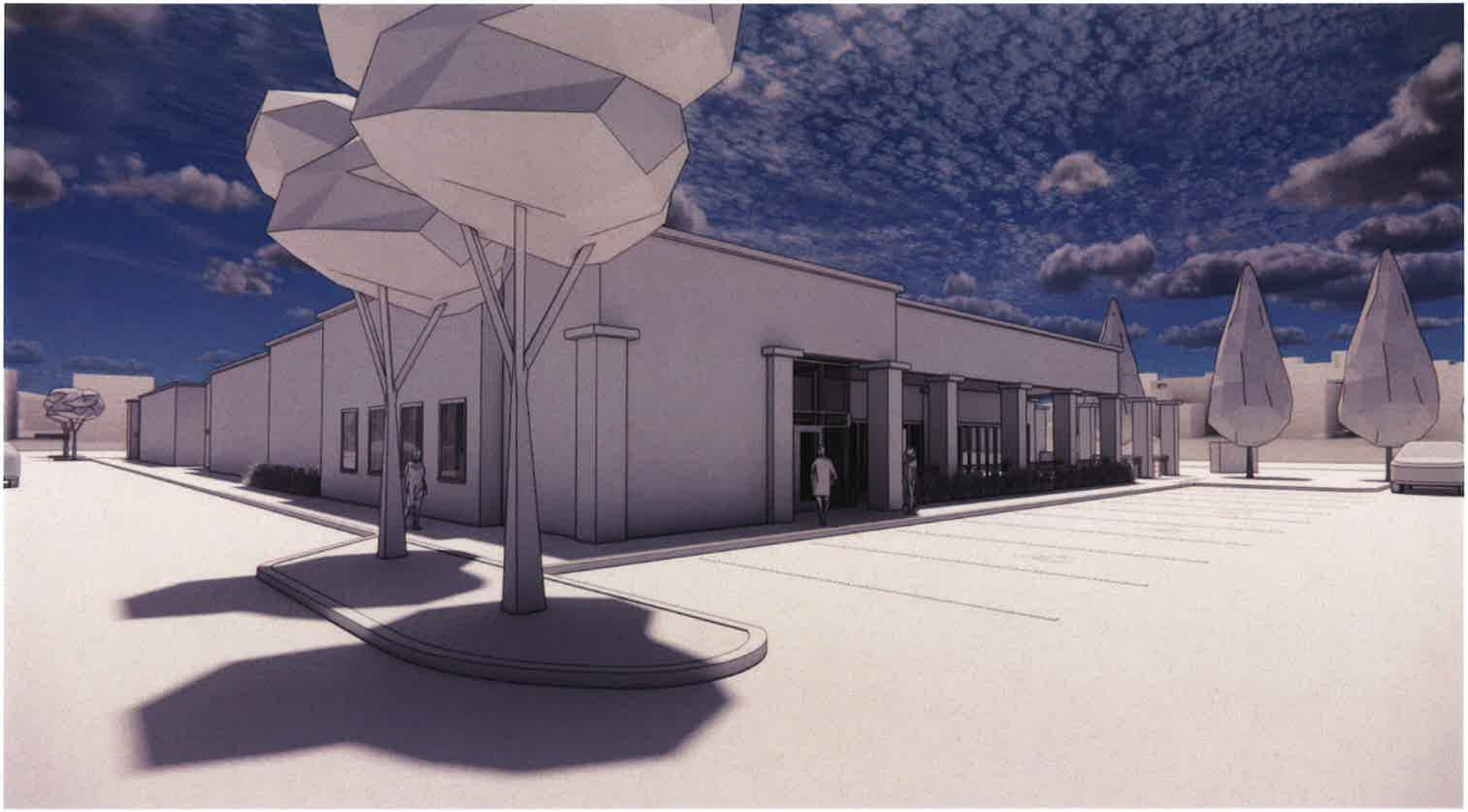
aria GROUP



PROPERTY SCHEDULE		
LOT G - OVERALL SF		75506
LOT G1: BUILDING A		
	LEVEL	APPROX. AREA (SF)
BUILDING	FIRST	6500
	MEZZ	3500
	EXT. PATIO	2500
	TOTAL BUILDING	10000
LOT	GARAGE	1560
LOT G2: BUILDING B		
	LEVEL	APPROX. AREA (SF)
BUILDING	FIRST	6,000
	SECOND	4,000
	EXT. PATIO	1506
	TOTAL BUILDING	10000
LOT	GRADE	1600
LOT G3: BUILDING C		
	LEVEL	APPROX. AREA (SF)
BUILDING	FIRST	8500
	MEZZ.	1500
	EXT. PATIO	2220
	TOTAL BUILDING	10000

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

aria GROUP

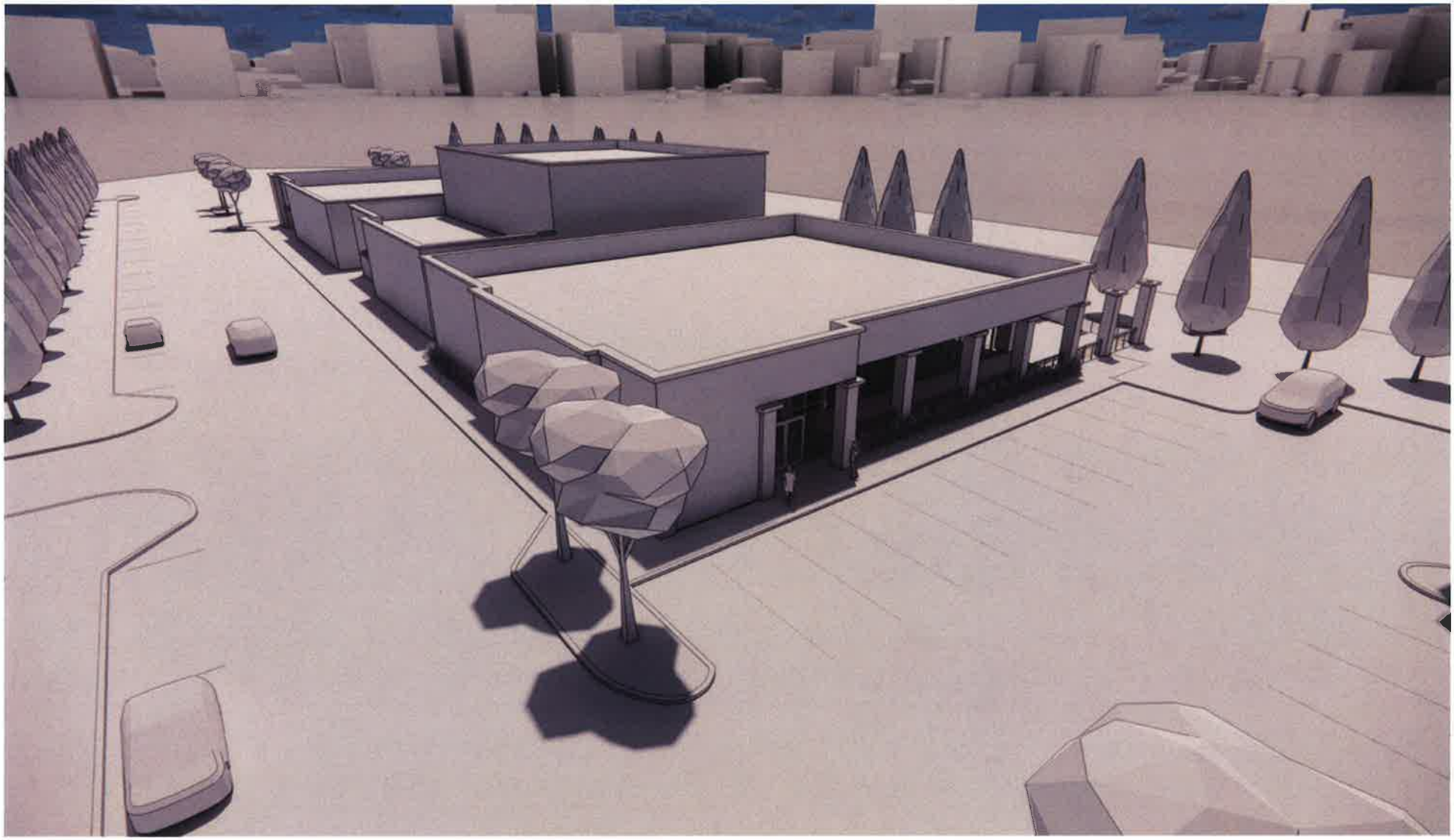


View 1

aria GROUP

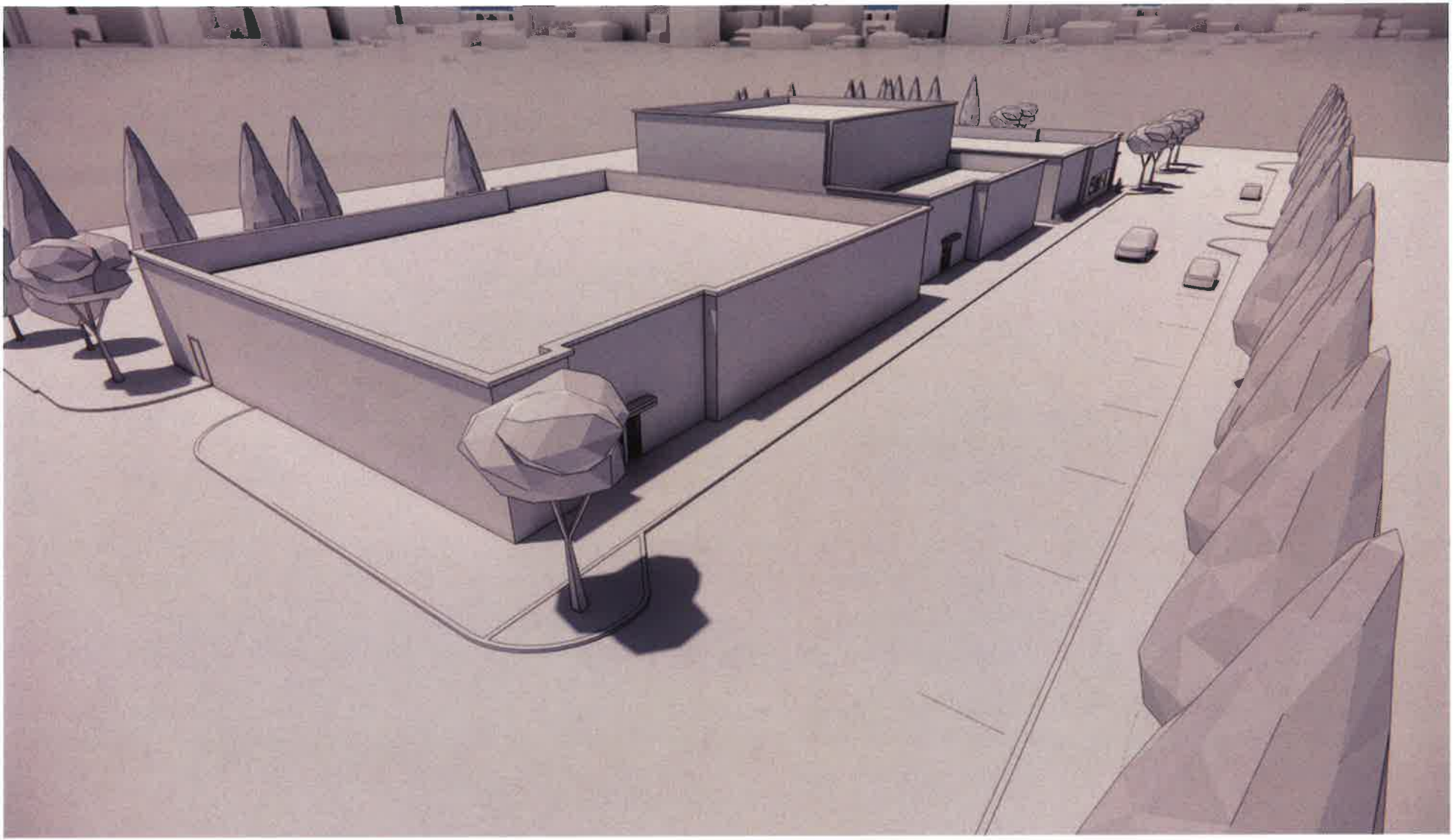
View 2

aria GROUP



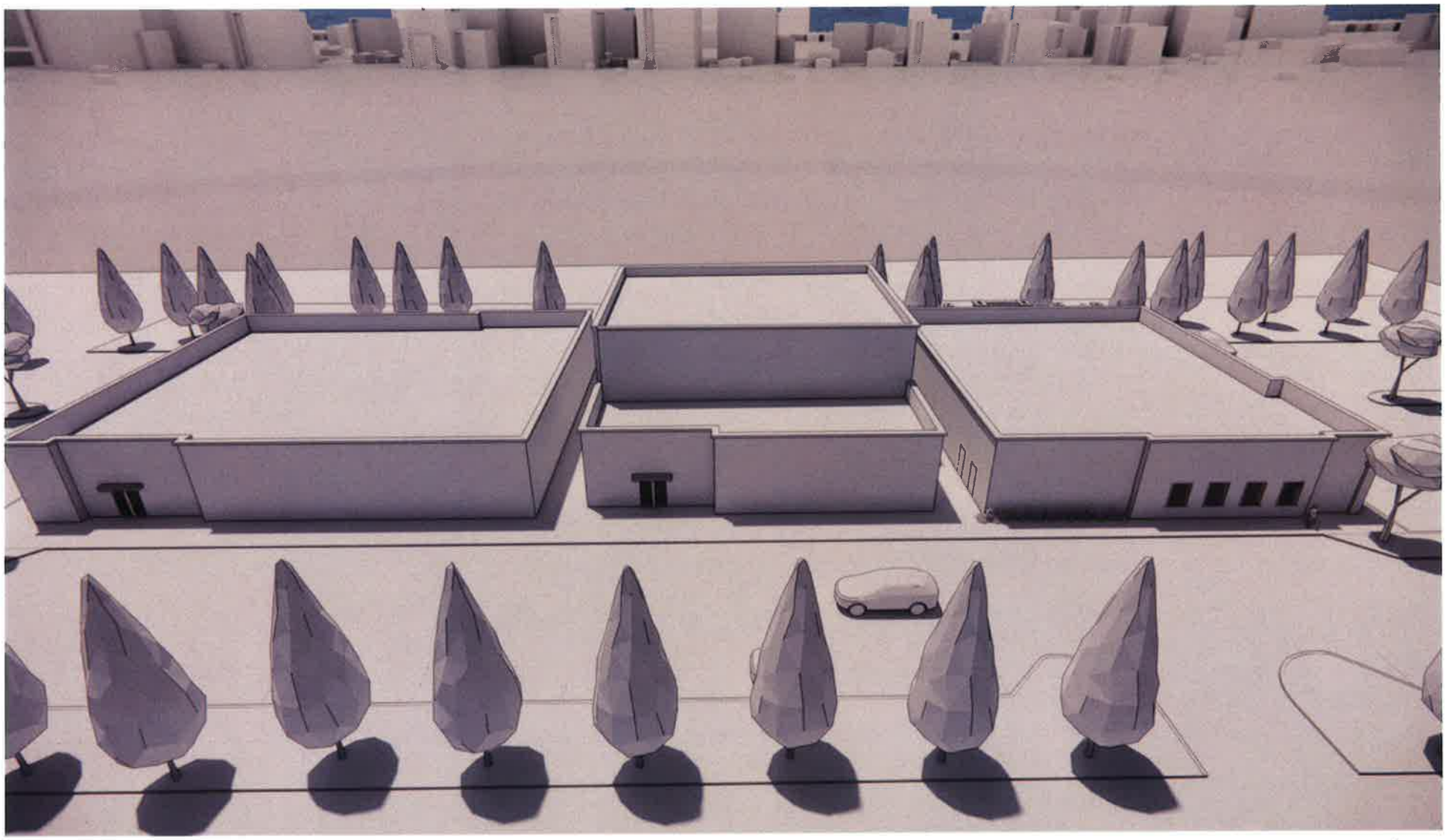
View 3

aria GROUP



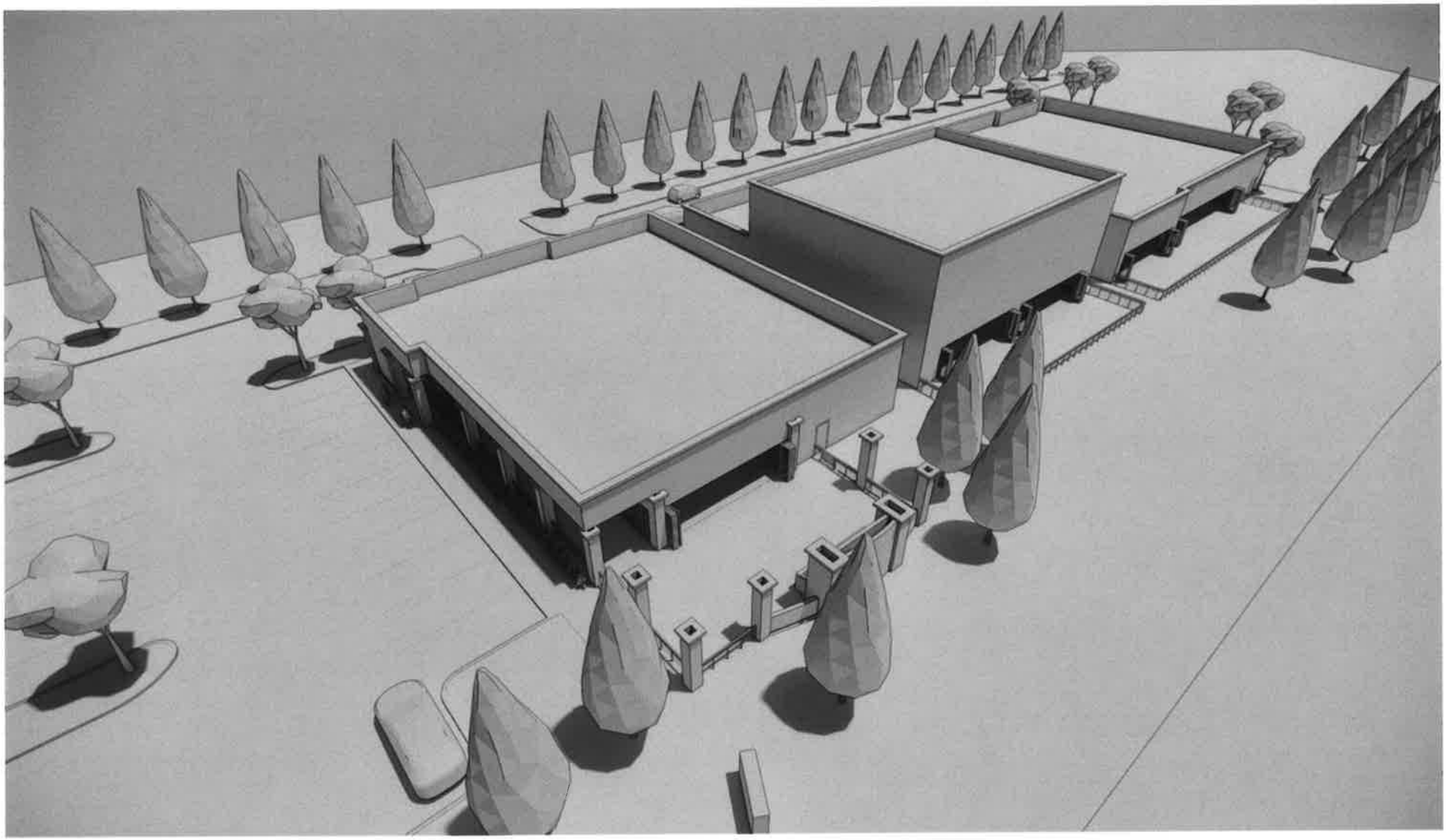
View 4

aria GROUP



View 5

aria GROUP



View 6

aria GROUP

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

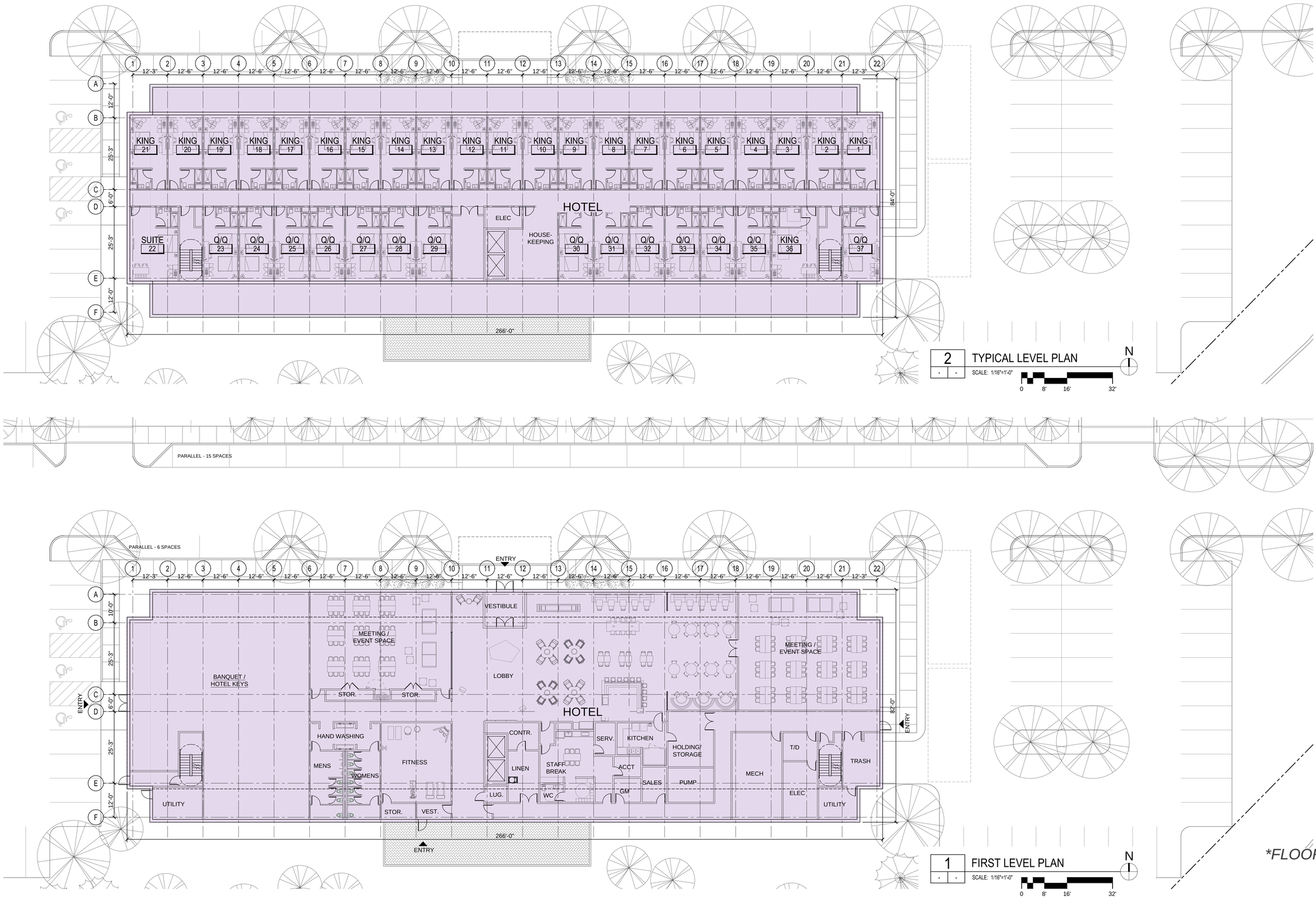
Oak Brook, Illinois | **May 14, 2019**

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
2. PRE-FINISHED METAL PANELS (FIRE RATED CORE), TYP
3. METAL PANEL CLAD COLUMN
4. ENTRY CANOPY - SILVER FINISH
5. FORMED ALUMINUM SLAB EDGE COVER
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

8009705 7
T#:40052378

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
07/15/2019 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: Hines and Holland & Knight LLP
44 W Lake Street Ste 2400 150 N Riverside Plaza Ste 2700
Chicago, IL 60606 Chicago, IL 60606

Name and Address of Responsible Party to Receive Copy of Recorded Document and Billing: Peter Friedman
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 of Consideration (when applicable): N/A

G/L Account to be charged:

67/59

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK AND DUPAGE)

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

I DO FURTHER CERTIFY that on May 28th, 2019, the corporate authorities of the above municipality passed and approved:

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)

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Brook this 8th day of July, 2019.

Charlotte K. Pruss

Charlotte K. Pruss
Village Clerk
Village of Oak Brook
DuPage and Cook Counties, Illinois

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.

[Signature page follows]

APPROVED THIS 28th Day of May, 2019

Gopal G. Lalmalani
Village President

PASSED THIS 28th Day of May, 2019

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

Nays: None

Absent: None

VILLAGE OF OAK BROOK DU PAGE COUNTY, ILLINOIS

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

VILLAGE OF OAK BROOK Illinois

APPLICATION FOR PLANNED DEVELOPMENT

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

☐ NEW PLANNED DEVELOPMENT ($1,500) *

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

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

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

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

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

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

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

LOCATION OF SUBJECT PROPERTY _____ PERMANENT PARCEL NO/s. 06-23-407-019

LEGAL ADDRESS/S _____ ZONING DISTRICT ORA-2

PROPERTY INTEREST OF APPLICANT: OWNER ☐ CONTRACT PURCHASER[1] ☒ AGENT[1] ☐

OWNER(S) OF RECORD Oak Brook Commons LLC PHONE 312-419-4900

ADDRESS 444 W. Lake Street, Suite 2400 CITY Chicago STATE IL ZIP 60606

Owner Contact E-mail Address/s david.bach@hines.com

NAME OF APPLICANT[1] (and Billing Information) TM Real Estate Holdings LLC PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

Applicant Contact E-mail Address/s _____

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

_____ 12/17/2024 _____ 11/4/24

Signature of Owner Date Signature of Applicant[1] Date

Print Name and Email DAVID BACH / DAVID.BACH@HINES.COM Print Name and Email Michael Manzo

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

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

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

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

Date Application Filed 11/4/24 Fee Paid $_____ Escrow Paid $ 500.00 Receipt No. 754511 (754510 - Application, Escrow) Received By CC

Preliminary Board of Trustees Review 10/8/24 Prefiling Review Conference with Staff 11/12/24 Resident Meeting Required/Date N/A

Application Distributed to Depts: 11/12/24 Notice Published 11/27/24 Newspaper Daily Herald Adj. Property Owners Notified 12/3/24

Planning & Zoning Commission 12/18/24

Board of Trustees 1/14/25 Board of Trustees 1/28/25 (Approval of Ordinance)

PD Application Form Sec.13-15-4 Rev 2024

Hines – Oak Brook Commons
Pad G
Planned Development Amendment
Preliminary Board Review
December 18, 2024

On behalf of TM Real Estate Holdings LLC, we are pleased to submit the attached materials for the special meeting of the Planning & Zoning Committee's December 18, 2024. 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 November 22, 2024, for the Pad G development detailing exterior conceptual design renderings. TM Real Estate Holdings LLC is confident the new proposal will continue the 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 25,000 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 6,300 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 10,000 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 8,100 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, approximately 175,000 square feet, shall be reserved for, and revert to, the overall Plan Development of Hines – Oak Brook Commons.

The proposal will include two exceptions: First, an exception/variance to allow for signage on three sides of each building, consistent with the surrounding establishments immediately west of the proposed development. Second, an exception/variance to the parking ratio to be reduced from 1.0 parking stalls/per 100 square feet to 0.65 parking stalls/per 100 square feet, consistent with the overall Plan Development of Hines – Oak Brook Commons, which includes the surrounding restaurant establishments immediately west of the proposed development.

VILLAGE OF OAK BROOK

PLANNED DEVELOPMENT STANDARDS:

Section: 13-15-3

A. Planned Developments Are Not Permitted As Of Right: Planned developments shall be approved by the village only in direct response to the accrual of tangible public benefits from the planned development to the village and its residents, along with the neighborhood and area in which the planned development is proposed. These benefits shall include, without limitation, exceptional amenities, landscape features, architectural or site design, or the conservation of special manmade or natural features of the site, all as more specifically set forth in the standards set forth in subsection B of this section.

B. General Design Standards: No application for a planned development shall be approved by the corporate authorities unless the proposed planned development satisfies the standards set forth in this subsection B and subsection C of this section. All of these standards shall not be regarded as inflexible, but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal.

1. **Commercial Areas Revitalization Master Plan:** The planned development shall not be inconsistent with the planning policies, goals, objectives, and provisions of the village's commercial areas revitalization master plan. A planned development must also not be inconsistent with the intent and spirit of the village of Oak Brook comprehensive plan.

RESPONSE: SEE ATTACHED EXHIBIT

2. **Public Welfare:** The Planned Development shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

RESPONSE: SEE ATTACHED EXHIBIT

3. **Impact on Other Property:** The Planned Development shall not be unnecessarily injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

The uses permitted in a Planned Development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The Planned Development must also address compliance with the Village's noise, lighting, and other performance standards.

RESPONSE: SEE ATTACHED EXHIBIT

4. **Impact on Public Facilities and Resources:** The Planned Development shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the development. The Planned Development shall include such impact donations as may be reasonably determined by the Corporate Authorities. The required impact donations, including, without limitation, obligations under the Village's subdivision regulations, shall be calculated in reasonable proportion to the impact of the Planned Development on public facilities and infrastructure to the extent permitted by law.

RESPONSE: SEE ATTACHED EXHIBIT

5. **Archaeological, Historical or Cultural Impact:** The Planned Development shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.

RESPONSE: SEE ATTACHED EXHIBIT

6. **Parking and Traffic:** The Planned Development shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles.

RESPONSE: SEE ATTACHED EXHIBIT

7. **Adequate Buffering:** The Planned Development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

RESPONSE: SEE ATTACHED EXHIBIT

8. **Signage:** Signage on the site of the Planned Development shall generally be in conformity with the Village's Sign Regulations (Chapter 11 of the Zoning Regulations), except as may otherwise be specifically provided in the ordinance approving a Planned Development.

RESPONSE: SEE ATTACHED EXHIBIT

9. **Ownership/Control Area:** The site of the Planned Development must be under ownership and/or unified control of the applicant.

RESPONSE: SEE ATTACHED EXHIBIT

SIMPSON DATTILO, LLC
ATTORNEYS AT LAW

John F. Simpson IV
john@simpsondattilo.com
(312) 416-1953 ext. 1

B. Application Standards

1. Commercial Areas Revitalization Master Plan. 1990 Comprehensive Plan. The 1990 Plan places the Oak Brook Commons Property in Planning District 1, including the Oakbrook Center and most of the business and commercial activities in the Village. Throughout the Plan, the Village emphasizes the need to maintain and enhance the restaurant and commercial vitality for its residents and non-resident daytime population. The Plan encourages office developments, local services and facilities for the Village's daytime employee population, and appropriately landscaped parking areas. Additionally, the Plan encourages the use of attractive parking and landscaping features that enhance the visual appearance of the Village.

As determined by the approval of the Planned Development, the mixed-use community created at Oak Brook Commons supports the 1990 Comprehensive Plan through its activation of an underutilized segment of the Village's commercial planning area, creating opportunities for new office space, retail, and restaurant offerings. The proposed amendment and Pad G development support the value and success of commercial offerings by incorporating a modernized, three free-standing retail buildings for restaurant use. Pad G will be an integral element in continuing to activate the Hines development.

The May 2019 Plan designates the Property as a "hotel" site, with a key guiding development principle that ensures high-quality architecture and design development that encourages quality retail, office, and mixed-use spaces to attract quality residents. The Plan also recommends that the commercial areas, including the Property, promote a healthy and mutually reinforcing mix of commercial, retail, restaurant, entertainment, and multi-family uses along the commercial corridor.

The proposed amendment and Pag G development are entirely consistent with the 2019 Commercial Areas Revitalization Plan. The amendment materially decreases Oak Brook Commons' overall parking requirement by 66 necessary parking spaces. Further, this proposed development amendment of Pad G will continue to be materially less dense than the prior approved concepts presented by the 2019 Plan. Accordingly, the proposed Pad G amendment is consistent with the planning policies, goals, objectives, and provisions of the May 28, 2019 Commercial Areas Revitalization Plan and reflects the intent and spirit of the Village's 1990 Comprehensive Plan.

The project parking plan includes utilizing parking to the north of Pad G, which was initially dedicated for the use of a 250-room hotel. This amendment not only will decrease the height and overall square footage of the proposed development on Pad G, but will substantially reduce the necessary parking requirement from the original plan of a hotel to its present proposal as three, free-standing restaurants.

The major necessary infrastructure improvements have already occurred at Commerce Drive and McDonald Drive intersection, which will allow for the development of Pad G, without interference to Oak Brook Commons residents and other Village residents and non-resident daytime visitors.

2. Public Welfare. TM Real Estate Holdings LLC specifically considered adequate access to natural light and clean air circulation when it was planned and designed, and intends to maintain the same priorities for the site's development, operation, and maintenance. As a result, the uses and buildings on the site are oriented to harmonize with the surrounding properties and structures. Pad G is located toward the southeastern portion of the Hines Property, immediately southeast of the existing Oak Brook Commons luxury residential building. The proposed amendment and Pad G are consistent with these concepts and

the critical use patterns and locations established by the prior, approved Oak Brook Commons Master Planned Development.

The proposed Pad G development will not cause an increased risk of dangerous fire conditions or otherwise endanger public health, safety, and welfare, and all applicable building and fire codes will be followed. TM Real Estate Holdings LLC will ensure that the construction, development, and operation of Pad G and its elements are designed to allow users and visitors to safely use the building and surrounding areas without sacrificing building quality or experience. Further, the parking and traffic layout at Pad G ensure safe and efficient ingress and egress for pedestrians and vehicles.

3. Impact on Other Property. The development of Pad G will not interfere with neighboring property owners' use and enjoyment of other property in the neighborhood pursuant to their designated zoned purposes. The proposed amendment will not interfere with the normal and orderly development and improvement of surrounding properties, and is consistent with and will not alter the community or essential character of the neighborhood. Furthermore, the proposed amendment does not substantially diminish or impair property values within the area or cause incompatibility with other property in the immediate vicinity. The Pad G development will comply with all applicable noise, lighting, and other performance standards to ensure that it will not adversely impact any surrounding properties.

Additionally, neither the noise nor lighting for Pad G anticipates any adverse environmental impacts relative to its existing conditions. Noise associated with the proposed development will primarily consist of pedestrian and automobile traffic. The lighting will serve the pedestrians and vehicles upon and adjacent to Pad G, drastically reducing any possible impact on the site's overall light intensity.

4. Impact on Public Facilities and Resources. The proposed amendment and Pad G are planned and designed to supply the development with adequate utilities, road access, drainage, and other necessary facilities. Drainage patterns, stormwater detention, and restricted discharge from the site will be maintained in accordance with the current stormwater management requirements of the Village and DuPage County. Pad G is not located in a special flood hazard zone, and no regulatory wetlands are located on-site. Further, the proposed amended development of Pad G will not require any material increase in Village services. We anticipate the elimination of overnight parking, which was necessary for hotel use but not restaurant use, will reduce the impact on public resources. Therefore, the proposed development will have no adverse impact or strain on Village services and is fundamentally beneficial to the community.

5. Archaeological, Historical or Cultural Impact. No known archaeological, historical, or cultural resources are located on or off the Property impacted by the proposed planned development amendment.

6. Parking and Traffic. Pad G is served with ingress and egress points that minimize traffic congestion in the public streets. A signalized intersection at McDonald Drive and 22nd Street serves Pad G. Pad G will produce materially less traffic volume during peak hours than the current use approved for at Pad G. Furthermore, overnight parking will effectively be eliminated as a result of the modified use. Pad G is designed efficiently to satisfy the required parking and circulation dynamics. As previously indicated, Pad G will include a three, free standing restaurant buildings and will receive dedicated parking immediately north, east, and west of Pad G.

7. Adequate Buffering. Pad G will have substantial landscaping to protect uses within the development and surrounding properties. Pad G does not interfere with or detract from residents and visitors, and the new proposed use will only amplify its vitality and vibrancy. This area is thoughtfully planned to include extensive, functional landscaping and buffering features, allowing various public outdoor configurations

to exist easily and serve the larger Oak Brook Community. Finally, adequate and safe sight lines for vehicles and pedestrians will be at Pad G. See attached landscape plan.

8. Signage. All signage for the development of Pad G will conform to the Village's sign regulations in Chapter 11 of the Village Zoning Ordinance unless otherwise provided by the approved Planned Development Ordinance. The Plan sheets and elevations show the general scope and location of the minimal Pad G signage, scaled appropriately for the building and consistent with the Village's sign standards and other sign uses within the Village's commercial corridor.

9. Ownership/Control Area. The Property is presently under the ownership of Hines, who is under contract with TM Real Estate Holdings LLC, the Applicant. Upon approval of this amendment, the Property will transfer ownership and be under the Applicant's ownership, TM Real Estate Holdings LLC.

10. Need. There is a clear consensus that there is a cognizable need to develop this key gateway Village property. The 2019 Commercial Revitalization Plan emphasizes the desire for new mixed-use redevelopment in the Village, specifically identifying the vacant McDonald's Plaza as a potential mixed-use concept. The proposed amendment facilitates the scale necessary to make it feasible for TM Real Estate Holdings LLC to develop the property with the highest possible unit and amenity standards befitting of the Village of Oak Brook while generating a new, net-benefit revenue stream for the Village, increasing sales and utility tax-generating potential, license and permit fees, and further diversifying restaurant options in Oak Brook. Pad G is an integral element of the Oak Brook Commons planned development.

11. Compliance with Subdivisions Regulations and Plat Act. The amendment to the Planned Development modifies a previously approved one building hotel into three stand-alone buildings, each intended to have their own respective Permanent Index Number (PIN), while remaining in compliance with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act.

12. Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development, may not be modified, removed, or released without the express consent of the Village of Oak Brook and may be enforced by future landowners (including the Applicant) within the proposed development.

13. Security and Site Control. Each building will have smoke and fire alarms on-site, in addition to security systems in place for the safety of employees, customers, and neighbors. Furthermore, the elimination of overnight parking will allow for greater control measures within the Planned Development as the properties are not utilized for a majority of the 24-hour period.

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 Applicant intends to provide water service/billing through a master agreement by the Owner of the property, which will be governed by a master agreement between the three proposed developments/sites. Additionally, the Applicant anticipates and expects to enter into an agreement(s) with the adjacent owner as it relates to ancillary matters for proposed site development and day-to-day operation (including but not limited to parking, gates, plowing, valet, etc.), which said agreements shall be transmitted to the Development Services Director and/or Public Works, for their review and satisfaction.

Prior to the final parcel receiving a building permit from the Village, the Village's Development Services Director shall evaluate the then-existing parking that services the proposed third building. If the Development Services Director makes a determination sufficient parking does not exist within the Hines – Oak Brook Commons master development plan, then the Applicant shall pay for the expansion of the existing parking lot to its immediate north, and expand eastward allowing for no more than 30 paved parking spots. An agreement shall be made between the Owner of the Hines – Oak Brook Commons master development plan and the Applicant, which shall be transmitted to the Development Services Director for review and approval.

Please let us know if you have any questions or need any additional information prior to the meeting on December 18, 2024. TM Real Estate Holdings LLC is ready to proceed upon receiving the Planning & Zoning Commission's and Board of Trustee's approval of the amendment to the development of the Hines – Oak Brook Commons master development plan.

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of **at least 500 feet in all directions**. The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 500-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County (Township Assessor's Office) within 30 days of the filing of this application. Also provide a mailing label for each Property Owner listed.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
SEE ATTACHED EXHIBIT			

(Attach additional sheets if necessary)

Certification
SURROUNDING PROPERTY OWNERS

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

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

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

DAVID BACH / Oak Brook Commons LLC		TM Real Estate Holdings, LLC	
Printed Name of Owner		Printed Name of Applicant	
Signature of Owner	12/17/2024 Date	Signature of Applicant	11/1/24 Date

BILL TO INFORMATION:

Escrow Acct		
Print Name/Company	Contact Person	Contact Phone
Address To be Billed		Email Address

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 500-foot requirement have been sent proper notification.

LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 IN DUPAGE COUNTY, ILLINOIS

Certification
SURROUNDING PROPERTY OWNERS

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

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

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

		TM Real Estate Holdings, LLC	
Printed Name of Owner		Printed Name of Applicant	
			11/1/24
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

Escrow Acct		
Print Name/Company	Contact Person	Contact Phone
Address To be Billed		Email Address

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 500-foot requirement have been sent proper notification.

WAIVERS and VARIATIONS
(Site Development Departures)

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
		$ 500.00

(To continue copy or retype form and Attach additional sheets if necessary)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section _____ **Relief Sought** _____

_____

RESPONSE: _____

_____

_____

_____

_____

_____

_____

_____

_____

Code Section _____ **Relief Sought** _____

_____

RESPONSE: _____

_____

_____

_____

_____

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_____

_____

_____

_____

(To continue, Copy or retype form and attach additional sheets if necessary)

13-15-5: PROCEDURES:

The following procedures are required to assure the orderly review of every planned development application in a timely and equitable manner:

A. Preliminary Board Review:

1. A prospective applicant, prior to meeting with village staff for a formal prefiling review, shall appear before the corporate authorities for a preliminary board review. At a minimum, the applicant shall provide the following materials to the corporate authorities for its preliminary review: a) a preliminary concept plan of the development, and b) a brief narrative describing the overall character, intensity, uses, and nature of the proposed planned development. Prior to submission to the corporate authorities, the development services director will review the materials to confirm that the materials provide sufficient information to adequately inform the corporate authorities of the nature and scope of the proposed planned development. If sufficient information is provided, the applicant shall coordinate with the village manager to be placed on a corporate authorities agenda and scheduled for the earliest appropriate corporate authorities meeting.

2. The purpose of the preliminary board review shall be to broadly acquaint the corporate authorities with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the corporate authorities may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

3. At the meeting at which the preliminary board review is conducted, any member of the corporate authorities may make any comments, suggestions or recommendations regarding the preliminary development concept plan deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the corporate authorities' review of any preliminary development concept plan shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the corporate authorities, or any member of it, to approve or deny any formal application following full consideration as required by this chapter.

COMPLETED DATE: 10/8/24

B. Prefiling Review And Transmittal Of Application:

1. Conference:

a. Following the preliminary board review, a prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling review conference with the village manager, the development services director, and any other village official or employee designated by the village manager. The purpose of the conference is to assist the applicant in understanding the commercial areas revitalization master plan, the requirements of this chapter, the zoning regulations,

the site development allowances, the standards by which the application will be evaluated, and the application requirements.

b. After reviewing the planned development process, the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed planned development. The justification for a waiver must be that the application requirement should not apply because it does not relate and is not necessary given the nature and scope of the proposed planned development. All requests for application waivers shall be made in writing to the community development director prior to the submission of the formal application documents.

c. All requests for waiver shall be reviewed by the development services director, who will make a final determination regarding the waiver within fifteen (15) working days of receipt of the request.

d. If deemed appropriate by the development services director, the applicant, prior to submitting a formal application for a planned development, will schedule a public meeting to discuss the proposed planned development and the nature and extent of impact, if any, on area residents. If a meeting is required, the applicant shall send a written notice of the meeting via certified mail to all taxpayers of record and residents for all property within five hundred feet (500') of the proposed planned development. The notice shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the development services director. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.

2. Filing Of Application: Following the completion of the prefiling review conference, the applicant shall file an application for a planned development in accordance with this chapter. The development services director shall deliver copies of the application to other appropriate village departments for review and comment.

3. Deficiencies: The development services director shall determine whether the application is complete. If the development services director determines that the application is not complete, then the development services director shall notify the applicant in writing of the deficiencies and shall take no further steps to process the application until the deficiencies are remedied.

4. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed planned development with the requirements and standards of this chapter shall be delivered to the planned development commission prior to the public hearing required by subsection C of this section.

5. Determination Not Binding: Neither the development services director's determination that an application is complete nor any comment made by the development services director or village staff at a prefiling review conference or as part of the review process shall be intended or construed as a formal or informal recommendation for or against the approval of a proposed planned development, or any component part thereof, nor shall they be intended or construed as a binding decision of the village, the planned development commission, or village staff.

COMPLETED DATE: 11/13/24

C. Review And Action By The Planning & Zoning Commission:

1. Upon receiving the report from the development services director, the planning & Zoning commission shall hold a public hearing on the proposed planned development.

2. Notice of the required public hearing shall be published by the village, at the applicant's expense, not more than thirty (30) nor less than fifteen (15) days before the scheduled hearing in a newspaper of general circulation in the village and shall contain the following information:

a. The identification number designation of the application;

b. The date and time of the public hearing;

c. The location of the public hearing; and

d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed planned development and purpose of the public hearing.

3. Notice of the required public hearing shall also be provided by the village, at the applicant's expense, by posting a sign or signs on the property not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing. The sign shall be weatherproof and contain the information as is required in subsection C2 of this section. Failure to post the sign(s) and/or the inadvertent removal or knocking down (by the village or others) of the sign after posting but before the public hearing shall not invalidate, impair, or otherwise affect any planned development subsequently granted following the public hearing, nor shall it require a postponement of the public hearing.

4. Notice of the required public hearing shall also be provided by the applicant by certified U.S. mail, return receipt requested, to the taxpayers of record and owners of record of the property which is the subject of the application (if different than the applicant), and the taxpayers of record and residents of all property within five hundred feet (500') of the subject property. The notice shall contain the information as is required in subsection C2 of this section and shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the public hearing. The notice shall also include the name and address and phone number of the applicant for the planned development.

5. The transcript of testimony, if any, the commission's minutes, all applications, requests, exhibits, and papers filed in the proceeding before the commission, and the decision and report, or reports, of the commission shall constitute the record for that particular application.

6. The planning & Zoning commission shall review the application, the standards and requirements established by this chapter, the report of the community development director, and any oral and written comments and testimony received by the planning & Zoning commission before and at the public hearing. The planning & Zoning commission shall recommend approval, approval with conditions, or disapproval of the proposed planned development.

7. Every recommendation of the commission upon any application filed pursuant to this chapter shall be by a written resolution and shall include such findings of fact and conclusions as the commission shall deem necessary. The resolutions shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The resolution shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission. Every

resolution shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

D. Review And Action By The Corporate Authorities:

1. Within sixty (60) days of receipt of the report and recommendation of the planning & Zoning commission, and without further public hearing, the corporate authorities shall, at a minimum, commence consideration of the proposed planned development. The corporate authorities will attempt to conclude its consideration and render a final decision as soon as possible within that sixty (60) day time period, but may extend its consideration as necessary to allow a full and complete review and consideration of the proposed planned development. Following its consideration, the corporate authorities shall: a) deny the application; b) refer the application back to the planned development commission for further review and, if necessary, additional public hearings; c) postpone further consideration pending the submittal of additional information, including any application requirement previously waived but deemed necessary by the village for its consideration; or d) adopt an ordinance approving the planned development.

2. Any action taken by the corporate authorities pursuant to subsection D1 of this section shall require the concurrence of a majority of the corporate authorities; provided, however, that any proposed planned development that does not receive a recommendation of approval (with or without conditions) from the planned development commission shall not be approved by the corporate authorities except by the affirmative vote of two-thirds ($^2/_3$) of the corporate authorities.

3. In approving a planned development, the corporate authorities may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the standards set forth in this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. The conditions may include, but are not limited to: impact donations and other related fees or property or monetary contributions; limitations on size, bulk, location, and setbacks; requirements for landscaping, signage, and outdoor lighting; provisions for adequate ingress and egress; hours of operation; and such other conditions as the corporate authorities may deem necessary in furtherance of the objectives of this chapter.

E. Exemptions: At the election of the applicant, the planned development provisions of this chapter shall not apply to an existing development or a proposed development project that satisfies all of

the underlying zoning regulations applicable to the property. In such case, the proposed development will be subject to the processes of the village that are applicable to any new construction project. (Ord. G-890, 7-14-2009; Ord. G-904, 11-10-2009)

Please Deposit Check(s) in: Zoning Account 10-4302

For:

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

MISCELLANEOUS PAYMENT RECPT#: 754510
DATE: 11/05/24 TIME: 12:06:04
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: PAD G 1050 22ND ST -

REVENUE:
1 10 43020 1500.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 1500.00
CASH -PLD

AMOUNT PAID: 1500.00

PAID BY: MIDHAEL A MANZO/ANNA
PAYMENT METH: CHECK
9699

REFERENCE: MIDHAEL A MA

AMT TENDERED: 1500.00
AMT APPLIED: 1500.00
CHANGE: .00

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

MISCELLANEOUS PAYMENT RECPT#: 754511
DATE: 11/05/24 TIME: 12:10:10
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: PAD G SUB & ESCROW

REVENUE:
1 10 43020 1250.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 1250.00
CASH -PLD

AMOUNT PAID: 1250.00

PAID BY: MICHAEL A MANZO/ANNA
PAYMENT METH: CHECK
9700

REFERENCE: MICHAEL A MA

AMT TENDERED: 1250.00
AMT APPLIED: 1250.00
CHANGE: .00

TM Real Estate Holdings LLC & Hines Development
Pad G

Oak Brook, IL

Planned Development Amendment

RE

SHEET INDEX

ARCHITECTURAL SHEETS

SHEET 1.1 - OVERALL DEVELOPMENT SITE PLAN

SHEET 1.2 - PAD G ENLARGED SITE PLAN

SHEET 1.3 - RESTAURANT 1ST FL. INTERIOR FLOOR PLANS

SHEET 1.4 - RESTAURANT 2ND FL. INTERIOR FLOOR PLANS

SHEET 1.5 - EXTERIOR ELEVATIONS

SHEET 1.6 - MOOD BOARD

SHEET 1.7-1.12 - PERSPECTIVE RENDERINGS

SHEET 1.13 - SCHEDULES

CIVIL ENGINEERING SHEETS

SHEET C1 - EXISTING DRAINAGE AND STORMWATER MANAGEMENT PLAN

SHEET C4 - PRELIMINARY UTILITY PLAN

SHEET C6 - PRELIMINARY PROPOSED PREVIOUS AREA PLAN

SHEET C2 - PROPOSED DRAINAGE AND SWM PLAN

SHEET C3 - PRELIMINARY GRADING PLAN

SHEET C7-2 - PRELIMINARY FIRE TRUCK CIRCULATION MANEUVERABILITY PLAN

LANDSCAPE ARCHITECTURE SHEETS

SHEET L1 - OVERALL DEVELOPMENT PLANTING PLAN

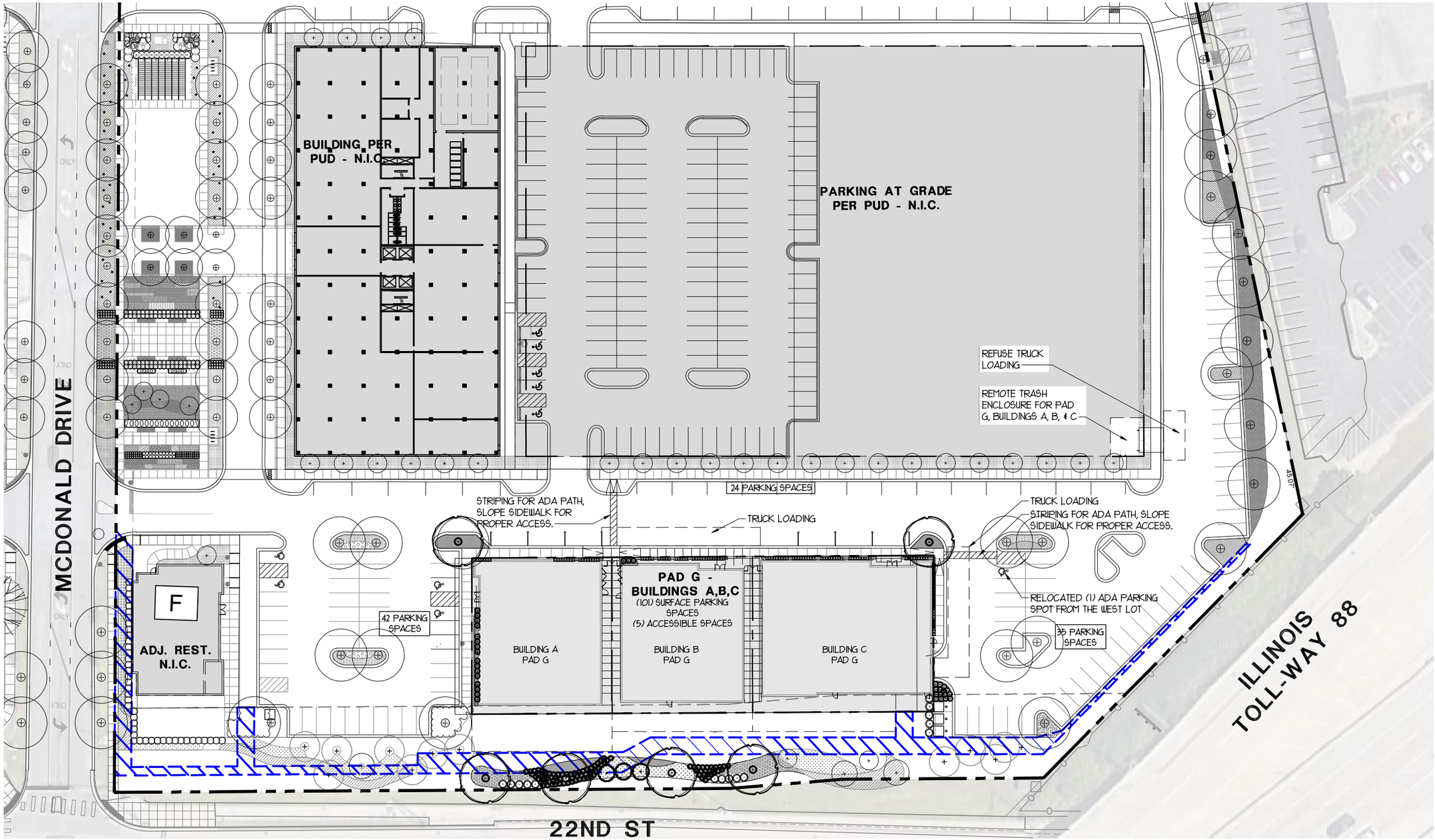
SUPPORTING DOCUMENTS

FINAL PLAT OF RESUBDIVISION

PREVIOUSLY APPROVED PUD PHOTOMETRIC EXHIBIT (FOR REFERENCE ONLY)

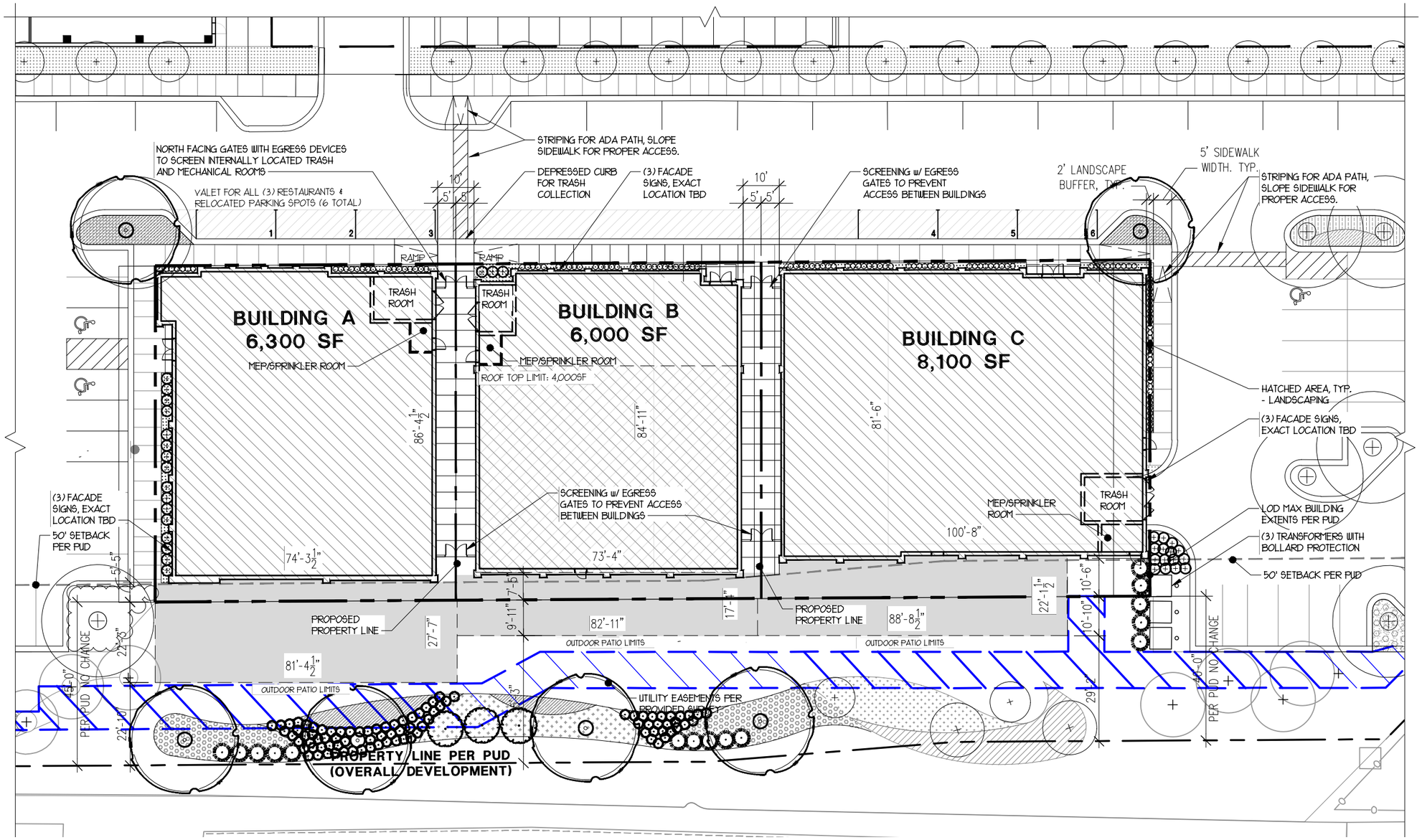
November 22, 2024

aria GROUP



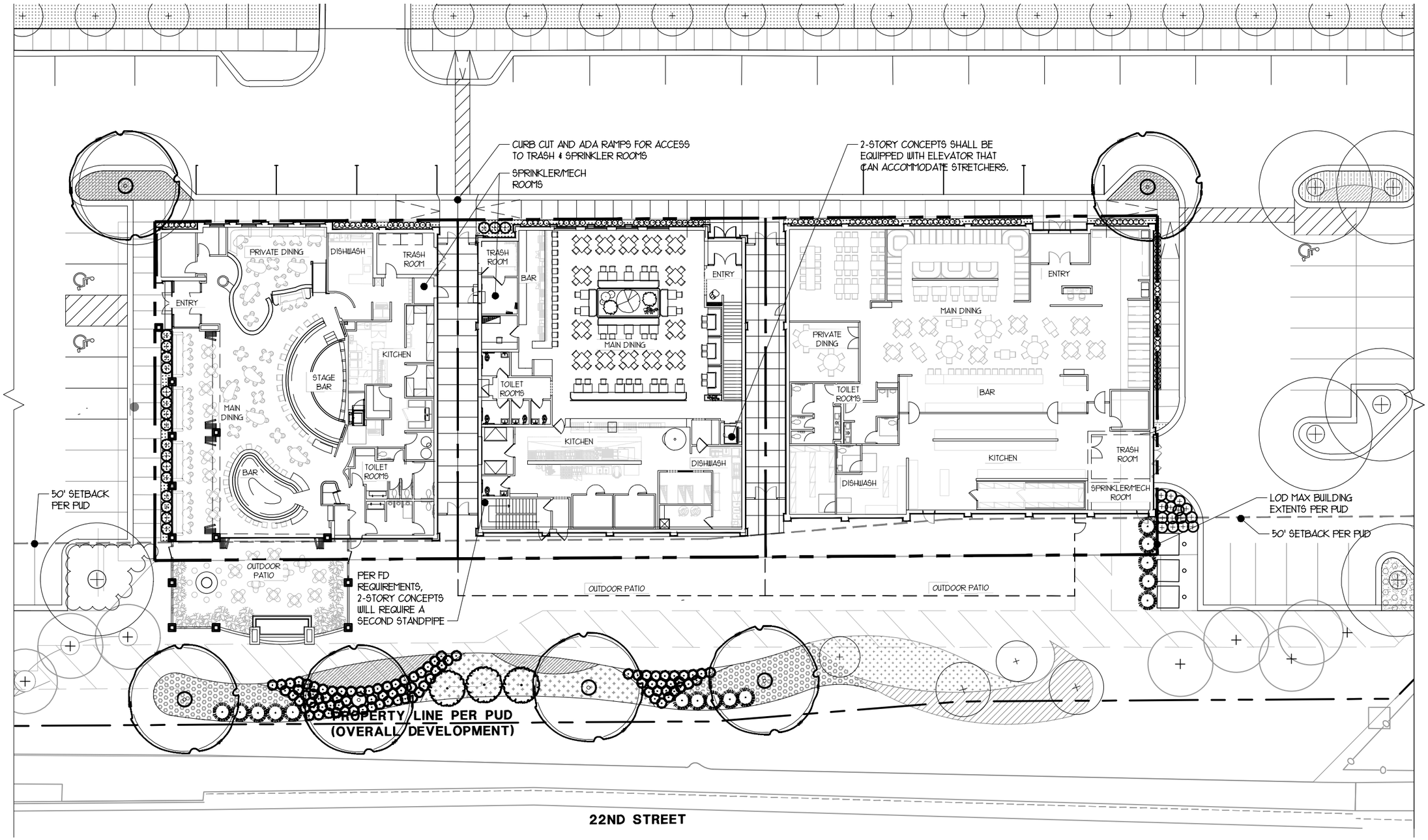
OVERALL DEVELOPMENT SITE PLAN - Scale: 1”= 60’-0”

aria GROUP



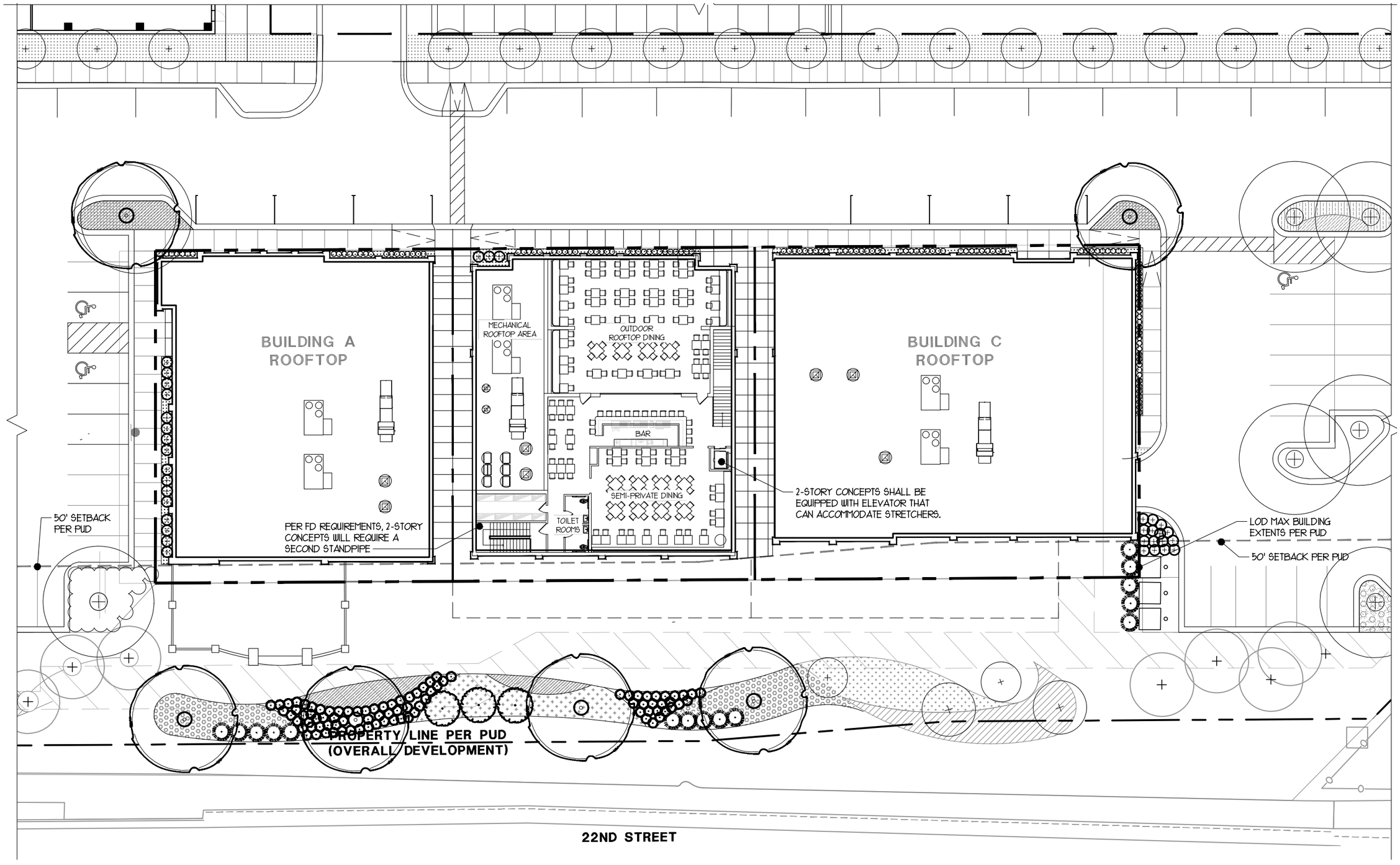
PAD G ENLARGED SITE PLAN - Scale: 1"= 30'-0"

aria GROUP



RESTAURANT 1ST FL. INTERIOR FLOOR PLANS- Scale: 1”= 30’-0”

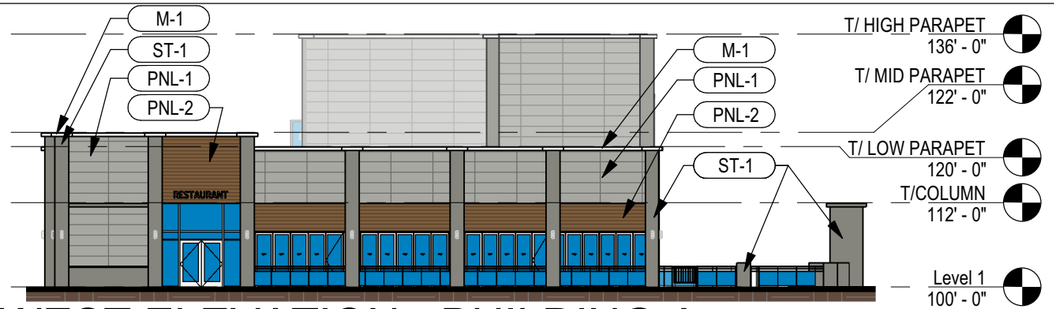
aria GROUP



RESTAURANT 2ND FL. INTERIOR FLOOR PLANS- Scale: 1"= 30'-0"

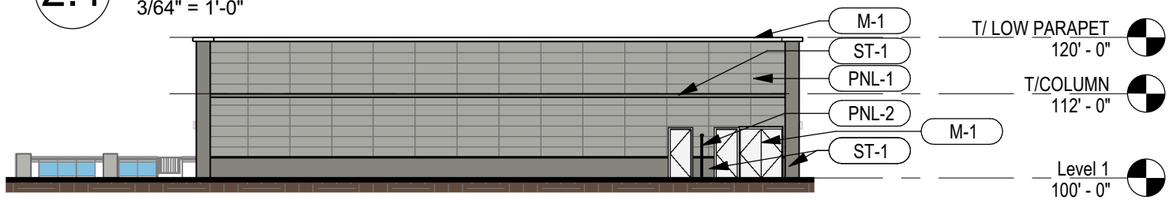
N

aria GROUP



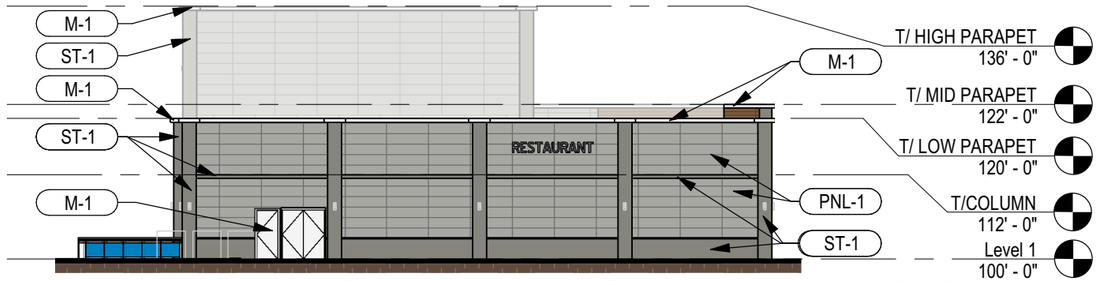
2.1 WEST ELEVATION - BUILDING A

3/64" = 1'-0"



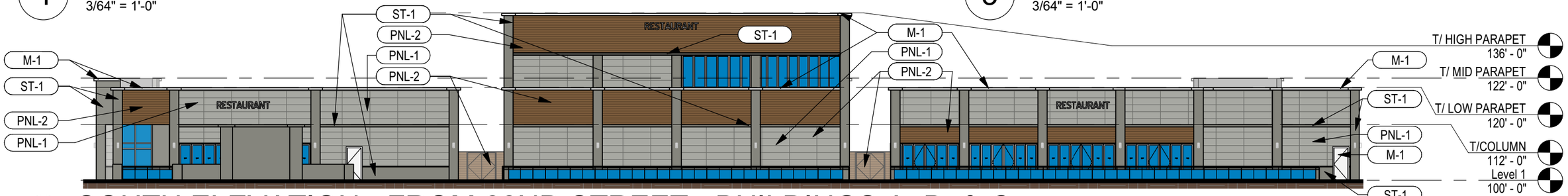
4 EAST ELEVATION - SERVICE ALLEY - BUILDING A

3/64" = 1'-0"



3 EAST ELEVATION - BUILDING C

3/64" = 1'-0"



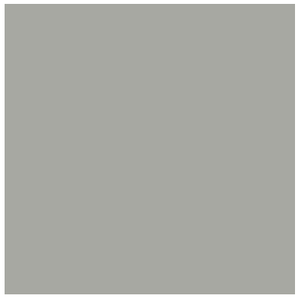
2 SOUTH ELEVATION - FROM 22ND STREET - BUILDINGS A, B, & C

3/64" = 1'-0"

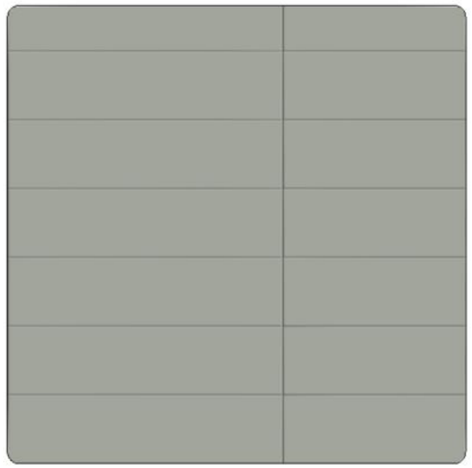
1 NORTH ELEVATION - PRIVATE DRIVE - BUILDINGS A, B, & C

3/64" = 1'-0"

NICHIHA FIBER CEMENT CLADDING - WOODGRAIN VINTAGEWOOD CEDAR PNL-2



GRAY MATTERS SW 7066 P-1



NICHIHA FIBER CEMENT CLADDING - ILLUMINATION 1818 - GRAY MATTERS SW 7066 PNL-1

CULTURED STONE - SCULPTED ASHLAR - SILVER SHORE ST-1

Looking Southeast from Northwest corner of Pad G

aria GROUP

Looking Northeast from Southwest corner of Pad G

Elevated view - Looking Southeast from Northwest corner of Pad G

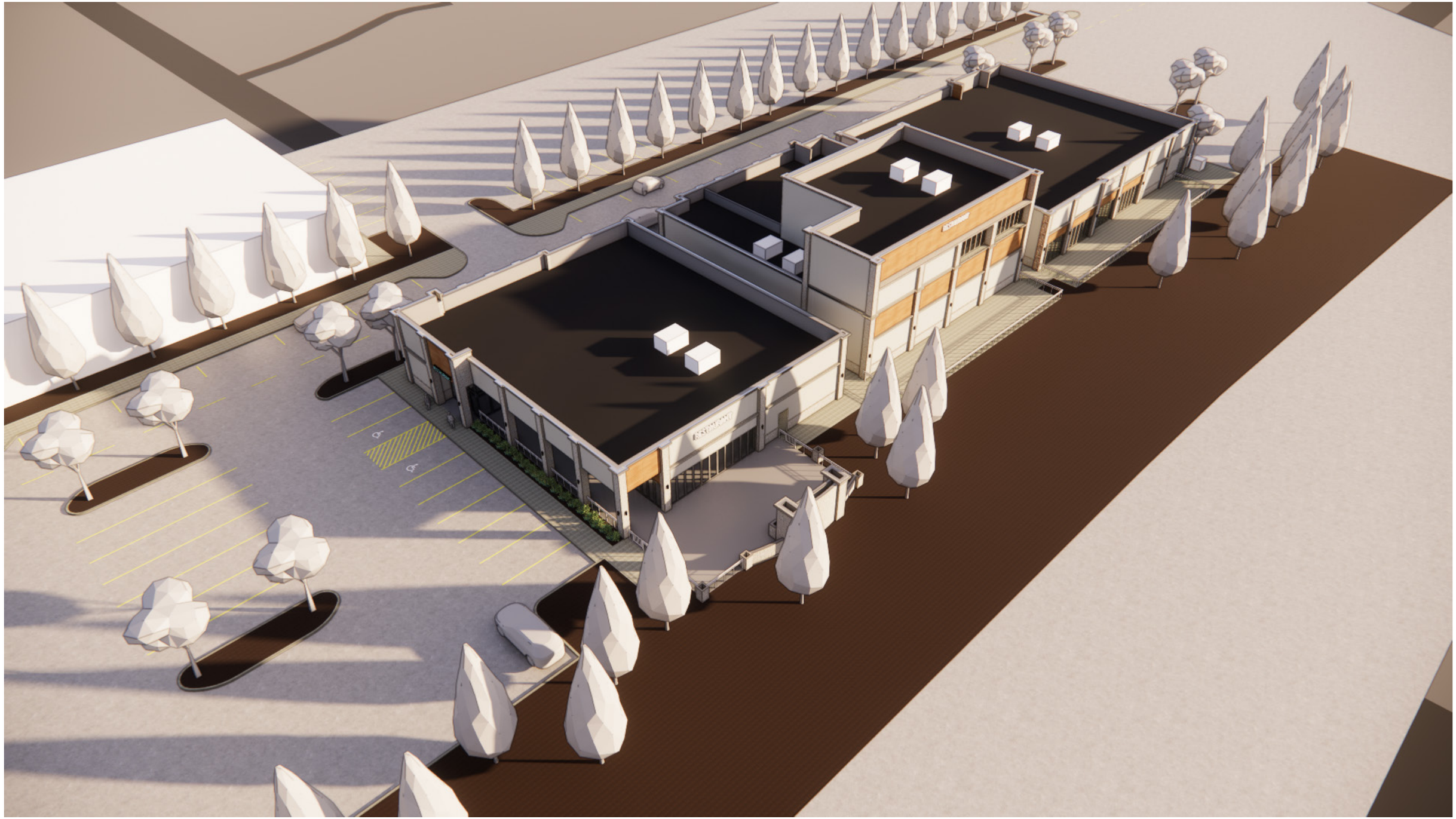
aria GROUP

Elevated view - Looking Southwest from Northeast corner of Pad G

aria GROUP

Elevated view - Looking South from North end of Pad G

aria GROUP



Elevated view - Looking Northeast from Southwest corner of Pad G

aria GROUP

PROPERTY SCHEDULE

LOT G - OVERALL SF		25,506
LOT G1: BUILDING A		
	LEVEL	APPROX. AREA (SF.)
BUILDING	FIRST	6,300
	MEZZ.	3,100
	EXT. PATIO	2,500
	TOTAL BUILDING	10,000
LOT	GRADE	7,560
LOT G2: BUILDING B		
	LEVEL	APPROX. AREA (SF.)
BUILDING	FIRST	6,000
	SECOND	4,000
	EXT. PATIO	1,506
	TOTAL BUILDING	10,000
LOT	GRADE	7,600
LOT G3: BUILDING C		
	LEVEL	APPROX. AREA (SF.)
BUILDING	FIRST	8,100
	MEZZ.	1,900
	EXT. PATIO	2,220
	TOTAL BUILDING	10,000
LOT	GRADE	10,350sf

PARKING ANALYSIS

EXISTING PER PUD - HOTEL

NOTE: 1 SPACE / ROOM (SOURCE: PUD PROJECT AREA SUMMARY PG.-24.1)

HEIGHT	STORIES	ROOMS / FLOOR	TOTAL ROOMS	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING REQ'D
108'-0"	8	31	252	25,000	200,000	252

PROPOSED - (3) RESTAURANTS

NOTE: 1 SPACE / 162sf (BASED ON RETAIL ALLOWANCES ON PUD)

HEIGHT	STORIES	AREA / FLOOR (SF)	TOTAL AREA (SF)	PARKING REQ'D
35'-0" MAX	1	(REFER TO PROPERTY SCHEDULE)	30,000	185.2

TOTAL PARKING	186
DIFFERENCE (+/-)	- 66

BASED ON PARKING REQUIREMENTS LISTED IN THE PD FOR 50,000 SQ. FT. OF RETAIL LOCATED ON LOTS A THROUGH F, 310 PARKING SPOTS HAVE BEEN ALLOCATED, WHICH EQUATES TO 162 SQ. FT. OF RETAIL SPACE PER REQUIRED PARKING SPOT.

IN ADDITION TO THE REDUCTION OF PARKING SPACES REQUIRED FROM REVISING LOT G FROM A HOTEL TO A RETAIL/RESTAURANT USE, PLEASE NOTE THIS CHANGE OF USE WILL ALSO REMOVE THE OVERNIGHT PARKING THAT WOULD BE REQUIRED FROM A HOTEL USE. WHILE THIS EFFECT IS NOT REPRESENTED IN GROSS NUMBERS, THIS IS AN IMPORTANT RESULT THAT IS DIFFICULT TO QUANTIFY IN NUMBERS.

FAR ANALYSIS

RESIDENTIAL CONDOS	(NO CHANGE)	29,000
RESIDENTIAL APARTMENTS	(NO CHANGE)	330,000
OFFICE	(NO CHANGE)	320,000
RETAIL	(NO CHANGE)	50,000
~~LOT G - HOTEL~~	(EXISTING PUD)	~~200,000~~
LOT G - RETAIL	PROPOSED	30,000
PROPOSED TOTAL BUILDING		1,020,000 (1.34 FAR)
TOTAL PER EXISTING PUD		1,190,000 (1.56 FAR)
TOTAL DIFFERENCE (+/-)		- 170,000

NOTE: THE REMAINING UNUSED TOTAL BUILDING SQUARE FOOTAGE (170,000 SQ. FT.) WILL BE RETAINED BY THE EXISTING DEVELOPMENT MANAGED BY HINES DEVELOPMENT.

AREA SCHEDULE

LOT G1: BUILDING A

USE	APPROX. OCCUPIABLE AREA (SF.)	OCC. COEFF. (SF/OCC.)	MAX OCC.
DINING/BAR	1,800	15	120
BACK-BAR/BOH	1,950	200	10
STORAGE/MECH	750	300	3
TOILET	500	0	0
CIRCULATION	100	0	0
EXT. PATIO	2,000	15	90
		TOTAL	223

LOT G2: BUILDING B

USE	APPROX. OCCUPIABLE AREA (SF.)		OCC. COEFF. (SF/OCC.)	MAX OCC.
	1st FL.	2nd FL.		
DINING/BAR	2,000	1,600	15	180
BACK-BAR/BOH	1,160	500	200	12
STORAGE/MECH	800	400	300	4
TOILET	300	100	0	0
CIRCULATION	440	215	0	0
EXT. PATIO	1,506	1,350	15	120
			TOTAL	316

LOT G3: BUILDING C

USE	APPROX. OCCUPIABLE AREA (SF.)	OCC. COEFF. (SF/OCC.)	MAX OCC.
DINING/BAR	3,600	15	180
BACK-BAR/BOH	2,000	200	10
STORAGE/MECH	1,000	300	4
TOILET	800	0	0
CIRCULATION	200	0	0
EXT. PATIO	1,600	15	75
		TOTAL	269

January 28, 2019
Revised November 1, 2024

OAK BROOK COMMONS

ENVIRONMENTAL IMPACT ANALYSIS

The Oak Brook Commons project is a mixed use-development that was constructed in 2019-2020. The 17.47-acre site previously contained the old McDonald's office building, a McDonald's restaurant, and large surface parking lots. The subject site is located at the northeast corner of 22nd Street and Spring Road. The Oak Brook Commons project was originally approved to have a 200,000 square foot hotel with 252 rooms on Lot G. The currently proposed revision to the PD will result in a change in use of Lot G to retail, with the current plan showing 3 restaurants with a total of 30,000 square feet of building area.

The existing site was largely broken up into 7 separate drainage areas. A portion of the site had a restricted discharge into existing storm sewer in Commerce Drive and 22nd Street. The rest of the site drained to existing detention basins on the south side of the site and also to an underground vault located on the Gibsons parcel. The Oak Brook Commons project included the construction of new native detention basins on the south side of the site and maintaining all of the existing drainage patterns. The proposed changes to Lot G will result in no change to the stormwater design that has already been approved.

The proposed development is expected to have a positive environmental impact. The existing site contained approximately 13.65 acres of impervious surface. The originally approved Oak Brook Commons plan slightly decreased the amount of impervious surface to 13.64 acres. The previously approved revision to Lot L, and the newly proposed revision to Lot G will further reduce the amount of impervious surface, for an expected total of 13.58 acres. This is still below the existing site impervious surface coverage, which contained 13.65 acres of impervious area. This additional greenspace when compared to existing conditions, the native detention basins, the permeable pavers added on the west side of the site, and the permeable pavers added elsewhere on the site provide a positive environmental impact by increasing stormwater infiltration, water quality and landscaping on the site. The proposed revisions to the PD for Lot G will result in no impact to the environmental benefits noted above.

The water quality of the direct runoff from the existing, large surface parking lots is substantially worse (oil, gas, grease, metals) than the water quality of runoff from the new development, which will include more overall greenspace as well as additional rooftop greenspace. In addition, the majority of the new parking will be within parking structures, with the runoff flowing through triple basins/oil-water separators before being discharged into the storm sewer system. This will result in a significant improvement in the water quality of the stormwater runoff.

Existing drainage patterns, stormwater detention and restricted discharge from the site will be maintained in accordance with the current stormwater management requirements of the Village of Oak Brook and DuPage County.

The project is not located in a special flood hazard zone and no regulatory wetlands are located on site. Therefore, the proposed development will have no negative impact to Special Management Areas.

Neither the noise nor lighting for the project is anticipated to have any negative environmental impacts compared to existing conditions. Any noise associated with the mixed-use development will primarily be pedestrian and automobile in nature. The existing site had larger surface parking lots with significant parking lot lighting. A majority of the new parking will be contained in parking structures, so the impact of parking lot lighting will be reduced.

Based on the information presented above, the proposed revision to the PD for Lot G will have no negative effects on the environmental aspects of the development.

November 1, 2024

OAK BROOK COMMONS
STORMWATER UPDATE

Introduction

The Oak Brook Commons project is a mixed use-development that was constructed in 2019-2020. The 17.47-acre site previously contained the old McDonald's office building, a McDonald's restaurant, and large surface parking lots. The subject site is located at the northeast corner of 22nd Street and Spring Road. The Oak Brook Commons project was originally approved to have a 200,000 square foot hotel with 252 rooms on Lot G. The currently proposed revision to the PD will result in a change in use of Lot G to retail, with the current plan showing 3 restaurants with a total of 30,000 square feet of building area.

Stormwater Management Summary

The existing site contained two existing buildings, a large amount of surface parking, and two detention ponds. There is also an existing underground stormwater vault on the Gibsons parcel that a portion of the site is tributary to. The existing site was largely broken up into 7 separate drainage areas that were described in the previously approved Preliminary Stormwater Report prepared by V3 Companies, last revised February 22, 2019. The existing site also contained approximately 13.65 acres of impervious surface.

The previously approved PD included the construction of two native planted detention basins, permeable pavers, and bioswales. The proposed design also maintained the existing drainage areas to the greatest extent possible. The previously approved PD was slightly decreasing the amount of impervious surface to 13.64 acres. The previously approved revision to Lot L and the newly proposed revision to Lot G will further reduce the amount of impervious surface, for an expected total of 13.58 acres. The proposed revision will also have no effect on the drainage areas that were maintained in the previously approved PD.

Conclusion

Based on the information presented above, the proposed revision to Lot G will result in no change to the stormwater design that has already been approved. The proposed PD revisions will be in compliance with the previously approved Final Stormwater Management report dated September 24, 2019.

Projected Water Demand And Wastewater Flow

Oak Brook Commons, Oak Brook

V3 Project Number: **18203**
Date: Original: 01/28/2019
Revised: 11/01/2024

Preliminary Overall Development

SITE	BUILDING USE	BUILDING AREA (SF)	TOTAL # OF UNITS	UNIT TYPE	UNIT %	# UNITS	WATER USAGE RATE	UNITS	AVG. DAILY WATER DEMAND/WASTE WATER FLOW (GPD)	WASTE WATER FLOW (P.E.)	LENGTH OF "DAY" (HR)	AVERAGE DAILY WATER DEMAND (GPM)	FIRE FLOW DEMAND (GPM)	PEAK DEMAND (ADD+FIRE FLOW) (GPM)
A	Restaurant	10,000					1.0	GPD/ SF	10,000	100.0	12	14	1750	1764
B	Restaurant	10,713					1.0	GPD/ SF	10,713	107.1	12	15	2000	2015
C	Restaurant	8,295					1.0	GPD/ SF	8,295	83.0	12	12	1750	1762
D	Retail	6,052					0.1	GPD/ SF	605	6.1	12	1	1750	1751
E	Residential (Apt.)	325,902	246	1B	58%	142	150	GPD/ UNIT	21,300	213.0	24	36	3000	3036
				2B	31%	76	300	GPD/ UNIT	22,800	228.0				
				3B	11%	28	300	GPD/ UNIT	8,400	84.0				
F	Retail	6,500					0.1	GPD/ SF	650	6.5	12	1	1500	1501
G	Lot 1 - Restaurant	10,000					1.0	GPD/SF	10,000	100.0	12	14	1750	1764
G	Lot 2 - Restaurant	10,000					1.0	GPD/SF	10,000	100.0	12	14	1750	1764
G	Lot 3 - Restaurant	10,000					1.0	GPD/SF	10,000	100.0	12	14	1750	1764
H	Office	210,000					0.1	GPD/ SF	21,000	210.0	12	29	8000	8029
K	Residential (Condo)	145,000	52	3B	100%	52	300	GPD/ UNIT	15,600	156.0	24	11	1750	1761
L	Office (MOB)	67,474					0.1	GPD/ SF	6,747	67.5	12	9	3000	3009
							TOTALS		156,111	1,561				

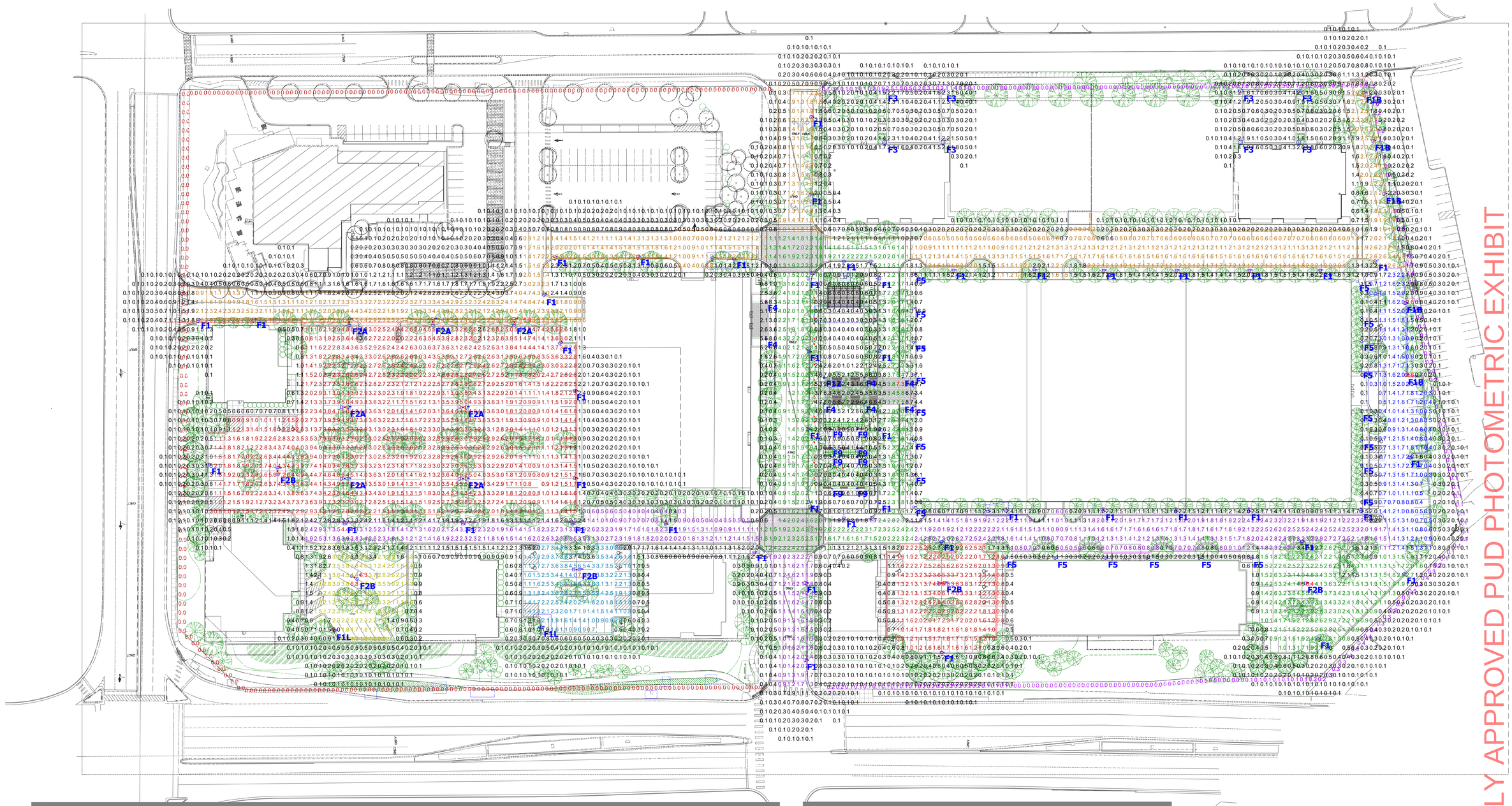
Notes:

1. The following table has been prepared to determine the anticipated water demand/sewer load. The estimated flows are based on building gross area and associated IEPA unit sewage flows.
2. Building area and unit counts are based on the Master Site Plan and Project Area Summary dated 01/23/24. Buildings already constructed are based on actual permitted amounts.
3. Lot G Restuarnts will be Type V.
4. Fire flow values taken from table B105.1 of the 2009 International Fire Code.
5. Building areas are taken from the three largest successive floors for Type IA and IB construction.
6. Retail (A, B, C, D, F) will be Type V
7. Multi-Family (E) will be Type IA
8. Office (H) will be Type IV (Heavy Timber)
9. Multi-Family (K) will be Type IA
10. Office (L) will be Type IA or IB

Calculations for Design Max. Flow - Full Buildout

Peaking Factor = $$\frac{18 + (PE/1000)^{0.5}}{4 + (PE/1000)^{0.5}}$$

Max PE Flow = 1,561
Peaking Factor = 3.67
Design Max. Flow = 572,450 GPD



PREVIOUSLY APPROVED PUD PHOTOMETRIC EXHIBIT
(FOR REFENCE ONLY)

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	F1	47	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	7616	0.93	71
	F1B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with houseside shield	LED	1	6172	0.93	71
	F1L	2	Lithonia Lighting	DSX0 LED P10 30K T4M MVOLT L90	DSX0 LED P10 30K T4M MVOLT with optics rotated 90 degrees left	LED	1	6677	0.93	53
	F2A	7	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841	0.93	142
	F2B	5	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841	0.93	142
	F3	8	BEGA		84 121 K3	LED 23,6W	1	2297	0.93	28
	F4	7	BEGA		88065	LED 47,7W	1	5750	0.93	59
	F5	22	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538	0.93	14
	F9	8	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538	0.93	14
	F12	1	BEGA		84122K4	LED 46,8W	1	6430	0.93	52

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
East Lot Property Line Calc.	+	0.4 fc	2.5 fc	0.0 fc	N/A	N/A
Full Area Calc.	+	0.7 fc	22.8 fc	0.0 fc	N/A	N/A
Main Parking Lot Calc.	+	2.6 fc	7.2 fc	0.7 fc	10.3:1	3.7:1
McDonald's Drive Calc.	+	2.0 fc	7.3 fc	0.8 fc	9.1:1	2.5:1
MOB Parking Calc.	+	1.2 fc	2.6 fc	0.2 fc	13.0:1	6.0:1
Roadway #1 Calc.	+	1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1
Roadway #2 Calc.	+	1.8 fc	5.9 fc	0.1 fc	59.0:1	18.0:1
Small Parking #1 Calc.	+	2.6 fc	6.3 fc	0.8 fc	7.9:1	3.3:1
Small Parking #2 Calc.	+	2.4 fc	7.0 fc	0.5 fc	14.0:1	4.8:1
Small Parking #3 Calc.	+	2.1 fc	6.8 fc	0.7 fc	9.7:1	3.0:1
Small Parking #4 Calc.	+	2.2 fc	6.4 fc	0.7 fc	9.1:1	3.1:1
West Lot Property Line Calc.	+	0.0 fc	1.9 fc	0.0 fc	N/A	N/A

NOTES:

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2. ALL FIXTURE HEIGHTS ARE NOTED ON ARCHITECTURAL PLANS.
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OAK BROOK COMMONS - SITE LIGHTING - PHOTOMETRIC ANALYSIS

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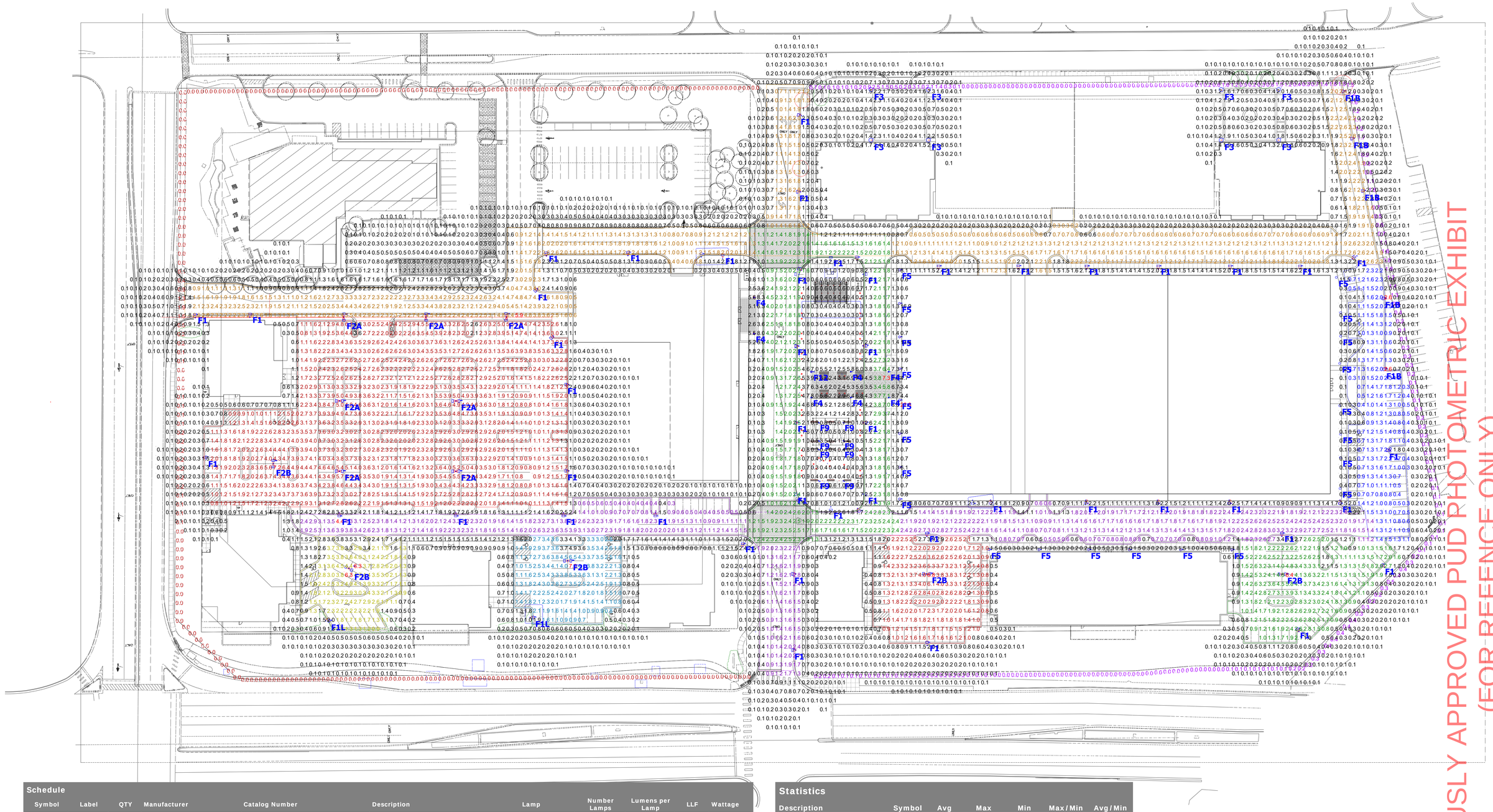

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McDonald's Drive Calc.		2.0 fc	7.3 fc	0.8 fc	9.1:1	2.5:1
MOB Parking Calc.		1.2 fc	2.6 fc	0.2 fc	13.0:1	6.0:1
Roadway #1 Calc.		1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1
Roadway #2 Calc.		1.8 fc	5.9 fc	0.1 fc	59.0:1	18.0:1
Small Parking #1 Calc.		2.6 fc	6.3 fc	0.8 fc	7.9:1	3.3:1
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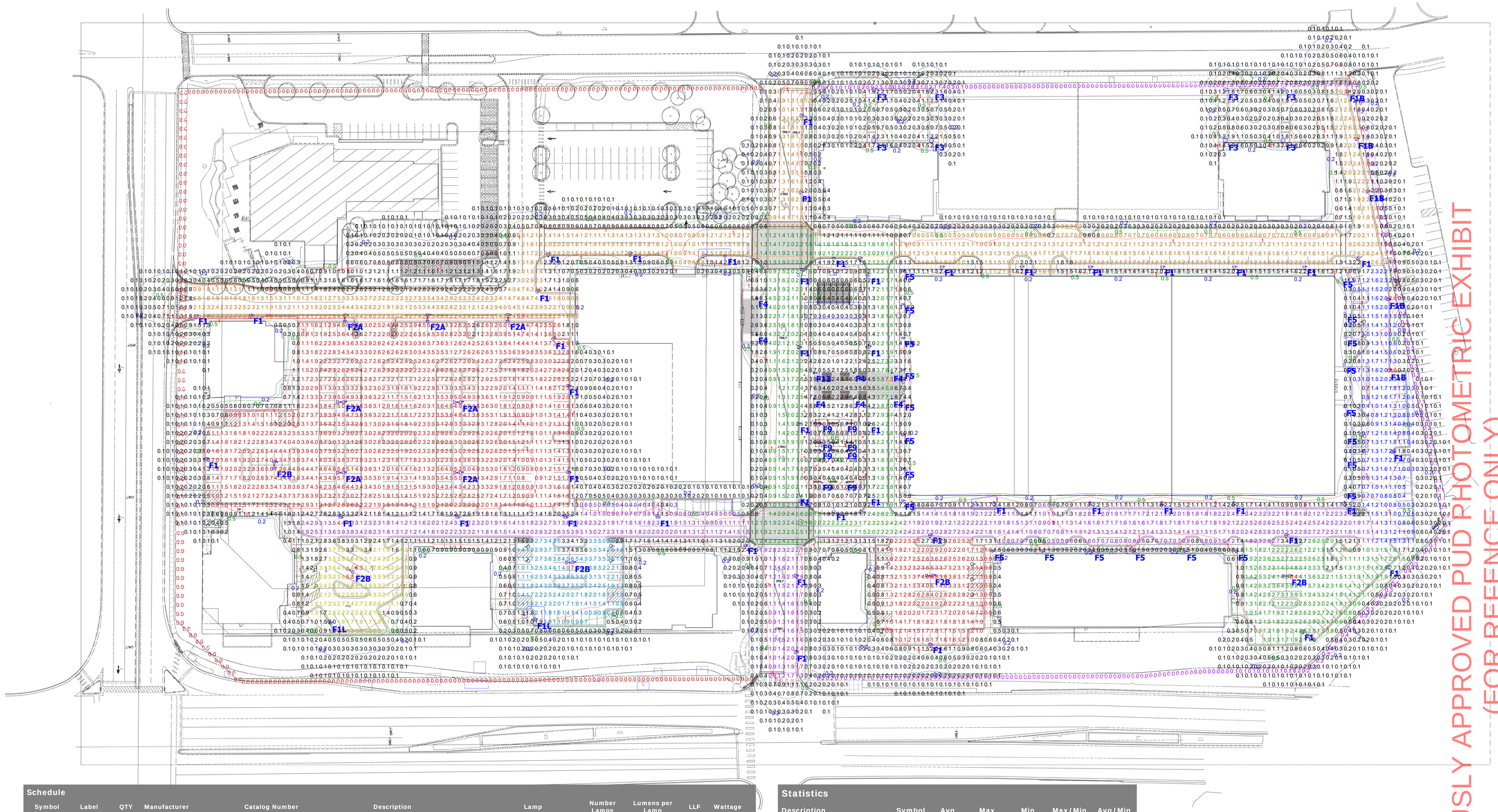

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Small Parking #1 Calc.		2.6 fc	6.3 fc	0.8 fc	7.9:1	3.3:1
Small Parking #2 Calc.		2.4 fc	7.0 fc	0.5 fc	14.0:1	4.8:1
Small Parking #3 Calc.		2.1 fc	6.8 fc	0.7 fc	9.7:1	3.0:1
Small Parking #4 Calc.		2.2 fc	6.4 fc	0.7 fc	9.1:1	3.1:1
West Lot Property Line Calc.		0.0 fc	1.9 fc	0.0 fc	N/A	N/A

NOTES:

1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. ALL FIXTURE HEIGHTS ARE NOTED ON ARCHITECTURAL PLANS.
3. CALCULATIONS POINTS ARE ON A 10' x 10' SPACING.
4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.

**FIELD VERIFICATION REQUIRED.

**THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF KSA LIGHTING & CONTROLS. THIS DOCUMENT MAY ONLY BE USED BY OR FOR THE BENEFIT OF KSA LIGHTING & CONTROLS REPRESENTATIVES AND CUSTOMERS. FOR LIGHTING DESIGNS THIS LIGHTING DESIGN IS NOT A PROFESSIONAL ENGINEERING DRAWING AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. KSA LIGHTING & CONTROLS IS NOT RESPONSIBLE FOR SPECIFYING THE LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING CODE REQUIREMENTS. IT IS THE OBLIGATION OF THE END-USER TO CONSULT WITH A PROFESSIONAL ENGINEERING ADVISOR TO DETERMINE WHETHER THIS LIGHTING DESIGN MEETS THE APPLICABLE PROJECT REQUIREMENTS FOR LIGHTING SYSTEM PERFORMANCE, SAFETY, SUITABILITY AND EFFECTIVENESS FOR USE IN A PARTICULAR APPLICATION. FIELD VERIFICATION IS RECOMMENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL FIELD PERFORMANCE TO DIFFER FROM THE CALCULATED PHOTOMETRIC PERFORMANCE REPRESENTED IN THIS LIGHTING DESIGN. IN NO EVENT WILL KSA LIGHTING & CONTROLS BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS LIGHTING DESIGN.

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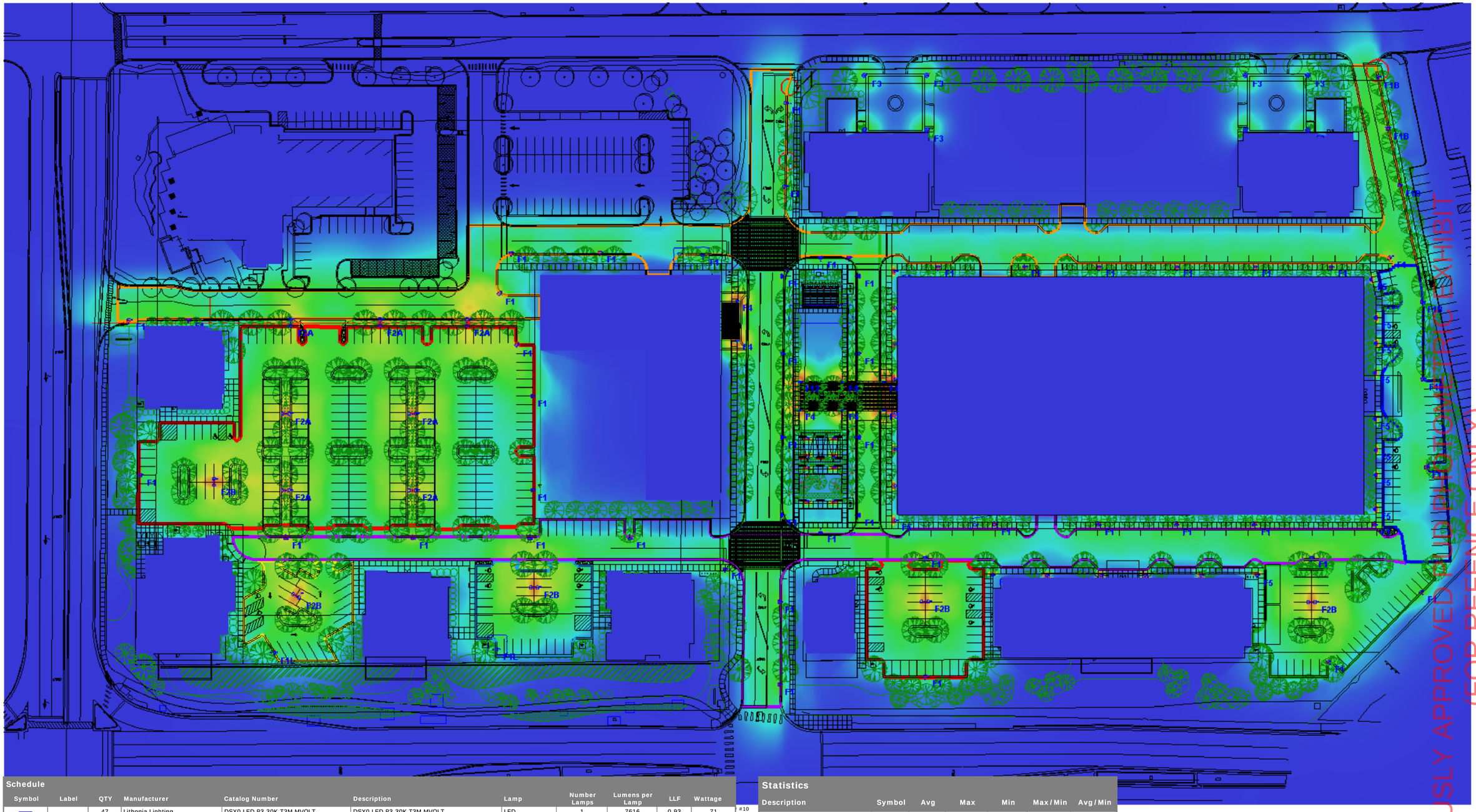

PREVIOUSLY APPROVED PUBLIC EXHIBIT
(FOR REFERENCE ONLY)

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	F1	47	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	7616	0.93	71
	F1B	5	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with houseside shield	LED	1	6172	0.93	71
	F1L	2	Lithonia Lighting	DSX0 LED P10 30K T4M MVOLT L90	DSX0 LED P10 30K T4M MVOLT with optics rotated 90 degrees left	LED	1	6677	0.93	53
	F2A	7	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841	0.93	142
	F2B	5	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT	DSX0 LED P3 30K TFTM MVOLT	LED	2	7841	0.93	142
	F3	8	BEGA		84 121 K3	LED 23,6W	1	2297	0.93	28
	F4	7	BEGA		88065	LED 47,7W	1	5750	0.93	59
	F5	22	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538	0.93	14
	F9	8	Louis Poulsen Lighting		Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	538	0.93	14
	F12	1	BEGA		84122K4	LED 46,8W	1	6430	0.93	52

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Lot Property Line Calc.		0.4 fc	2.5 fc	0.0 fc	N/A	N/A
Full Area Calc.	+	0.7 fc	22.8 fc	0.0 fc	N/A	N/A
Main Parking Lot Calc.		2.6 fc	7.2 fc	0.7 fc	10.3:1	3.7:1
McDonald's Drive Calc.		2.0 fc	7.3 fc	0.8 fc	9.1:1	2.5:1
MOB Parking Calc.		1.2 fc	2.6 fc	0.2 fc	13.0:1	6.0:1
Roadway #1 Calc.		1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1
Roadway #2 Calc.		1.8 fc	5.9 fc	0.1 fc	59.0:1	18.0:1
Small Parking #1 Calc.		2.6 fc	6.3 fc	0.8 fc	7.9:1	3.3:1
Small Parking #2 Calc.		2.4 fc	7.0 fc	0.5 fc	14.0:1	4.8:1
Small Parking #3 Calc.		2.1 fc	6.8 fc	0.7 fc	9.7:1	3.0:1
Small Parking #4 Calc.		2.2 fc	6.4 fc	0.7 fc	9.1:1	3.1:1
West Lot Property Line Calc.		0.0 fc	1.9 fc	0.0 fc	N/A	N/A

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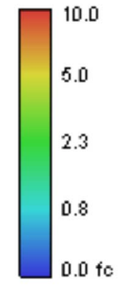

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KSA LIGHTING & CONTROLS

OAK BROOK COMMONS - SITE LIGHTING - PHOTOMETRIC ANALYSIS

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ITEM 8.C.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Final Plat – Resubdivision – Lot G – 1050 22nd Street – Oak Brook Commons

FROM: Cathy Chiarelli, Planning Technician
Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concur with the recommendation of the P&Z Commission approving the Final Plat for the Re-subdivision of Lot G of the Oak Brook Commons, and to direct the Village Attorney to draft the necessary resolution for final consideration at the January 28, 2025 Village Board meeting.

Background/History:

Final Plat of Subdivision **–** At its meeting on December 18, 2024, the P&Z Commission reviewed an application from TM Real Estate Holdings LLC, with the permission of the property owner Oak Brook Commons Owner LLC, requesting approval of a three-lot, final plat of resubdivision for the property known 1050 22nd Street, Lot G of the Oak Brook Commons. The existing vacant parcel will be subdivided in order to construct three stand-alone restaurants. As part of this request, the applicant did not seek waivers to the Subdivision Regulations, as storm sewer, street lighting, sidewalks, curb and gutter, and street tree plantings are existing within the development.

By a vote of 5 to 0, the P&Z Commission recommended approval of the final plat of subdivision subject to the following conditions:

1. Approval of the amendment to the Planned Development for the three proposed restaurant buildings.
2. Final engineering review and approval.
3. Recording of the document by Village Staff.

In making this recommendation, the P&Z Commission found that the plat of subdivision meets the applicable standards required for approval of a final plat of subdivision.

Recommendation:

I move that the Village Board concur with the recommendation of the P&Z Commission approving the Final Plat for the Re-subdivision of Lot G of the Oak Brook Commons, and to direct the Village Attorney to draft the necessary resolution for final consideration at the January 28, 2025 Village Board meeting.

Attachments:

1. Exhibits

VILLAGE OF OAK BROOK Illinois

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

January 2, 2025

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

Subject: Oak Brook Commons ReSubdivision – 1050 22nd Street Final Plat – Lot-G Subdivision

Dear Village President and Board of Trustees:

Background
The Planning & Zoning Commission completed its review and deliberations at its meeting held on December 18, 2024 on a petition from TM Real Estate Holdings LLC and Oak Brook Commons, LLC, owner of the property located at 1050 22nd Street seeking approval of a final plat. The proposed subdivision creates three (3) lots for three new restaurants. Lot G is a vacant lot, part of a Planned Development and previously approved for a boutique hotel.

The Commission was in receipt of the village's consulting engineers written review and that approval of the final plat and any future revision would be subject to his review and approval prior to recording. The proposed site is not in either the regulatory floodway or floodplain.

See the application, proposed plat and other relevant materials in the case file for additional information regarding the requested final plat.

Public Comment
All interested parties were notified of the public meeting. No one appeared at the meeting or submitted any objections to the request.

Planning & Zoning Commission Recommendation
By a vote of 5 to 0, the Planning & Zoning Commission recommended approval of the final plat for the Oak Brook Commons ReSubdivision of Lot G for a three (3) lot subdivision as proposed, subject to the condition of final engineering approval.

Very truly yours,

Raju Iyer

_____

Rajaraman Iyer
Chairman
Planning & Zoning Commission

Absent: 4 - Vice Chairman Ziemer, Members Bulin, Hasan and Pontrelli
Chairman Iyer announced that the public hearing for this matter was concluded.

5.

C. FINAL PLAT – RESUBDIVISION LOT G OAK BROOK COMMONS

FP – RESUBDIVISION LOT G OAK BROOK COMMONS

Director Von Drasek provided an overview of the petition.

Mr. Simpson explained the subdivision would create three separate lots with three separate tenants from the originally approved Lot G (one lot).

Motioned by Member DiBernardo, seconded by Member Wilczak to recommend approval of the Plat of Subdivision subject to the following:

1. Ownership approval of the application for subdivision.
2. Approval of the amendment to the Planned Development for the three proposed restaurant buildings.
3. Final engineering review and approval.
4. Recording of the document by Village Staff.

ROLL CALL:
Ayes: 5 – Chairman Iyer, Members Cappetta, DiBernardo, Nimry and Wilczak. Motion carried.
Absent: 4 - Vice Chairman Ziemer, Members Bulin, Hasan and Pontrelli

6. OTHER BUSINESS

OTHER BUSINESS

Director Von Drasek discussed future applications.

7. PUBLIC COMMENT

PUBLIC COMMENT

8. ADJOURNMENT:

ADJOURNMENT

Motion by Member Nimry, seconded by Member Cappetta to adjourn the meeting at 8:13PM. VOICE VOTE: Motion carried.

ATTEST:

/s/ Rebecca Von Drasek
Rebecca Von Drasek
Director of Development Services

DRAFT

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: December 13, 2024

CASE NO: 2024-21-SR-FP

DESCRIPTION: Final Plat – Plat of Re-subdivision of R-1825 to subdivide one lot into three (3) individual lots

PETITIONER: TM Real Estate Holdings LLC
2811 35th St
Oak brook, IL 60523

ADDRESS: 1050 22nd Street on Lot G of Oak Brook Commons Subdivision

EXISTING ZONING: ORA-2 Office Research and Assembly district with a Planned Development approved in accordance with Ordinance 2019-ZO-PUD- EX-S-1568. The site is improved with the construction of several building Lots, a 17-story residential building, a 7 story medical office building, restaurants and retail, parking lots, and landscaping. The site is also bisected by the reconstructed McDonald Drive, a publicly dedicated street right-of-way owned by the Village of Oak Brook.

ZONING/USE OF SURROUNDING PROPERTY:

North: **ORA-2** Office-Research-Assembly District and improved with surface parking lot and 7 story medical office building with parking garage.

South: **ORA-2** Office-Research-Assembly District and improved with the Oak Brook Gateway office building which includes Lewis University and a parking deck.

East: Tollway and **ORA-1** Office-Research-Assembly District and improved with an office building.

West: **ORA-2** Office-Research-Assembly District, with vacant Lot F for a restaurant, West of McDonald Drive improved with a retail store and two restaurants, and **B-2** Regional Shopping Center District, improved with the Oakbrook Center shopping mall.

STAFF REPORT – HINES- LOT G
FINAL PLAT – RESUBDIVISION
CASE NO. 2024-21-SR-FP

DISCUSSION: TM Real Estate Holdings LLC has submitted an application requesting approval of an Amendment to a Planned Development and a Subdivision to subdivide Lot G into 3 individual parcels. Lot G is a vacant lot approved as a part of Planned Development for an 8-story boutique Hotel.

STAFF COMMENTS:

- The property was annexed into the Village of Oak Brook in May, 1958.
- A Subdivision R-1825 was approved for the Oak Brook Commons subdivision in February of 2020 (two corrections of scrivener's errors also recorded).
- The 1990 Village of Oak Brook Comprehensive Plan identifies the land use for the subject property as ORA-2, Office-Research Assembly District.
- The proposal to subdivide the existing lot creates 3 lots of 7,707 sq. ft., 7,737 sq. ft., and 10,062 sq. ft.
- Lot G is part of The Oak Brook Commons, approved Planned Development (S-1568) that allows mixed-use development, including residential condominiums and apartments, retail, restaurants, office, hotel, parking decks, and a park site.
- The north, south and west side property line abuts ORA-2**,** Office-Research-Assembly District.
- The proposed re-subdivided lots will have separate individual addresses.
- No right-of-way (ROW) improvements are required.
- The applicant proposes to provide the Village, an agreement between the owner of the property and the new subdivided sites on Lot G for water service/ billing and, an agreement with Hines and or adjacent owner for day-to-day operations such as parking, gates, plowing, valet, etc.
- The Village Engineer has reviewed the proposal and review correspondence has been included in the case file.
- The application for subdivision has not been signed by the current lot owner as of the date of this report.

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

RESPONSIBILITIES OF HEARING BODIES:

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

CONCLUSION:

Staff has reviewed the Lot G Plat of re-subdivision and recommends approval of the plat subject to final engineering review and approval.

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

1) **Ownership approval of the application for subdivision.**
2) **Approval of the amendment to the Planned Development Amendment for the three proposed restaurant buildings.**
3) **Final engineering review and approval.**
4) **Recording of the document by Village Staff.**

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

Respectfully Submitted,

Rama Raman

_____

Rama Raman
Village Planner

ITEM 7.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
December 10, 2024

SUBJECT: Referral of TM Real Estate Holdings LLC - Amendment to a Planned Development and Subdivision for Pad "G" (1050 22nd Street) of Oak Brook Commons

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Background/History:

TM Real Estate Holdings LLC, 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' and a hotel on Pad "G".

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:

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.

1. The subject property is currently zoned ORA-2 Office, Research and Assembly District. Restaurants are permitted within the ORA-2 District.
2. 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.
3. 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 reduce the proposed FAR.
4. 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.
5. The initial plans indicate a proposal of two wall signs per building.
6. 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.
7. A separate neighborhood meeting was not 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.
8. Following an interdepartmental staff review, the applicant further refined the application materials, submitted on November 22, 2024. These new materials are attached.
9. The property owner's signature is not on the application. The applicant has advised that they are working to finalize the contract for the property and agreeing on improvements to the shared areas of the Oak Brook Commons development. Staff has permitted the property owner to complete the negotiations with the applicant and advised that the P&Z Commission will be informed if the owner does not sign prior to the public hearing.

Recommendation:

Please refer the request to the Planning & Zoning Commission (P&Z) for a public hearing, review, and a recommendation.

Attachments:

1. TMRealEstateHoldings-PadG-Ref12.10.24

December 2, 2024

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

Project	Case No.	Review No.	Status
1050 22nd Street Lot G in Oak Brook Commons	2024 21 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on November 22, 2024:

Document	Prepared By	Sheets	Date
Final Plat of Resubdivision of Lot G in Oak Brook Commons	V3 Companies	2	11-19-24
Preliminary Engineering Plans	V3 Companies	7	11-21-24
Comment Response Letter	V3 Companies	3	11-21-24

The above documents have been reviewed for compliance with the Village Code of Oak Brook (Village Code) and the Village of Oak Brook Stormwater and Flood Plain Ordinance (VOBSFPO). Please consider the following comments:

GENERAL COMMENTS

1. Title 14-3-3.C – The concept of converting the existing 10" water service to a water main serving each of the three buildings is acceptable. The ordinance will require that a responsible party is named for water billing purposes. Please work with Village staff to finalize ordinance language.
2. Title 14-3-3.C.8 – Move the proposed water meter pit closer to McDonald Drive. It should be as close to the existing valve as is feasible.
3. Title 14-3-3.C.8 – Revise the water service tap note to indicate the taps will be made via dry connection, not pressure connection.
4. Title 14-4-2.B.2 – Please add the full legal description under the title of the plat on sheet 1. The current legal description provided in this location does not provide the desired information.
5. Title 14-4-4.A – Provide a Subdivision Improvement Agreement (SIA) for the construction of the storm sewer, sanitary service, and water service improvements as shown on the approved plans.
6. Title 14-4-4-B – Please note a Subdivision Security will be required for the construction of any land improvements. The security shall be executed and provided to the Village prior to recording of the plat.

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

Sincerely,
EZA ENGINEERING PLLC

James Patterson, P.E.

14-3-1: PLATS REQUIRED:

A. Plats Prerequisite To Subdividing Lands: Before subdividing any tract or parcel of land in the village and the unincorporated areas within one and one-half ($1\frac{1}{2}$) miles of the village limits, an owner or subdivider shall submit a preliminary plat and a final plat to be acted upon by the village authorities in accordance with the following requirements. Prior to preparation of preliminary plat drawings, it is suggested that the subdivider consult with the plan commission and other village officials to determine conformity to the official plan, zoning ordinance and compliance with this and other applicable village ordinances.

B. Subdivisions Of Not More Than Five Lots:

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

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

14-4-2: FINAL PLAT REQUIREMENTS:

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

B. Identification And Description:

1. Proposed name of subdivision.

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

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

4. North point (indicating true north).

5. Date of preparation.

C. Delineation Of Final Plat:

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

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

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

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

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

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

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

8. Any protective covenants.

9. Statements covering easement provisions.

10. All other information required by state statutes.

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

SUBDIVISION APPLICATION

VILLAGE OF OAK BROOK Illinois

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

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

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE LOT 6 in Oak Brook Commons DATE FILED _____

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

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

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

PERMANENT PARCEL NO. 06-23-407-019

NAME OF APPLICANT (and Email Address) TM Real Estate Holdings LLC PHONE _____

ADDRESS 2811 35TH STREET CITY Oak Brook STATE IL ZIP 60523

RELATIONSHIP of APPLICANT TO PROPERTY Contract Purchaser

OWNER OF RECORD Oak Brook Commons LLC PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

BENEFICIARY (IES) OF TRUST _____ PHONE _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

Signature of Owner 12/13/2024 Date

Signature of Applicant 11/6/24 Date

OWNERS AFFIDAVIT FOR SUBDIVISIONS OF NOT MORE THAN FIVE (5) LOTS

This plat contains the entire contiguous undeveloped land area in which I have any interest.

Signature of Owner 11/04/2024 Date

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

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS					
NUMBER of ACRES					
NUMBER of SQUARE FEET					

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER

NOTICE TO APPLICANT
REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

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

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

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

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

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

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed 11/5/24 Fee Paid $ 750.00 Receipt No. 754511 Received By CC

HEARING DATES: Board of Trustees (Referral) 12/10/24 P&Z Commission 12/18/24 Board of Trustees 1/14/25

SIGNED - VILLAGE CLERK Tekasha Sargent Date 12/10/24

NOTICE OF SPECIAL PUBLIC HEARING

VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION
DECEMBER 18, 2024 AT 6:30 P.M.

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Thursday, December 18, 2024 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the application from the Petitioner, TM Real Estate Holdings LLC, 2811 35th Street, Oak Brook, Illinois, 60523, telephone 708-268-4050. They seeking a major amendment of the planned unit development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

The Petitioner has submitted an application, case number 2024-15-ZO-PUD, seeking approval to a major change to Ordinance S-1568 in order to amend the approved planned development for Oak Brook Commons, located on the property at 1050 22nd Street, Oak Brook, Illinois 60523, as further described below.

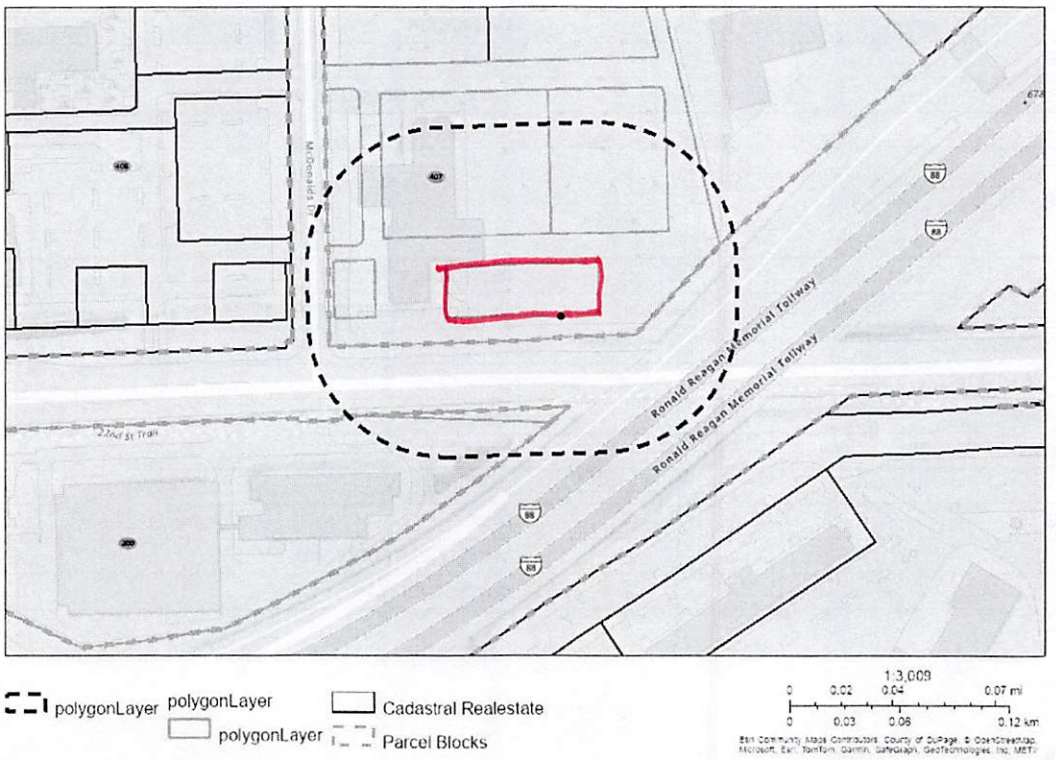
Project Description: Petitioner has applied to the Village for an amendment to the existing Planned Development allowing for three (3) free-standing, two-story, approximately 10,000 square-foot buildings, for restaurant use. In accordance with the zoning regulations, as part of the Planned Development, the Petitioner has requested modifications and departures from the standard zoning provisions. The subject property may generally be described as Lot G, 1050 22nd Street, Oak Brook, Illinois 60523, with the PIN as follows: PARCEL NUMBER: 06-23-407-019.

The Petitioner's application including all supporting documents is on file with the Director of Development Services. Persons wishing to examine the petition documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106, 8:00 a.m. to 4:00 p.m., Monday - Friday, excluding holidays. In accord with the provisions of the American with Disabilities Act, any individual who is in need of a reasonable accommodation in order to participate in or benefit from attendance at this public meeting should contact the Butler Government Center (Village Hall), at 630-368-5010 as soon as possible before the meeting date.

DuPage County IT-GIS Department
421 N. County Farm Rd.
Wheaton IL 60817
Ph# (630) 407-5000

Dupage County Parcel Report

Map created for assessment purposes only. Refer to recorded plats or deeds for legal descriptions and property dimensions
Copyright The County of DuPage, Illinois.
www.dupageco.org



PIN: 0623407017

PIN	0623407017
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2153 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407015

PIN	0623407015
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407016

PIN	0623407016
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2151 MC DONALD DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407018

PIN	0623407018
OWNER	WILDBERRY PANCAKES & CAFE
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1100 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	1783 N MILWAUKEE AVENUE
BILLADDRL2	LIBERTYVILLE IL 60048

PIN: 0626200009

PIN	0626200009
OWNER	OAK BROOK GATEWAY LLC
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1111 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	248 ADDIE ROY RD NO A-204
BILLADDRL2	AUSTIN TX 78746

PIN: 0623407019

PIN	0623407019
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1050 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0626200003

PIN	0626200003
OWNER	DAN MANAGEMENT CORP
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	10 E 22ND ST NO 116
BILLADDRL2	LOMBARD IL 60148

PIN: 0623407014

PIN	0623407014
OWNER	HINES INTEREST LTD PRTNR
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	1120 W 22ND ST
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	444 W LAKE ST UNIT 2400
BILLADDRL2	CHICAGO IL 60606

PIN: 0623407002

PIN	0623407002
OWNER	OAK BROOK COMMERCE CENTER
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	903 COMMERCE DR
PROPERTY APARTMENT	
PROPERTY CITY	OAK BROOK
PROPERTY ZIPCODE	60523
BILLADDRL1	P O BOX 06494
BILLADDRL2	CHICAGO IL 60606-6494

Map Report DuPage County GIS

Certification
SURROUNDING PROPERTY OWNERS

I (we) certify that the names and addresses of all the surrounding property owners including mailing labels submitted with this application are located within a minimum distance of 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

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

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

DAVID BACH / Oak Brook Commons LLC		TM Real Estate Holdings, LLC	
Printed Name of Owner		Printed Name of Applicant	
Signature of Owner	12/17/2024 Date	Signature of Applicant	11/1/24 Date

BILL TO INFORMATION:

Escrow Acct		
Print Name/Company	Contact Person	Contact Phone
Address To be Billed		Email Address

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 500-foot requirement have been sent proper notification.

December 6, 2024

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

RE: 1050 22nd Street Lot G in Oak Brook Commons | Review No. 2

Dear Ms. Von Drasek:

We are in receipt of the review letter for the above noted project dated December 2, 2024, prepared by James Patterson of EZA Engineering PLLC. Below are our responses to the comments provided.

GENERAL COMMENTS:

Comment 1: Title 14-3-3.C – The concept of converting the existing 10" water service to a water main serving each of the three buildings is acceptable. The ordinance will require that a responsible party is named for water billing purposes. Please work with Village staff to finalize ordinance language.

Response: *Noted. The Lot G Developer will work with Village Staff on the Ordinance.*

Comment 2: Title 14-3-3. C.8 – Move the proposed water meter pit closer to McDonald Drive. It should be as close to the existing valve as is feasible.

Response: *The proposed meter pit has been shifted west, closer to McDonald Drive.*

Comment 3: Title 14-3-3. C.8 – Revise the water service tap note to indicate the taps will be made via dry connection, not pressure connection.

Response: *The note has been revised.*

Comment 4: Title 14-4-2. B.2 – Please add the full legal description under the title of the plat on sheet 1. The current legal description provided in this location does not provide the desired information.

Response: *The full legal description has been added.*

Comment 5: Title 14-4-4. A – Provide a Subdivision Improvement Agreement (SIA) for the construction of the storm sewer, sanitary service, and water service improvements as shown on the approved plans.

Response: *The Developer of Lot G will provide the SIA.*

Comment 6: Title 14-4-4-B – Please note a Subdivision Security will be required for the construction of any land improvements. The security shall be executed and provided to the Village prior to recording of the plat.

Response: *Subdivision Security will be provided by the Developer of Lot G prior to recording of the plat.*

Please find enclosed our revised Plat of Subdivision and revised Preliminary Engineering Plans for your review and approval. If you have any questions, please do not hesitate to contact our office. Thank you.

Sincerely,
V3 COMPANIES LTD,

John R. Brown, P.E.
Senior Project Manager

Enclosures
cc: Mr. James Patterson – EZA
Mr. Michael Manzo – TM Real Estate Holdings LLC
Mr. Matthew Shoener – Aria Group
V3 File

EXISTING 8" WM
APPROXIMATE LOCATION OF EXISTING FH
COMMERCE DRIVE
EXISTING 10" WM ALONG MCDONALD'S DRIVE TO BE REMOVED AND REPLACED WITH 12" WM
APPROXIMATE LOCATION OF EXISTING FH
EXISTING 10" WM
COMMERCE DRIVE
APPROXIMATE LOCATION OF EXISTING FH
8" PVC
PARKING - 2 LEVELS
MEDICAL OFFICE
FF=677.0
8" PVC
FH
RESIDENTIAL CONDOS
FF=667.0
8" WM
MCDONALD DRIVE
EXISTING 10" SANITARY
MULTIFAMILY APARTMENTS
FF=670.25
PARKING - 4 LEVELS
FH
OFFICE
FF=669.5
PARKING - 4 LEVELS
RETAIL
FF=677.5
6" PVC
SAN MH
PR. IE
663.25
PROPOSED FIRE DEPT. CONNECTION (TYP.)
FH
EXISTING 12" WM
SPRING ROAD
8" PVC SAN
8" PVC
SAN MH
PR. IE 660.59
8" PVC SAN
6" PVC
SAN MH
PR. IE
662.48
RETAIL
FF=677.0
SAN MH
PR. IE
661.55
6" PVC
RETAIL
FF=675.5
FH
6" PVC
SAN MH
PR. IE 660.28
RETAIL
FF=671.5
FH
RETAIL
FF=669.5
LANDLORD TO INSTALL NEW METER PIT WITH 10" METER IN VAULT ON EXISTING 10" WATER LINE
CUT IN NEW 10" X 6" TEE FOR EACH SERVICE WITH NEW 6" VALVE IN VALVE BOX (TYP.)
EX. 10" WM
EX. 10" SAN
VISTA DRIVE
6" GREASE WASTE LINE AND GREASE TRAP
6" SAN STUB I.E.663.00
6" WATER SERVICE
RETAIL A
FF=671.5
FDC
6" GREASE WASTE LINE AND GREASE TRAP
6" WATER SERVICE
RETAIL B
FF=671.5
6" SAN STUB I.E.663.00
FDC
10" SAN STUB I.E.663.50
6" WATER SERVICE
RETAIL C
FF=671.5
FDC
EXTEND 6" WATER SERVICE
NEW 6" GREASE WASTE LINE AND GREASE TRAP
EX. 10" SAN I.E.662.86
EX. 10" WM
8" STORM STUB I.E.667.00
8" STORM STUB I.E.667.00
8" STORM STUB I.E.667.00
669
663
HWL 674
HWL 668
12" ST I.E.664.10
10" ST
10" ST
EX. 18" ST I.E.659.49
PRESSURE CONNECTION
EXISTING 12" WM
APPROXIMATE LOCATION OF EXISTING FH
PRESSURE CONNECTION
PRESSURE CONNECTION
APPROXIMATE LOCATION OF EXISTING FH
EXISTING 16" WM
APPROXIMATE LOCATION OF EXISTING FH
22ND STREET
22ND STREET
GRAPHIC SCALE
50 25 0 50
1" = 50'

OAK BROOK COMMONS - PLANNED DEVELOPMENT SUBMISSION

Preliminary Utility Plan

C4

TM Real Estate Holdings LLC & Hines Developers **Aria Group** Architecture + Design **V3 Companies** Civil Engineers

Oak Brook, Illinois | December 6, **2024**

PRELIMINARY ENGINEERING PLANS

FOR

OAK BROOK COMMONS LOT G

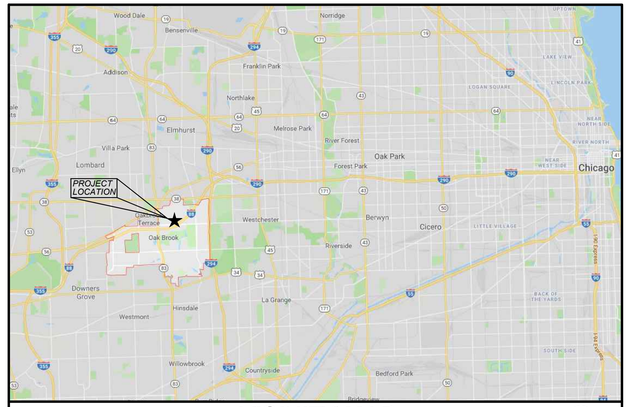
1050 22ND STREET
OAK BROOK, ILLINOIS

PROJECT TEAM

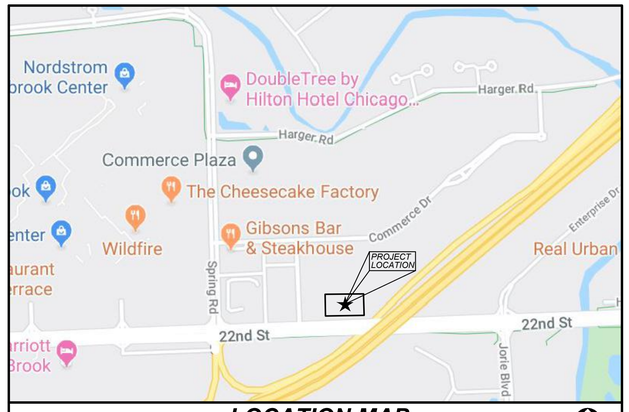
DEVELOPER
TM Real Estate Holdings LLC
Contact: Michael Manzo

ENGINEER
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: John Brown, P.E.
jbrown@v3co.com

ARCHITECT
Aria Group
830 North Boulevard
Oak Park, Illinois 60301
708 445 8400
Contact: Matthew Shoener



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
C1.1	SPECIFICATIONS
C2.0	LAYOUT AND PAVING PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CONSTRUCTION DETAILS

Call Before You Dig JULIE 800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOHN R. BROWN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF TM REAL ESTATE HOLDINGS LLC BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 6th DAY OF DECEMBER, A.D., 2024.

JOHN R. BROWN
062-050103
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-050103
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION
1	12-06-24	REVISED PER VILLAGE REVIEW
---	---	---
---	---	---

ORIGINAL ISSUE DATE: 11-21-2024

PROJECT NO: 18203.G
PROJECT MANAGER: JB
DESIGNED BY: JB
DRAWN BY: KS

TITLE SHEET

OAK BROOK COMMONS LOT G

OAK BROOK ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C0.0

N:\2018\18203\18203.G\Drawings\ACAD\LD\S02\Sheet Drawings\C0.0 Tsht18203.G.dwg 12/5/2024

LOT 4

LANDLORD TO INSTALL NEW METER PIT WITH 10" METER IN VAULT ON EXISTING 10" WATER LINE

CUT IN NEW 10" X 6" TEE FOR EACH SERVICE WITH NEW 6" VALVE IN VALVE BOX (TYP.)

EX. 10" WM

EX. 10" SAN

EX. 10" SAN I.E.662.86

VISTA DRIVE

6" WM

6" WM

RETAIL
FF=669.5

RETAIL A
FF=671.5

RETAIL B
FF=671.5

RETAIL C
FF=671.5

6" GREASE WASTE LINE AND GREASE TRAP

6" SAN STUB I.E.663.00

6" WATER SERVICE

FDC

6" SAN STUB I.E.663.00

6" GREASE WASTE LINE AND GREASE TRAP

6" WATER SERVICE

FDC

10" SAN STUB I.E.663.50

EXTEND 6" WATER SERVICE

EX. 10" SAN

FDC

6" WATER SERVICE

NEW 6" GREASE WASTE LINE AND GREASE TRAP

8 " STORM STUB I.E.667.00

8 " STORM STUB I.E.667.00

8 " STORM STUB I.E.667.00

TP

TP

TP

TP

EX. 18 " ST I.E.659.49

15" ST

12 " ST I.E.664.10

10" ST

10" ST

66.85'
S83° 16' 11"W

119.69'
S87° 33' 32"W

S87° 33' 32"W 366.32'

AT CORNER

AT CORNER

EXCEPTION TO LOT 4 (PORTION FALLING WITHIN LOT 3 OF BUTLER COMPANY-M-1, INC. ASSESSMENT PLAT)

CONC. WALL W/ METAL RAILING

B6-24 CURB

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. THE VILLAGE OF OAK BROOK REQUIRES 24-HOUR NOTICE FOR ALL ROADWAY PAVEMENT CUTS FOR UTILITY INSTALLATIONS.
4. CONTACT THE VILLAGE OF OAK BROOK WATER DEPARTMENT AT 630-728-5950 A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK ASSOCIATED WITH THE WATER MAIN.

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION
1	12-06-24	REVISED PER VILLAGE REVIEW

ORIGINAL ISSUE DATE: 11-21-2024

PROJECT NO: 18203.G
PROJECT MANAGER: JB
DESIGNED BY: JB
DRAWN BY: KS

UTILITY PLAN

OAK BROOK COMMONS LOT G

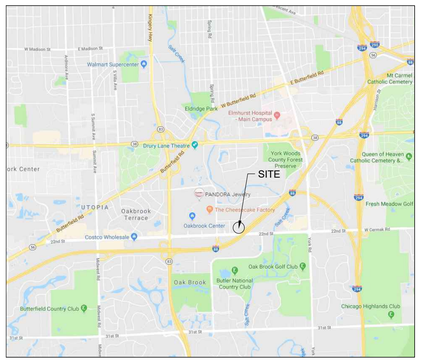
OAK BROOK ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.0

FINAL PLAT OF RESUBDIVISION
OF
LOT G IN OAK BROOK COMMONS
OAK BROOK, IL

BEING A RESUBDIVISION OF LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 IN DUPAGE COUNTY, ILLINOIS



VICINITY MAP
NOT TO SCALE

P.I.N. 06-23-407-019

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT:
LATITUDE: 41-50-51.88377 N
LONGITUDE: 87-56-34.67333 W
ELLIPSOID HEIGHT: 557.336
GROUND SCALE FACTOR 1.0000386676
ALL MEASUREMENTS ARE ON THE GROUND.

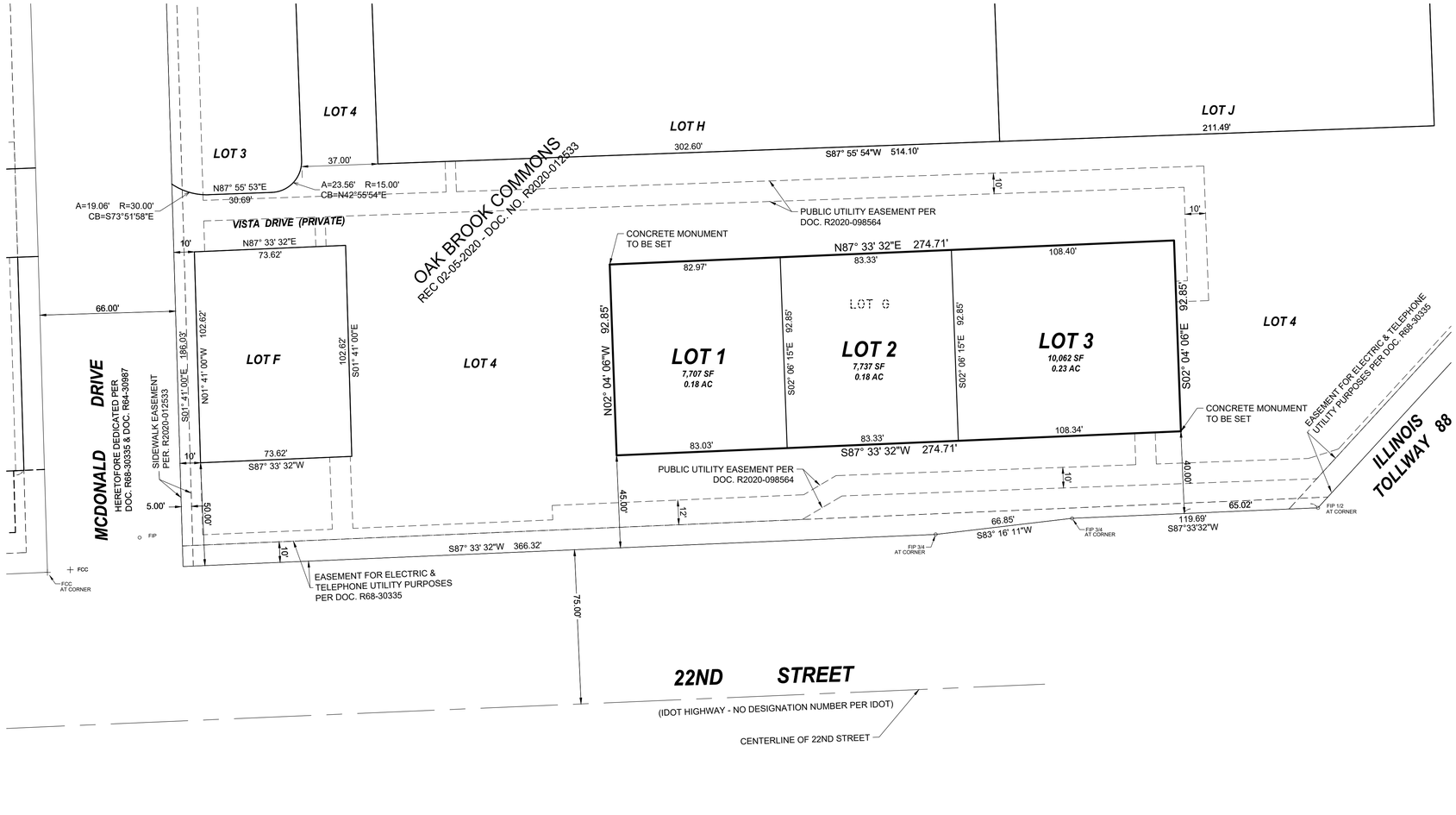
STATE PLANE MERIDIAN

GRAPHIC SCALE

30' 0 15' 30' 60' 120'
1" = 30'

AREA

LOTS	Square Feet	Acres
LOT 1	7,707	0.1769
LOT 2	7,737	0.1776
LOT 3	10,062	0.2310
TOTAL	25,506	0.5855



OWNER/DEVELOPER

TM Real Estate Holdings LLC
Contact: Michael Manzo

SURVEYOR/ ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Edward J. Murray, P.L.S.

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
3. ACCESS TO ALL LOTS WILL BE HANDLED BY A DECLARATION DOCUMENT.
4. **A LISTING AND DESCRIPTION OF ALL REQUIRED IMPROVEMENTS AGREED UPON IN THE PLANNED DEVELOPMENT CAN BE FOUND UNDER VILLAGE ORDINANCE 2019-ZO-EX-PUD-S-1568. THERE IS NOT A SUBDIVISION IMPROVEMENT AGREEMENT ASSOCIATED WITH THIS RESUBDIVISION.**
5. **ALL PROTECTIVE COVENANTS AND EASEMENT PROVISIONS CAN BE FOUND ON EITHER SHEET 6 OF THE PLAT OF OAK BROOK COMMONS, OR THE "DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OAK BROOK COMMONS" DOCUMENT.**

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- SETBACK LINE
- SECTION LINE
- ○ FIR FOUND IRON ROD
- + FCC FOUND CUT CROSS
- ○ FIP FOUND IRON PIPE
- ● SIP SET IRON PIPE
- ■ SCM SET CONCRETE MONUMENT

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
TM Real Estate Holdings LLC

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	11/19/24	REVISED PER VILLAGE COMMENT			
2.	12/05/24	REVISED PER VILLAGE COMMENT			

FINAL PLAT OF RESUBDIVISION
LOT G IN OAK BROOK COMMONS - OAK BROOK, IL

DRAFTING COMPLETED: 10/19/24
FIELD WORK COMPLETED: N/A
DRAWN BY: EJM
CHECKED BY: EJM
PROJECT MANAGER: EJM
SCALE: 1" = 30'

Project No: 18203.G
Group No: VP04.1
SHEET NO. 1 of 2

N:\2018\18203\18203.G\Drawings\ACAD\SYV\VP04.19\NL18203.G_R2.dwg, 12/6/2024 8:04:19 AM, emurray

FINAL PLAT OF RESUBDIVISION
OF
LOT G IN OAK BROOK COMMONS
OAK BROOK, IL

BEING A RESUBDIVISION OF LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

THE UNDERSIGNED WILL ALSO FOLLOW IN ACCORDANCE WITH THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OAK BROOK COMMONS" DOCUMENT.

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

_____
NAME

_____
ADDRESS

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

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

_____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

THIS IS ALSO TO CERTIFY THAT I _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOT(S) LIE:

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 48
	COMMUNITY HIGH SCHOOL DISTRICT NO. 88
	COMMUNITY COLLEGE DISTRICT NO. 502

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

_____
NAME

_____
ADDRESS

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT BURR RIDGE, DU PAGE COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D., 20___.

_____
EXECUTIVE DIRECTOR

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DUPAGE COUNTY,

ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

_____
CHAIRMAN

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20_____.

_____
TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED AT OAK BROOK, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

_____
VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____ , 20____ , AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

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

THIS _____ DAY OF _____, A.D., 20_____.

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, 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, DATED IN WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, 20__.

_____
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE

___ DAY OF _____ , 20__ , AT O'CLOCK M., AND WAS RECORDED AS DOCUMENT NO. _____

_____
RECORDER OF DEEDS

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED THIS _____ DAY OF _____, 20___.

_____
IL REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

_____
OWNER

BY: _____

ITS:_____

BY: _____

ITS: _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF OAK BROOK TO RECORD THIS PLAT OF RESUBDIVISION OF 'LOT G IN OAK BROOK COMMONS' WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS ____TH DAY OF _____, A.D., 20__.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, REGISTERED ILLINOIS LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT G IN THE FINAL PLAT OF OAK BROOK COMMONS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 5, 2020, AS DOCUMENT NUMBER R2020-012533 AND CERTIFICATE OF CORRECTION RECORDED MAY 09, 2024, AS DOCUMENT NUMBER R2024-025636, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 30, 2024, AS DOCUMENT NUMBER R2024-064856 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 (OR WITHIN 11/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF OAK BROOK) WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT ABOVE DESCRIBED AREA FALLS IN AREA OF MINIMAL FLOOD HAZARD (ZONE X), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (MAP NO. 17043C0177J) EFFECTIVE DATE AUGUST 1ST, 2019.

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

DATED THIS ____TH DAY OF _____, A.D., 2024.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
TM Real Estate Holdings LLC

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	11/19/24	REVISED PER VILLAGE COMMENT			
2.	12/05/24	REVISED PER VILLAGE COMMENT			

FINAL PLAT OF RESUBDIVISION

LOT G IN OAK BROOK COMMONS - OAK BROOK, IL

DRAFTING COMPLETED:	10/19/24	DRAWN BY:	EJM	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = 30'

Project No: 18203.G
Group No: VP04.1
SHEET NO. 1 of 2

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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
January 14, 2025

SUBJECT: Golf Club GPS

FROM: Art Segura, Sports Core Director
Joseph Mitchell, Assistant Village Manager

BUDGET SOURCE/BUDGET IMPACT: Funding is included in the FY 2025 budget in 833-90100 in the amount of $48,470.40

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2262, A Resolution Authorizing an Agreement Between Club Car, LLC and Village of Oak Brook dba Oak Brook Golf Club for the renting and installation of GPS equipment on all Village owned Golf Carts

Background/History:

The Oak Brook Golf Club has seen remarkable growth in both membership and rounds played over the past year. To continue this positive trend and further improve member satisfaction, the Sports Core committee and staff are proposing the integration of GPS devices in our Club Car golf carts. These devices are designed to provide golfers with precise yardage information, improve pace-of-play, and offer an enhanced golfing experience. The cost for eighty (80) VISAGE 10-inch LCD Touchscreens through the golf cart manufacturer, Club Cart, including all standard modules: Golfer Experience, Cart Tracking/Pace of Play and Car Control with variable speed features was negotiated down to $48,470.40 per year, a cost savings of $5,800.00 over the initial price quote. All service and support, software fees, installation, site set up and graphics are included in the pricing. Benefits of the GPS installed golf carts include:

Enhanced Golfer Experience:

- GPS technology provides accurate yardage information, helping golfers make better-informed decisions during their game.
- Real-time data on hole layouts and distances improves the overall playing experience, making it more enjoyable and competitive.

Operational Efficiency:

- GPS systems can monitor and manage the pace-of-play through identifying choke points (i.e. slow golfers) thus reducing delays by making timely notifications and ensuring a smoother flow of play on the course. The devices offer valuable data insights that can be used for course management and maintenance planning, leading to more efficient operations.
- GPS facilitates efficient and effective communication between players and course staff, providing real-time automated notifications about the player's location on the course, weather notifications, and even offering beverage ordering features, adding a touch of luxury to the entire golfing experience.
- Through GPS technology, the creation of geofenced zones is possible which helps monitor cart movement thus preventing potential theft, enhancing security by ensuring carts stay out of restricted areas.

Increased Revenue Potential:

- Improved golfer satisfaction can lead to higher retention rates and increased memberships.
- An enhanced course experience may attract more tournaments and events, boosting revenue from green fees and associated services.
- Display food and beverage menu and send a remind customers to place an order at the 9th and 18th hole.
- Advertising and sponsorship opportunities to display on the screens at designated holes throughout the course.

Modernization and Competitive Edge:

- Integrating advanced technology like GPS systems positions Oak Brook Golf Club as a modern and progressive facility.
- Staying competitive with other top-tier golf clubs in the region by offering state-of-the-art amenities.

Pricing includes eighty (80) VISAGE screens, all standard modules, Golfer Experience, Cart Tracking/Pace of Play and Car Control with variable speed features. All Service and Support, Software Fees, Installation, Site set up and graphics are included in the pricing.

The introduction of GPS devices in our golf carts is a strategic investment that aligns with our commitment to enhancing the Oak Brook Golf Club's offerings, improving customer experience while safeguarding publicly funded equipment and protecting our pristine course from inadvertent or careless entry into restricted areas.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2262, A Resolution Authorizing an Agreement Between Club Car, LLC and Village of Oak Brook dba Oak Brook Golf Club for the renting and installation of GPS equipment on all Village owned Golf Carts.

Attachments:

1. 2025-SC-AG-GPS-R-2262
2. GolfCarGPSSysRentalAgrmnt (2)

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-SC-AG-GPS-R-2262

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A RENTAL AGREEMENT FOR GOLF CART GPS DEVICES WITH CLUB CAR, LLC FOR THE OAK BROOK GOLF CLUB

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 14th day of January 2025

RESOLUTION NO. 2025-SC-AG-GPS-R-2262

A RESOLUTION
APPROVING AND AUTHORIZING THE EXECUTION OF A RENTAL AGREEMENT FOR GOLF CART GPS DEVICES WITH CLUB CAR, LLC FOR THE OAK BROOK GOLF CLUB

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

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

WHEREAS, to continue the Oak Brook Golf Club's positive growth trend, the Sports Core Committee and Village Staff are proposing the integration of GPS devices into every Golf Club golf cart that are designed to provide golfers with precise yardage information, improve pace-of-play, and offer an enhanced golfing experience;

WHEREAS, The cost for eighty (80) VISAGE 10-inch LCD Touchscreens, through the golf cart manufacture, Club Car, LLC, (the "Company") including all standard modules, Golfer Experience, Cart Tracking/Pace of Play and Car Control with variable speed features was negotiated at $48,470.40 per year with the term of the agreement of four (4) years, and further detailed in the Rental Agreement (the "Agreement") attached hereto and incorporated herein as Exhibit A;

WHEREAS, Village President and the Board of Trustees have determined that it is in the best interest of the Village to approve the Agreement provided 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 of Agreement

The Village President and Board of Trustees hereby approve the Agreement with Company, substantially in the same form attached hereto as Exhibit A.

Section Three – Authorization and Direction

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

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of the contract 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 contract and of this Resolution.

Section Six -- Waiver of Bidding Requirements

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

Section Seven - Acts of Village Officials

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

Section Eight – Effective Date

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

Section Nine - Publication

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

Section Ten – Conflict Clause

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

Section Eleven – Saving Clause

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

Section Twelve – Recording

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

PASSED THIS 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

REVIEW OF CONTRACTS

Awarding Agency: VOB

Type of Contract: Rental Agreement

Department: Sports Core / Golf

Program/Account Number: 833-90100

Awarded Contract Price: $48,470.40

Budgeted Amount: $49,000

CONTRACT AMOUNT

- ☐ Under $20,000
- ☒ $20,000 - $500,000
- ☐ $500,001 - $1,000,000
- ☐ Over $1,000,000

NOTES

Golf Car GPS System Equipment Rental Agreement

DEPARTMENT DIRECTOR SIGNATURE

Name: [signature] Date: 12/13/24

INITIAL REVIEWING ATTORNEY SIGNATURE

Name: [signature] Date: 12/17/24

APPROVED BY VILLAGE MANAGER

Name: Date:

FINAL REVIEW AS TO FORM ATTORNEY SIGNATURE

Name: [signature] Date: 12/17/24

- ☐ Three (3) Originals signed by other party — Date/Initials _____
- ☐ Original provided to staff member for other party — Date/Initials _____
- ☐ Original provided to Official Files — Date/Initials _____

Club Car

Date: December 11, 2024

In executing the enclosed documents, please carefully observe the following items:

1. Please ensure that your company's legal name and physical address are listed correctly.
2. Please have an authorized signatory (corporate officer, partner, owner) sign and date the following:

   - Equipment Rental Agreement,
   - Advertising Agreement,
   - Agreement to provide insurance,
   - Invoicing, Sales Tax and Vendor Registration Information.

   And, if applicable, please provide the following:

   - Authorization for electronic invoicing (including voided check).

Electronic copies of the documents are sufficient and may be sent to sar-pmg@clubcar.com. Acceptance and scheduling of your order can take place once we have received all of the required documents.

If you have any questions or need assistance please contact us at sar-pmg@clubcar.com.

Thank you, we appreciate your business!

Club Car, LLC

Club Car CONNECT

Equipment Rental Agreement

Issued Date: December 11, 2024

Customer Information

Full Legal Name ("Customer")	Course Name (the "Golf Course")
Village of Oak Brook	Oak Brook Golf Club
Equipment Location/ City/ County/ State/ Zip	**Type of Organization**
2606 York Road, Oak Brook, IL 60523	Municipality
Billing Address/ City/ County/ State/ Zip (if different)	**Organization Jurisdiction**
1200 Oak Brook Road, Oak Brook, IL 60523	Illinois

Course/Golf Car Information

# Holes	Golf Car Make/Model	Total Number Vehicles Installed:	Installation Type:
18	Club Car Tempo - lithium	80	Field

Visage System Selections:

	Description	Units	Price/Unit	Annual
☒	**Video Display Unit with 10" LCD Touchscreen and Standard Connectivity**	80	$605.88	$48,470.40
☒	Golfer Experience Module			
☒	Car Control Module			
☒	Car Tracking Module			
	Total Annual Payment USD (plus tax):			**$48,470.40****

☒ Indicates selected items

**Payment Terms: Customer shall pay four payments due annually in advance with the first payment due 30 days from the Date of Delivery; subsequent payments are due on each anniversary of the Date of Delivery.

ALL PAYMENTS ARE PAID SEPARATELY TO CLUB CAR AND ARE NOT PART OF THE GOLF CAR PAYMENT.

TERMS AND CONDITIONS

1. System. Customer shall rent a mobile golf information system comprised of the Visage display units, wi-fi equipment, course graphics and modules selected above for the Term (the "System").
2. Term. The term of this Agreement shall commence on the Effective Date and run for a term of forty-eight (48) months (the "Term") from the "Date of Delivery" (the date Customer accepts delivery of the System). At the conclusion of the Term, this Agreement will continue for additional one month terms unless terminated by either party (the initial Term together with any extensions hereto shall be referred to as the "Term").
3. Payments. Customer shall make all Payments stated in this Agreement in advance beginning on the Date of Delivery. If the Date of Delivery is between the 1st and 15th day of the month, all Payments will be due on the 15th day of each month. If the Date of Delivery is between the 16th and the last day of the month, all Payments will be due on the 1st day of each month. All amounts payable under this Agreement are payable at CCL's address above or at such other address as CCL may specify in writing from time to time. Time is of the essence for all obligations arising hereunder.

SEE THE FOLLOWING PAGES FOR ADDITIONAL TERMS AND CONDITIONS

THIS AGREEMENT, EFFECTIVE AS OF THE DATE BELOW, IS BY AND BETWEEN CCL AND CUSTOMER AND IS SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THIS AND THE FOLLOWING PAGES, WHICH PERTAIN TO THIS AGREEMENT AND WHICH CUSTOMER ACKNOWLEDGES HAVING READ. THIS AGREEMENT IS NON-BINDING UNTIL ACCEPTED BY CCL. CUSTOMER CERTIFIES ALL ACTIONS REQUIRED TO AUTHORIZE THE EXECUTION OF THIS AGREEMENT, INCLUDING CUSTOMER'S AUTHORITY HAVE BEEN FULFILLED. ACCEPTANCE OF THIS AGREEMENT IS SUBJECT TO FINANCIAL QUALIFICATION AND CREDITWORTHINESS OF CUSTOMER. THIS AGREEMENT SHALL EXPIRE AND BE OF NO FORCE AND EFFECT IF NOT EXECUTED BY BOTH PARTIES WITHIN 30 DAYS AFTER THE ISSUED DATE ABOVE.

Club Car, LLC ("CCL") 1074 N. Orange Ave., Sarasota, Florida, 34236	**CUSTOMER** **Oak Brook Golf Club**
Authorized Signatory X	Authorized Signatory X
Print Name and Title **Effective Date** **VP-Connected Technologies**	Print Name and Title Date

(Equipment Rental Agreement Terms and Conditions continued)

4. Installation. CCL shall deliver and install the System at the equipment location listed above.

5. Maintenance Service. CCL shall provide maintenance service based on the Service Terms and Conditions, set forth in Exhibit A, for a period beginning with the Date of Delivery and ending at the conclusion of the Term.

6. Taxes. All Payments made under this Agreement shall be net to CCL. Customer shall pay all taxes, tax pass along, assessments, and any sales, use, personal property, privilege, value-added taxes, import duties, excise taxes and import brokerage fees incurred in connection with the System or otherwise with respect to this Agreement. If the System is subject to personal property tax, CCL shall have the option to bill and collect these charges when assessed. If tax-exempt, the foregoing shall not apply on condition that Customer has provided CCL satisfactory evidence of exemption; provided, however, that Customer understands and agrees that CCL, as owner of the System equipment, will pass along to Customer any additional cost derived from personal property tax.

7. Ownership. CCL is the owner and has title to the System. The only right, title or interest Customer shall have in the System shall be under the terms of this Agreement. This is a rental of personal property and Customer agrees to do everything necessary or reasonably requested by CCL to ensure that the System shall be considered and remain personal property. Customer shall, at its own expense, keep the System free and clear of all liens, charges, claims and other encumbrances. CCL may encumber, sell, lease, or otherwise finance the System, although such actions will not relieve CCL of its obligations under this Agreement. Customer agrees to execute and deliver from time to time as requested any document necessary or desirable to evidence CCL's or its assigns ownership of and all rights to the System. CCL or its assigns may, upon notice to Customer, enter onto Customer's property and remove the System following the termination of this Agreement or at any other time authorized by this Agreement or by law. Without limiting the generality of the foregoing, to secure Customer's payments under this Agreement, Customer agrees to give CCL a security interest in the System and all additions, attachments, updates, accessories and substitutions to it. Customer agrees to any assignment of that security interest.

8. Software License. Customer understands that CCL does not sell its software. For the Term, CCL grants Customer a nontransferable, non-exclusive license to use the software only in conjunction with the System and only as expressly authorized in this Agreement. "System Software" means standard system software included with the System provided to Customer. Customer shall (i) hold System Software in confidence and not disclose it to anyone other than its employees and consultants who require disclosure in connection with Customer's use of the System and who are subject to confidentiality obligations in substance at least as strict as these, (ii) not print, copy, modify, translate, alter, reverse compile, decompile or reverse engineer System Software, (iii) not remove any CCL copyright, trademark or other proprietary notice from System Software and shall reproduce all such notices on copies made by Customer, and (iv) not transfer System Software or assign any license or rights regarding the System Software.

9. Force Majeure. CCL shall not be liable for any interruption in service, delay in the delivery, or disruption of performance of the System resulting from any cause beyond its reasonable control or caused by acts of God, acts of Customer, acts of civil or military authorities, fires, strikes, floods, epidemics, governmental rules or regulations, war, riot, delays in transportation, or shortages.

10. Delinquency Charges. Payments not paid by 5 days after the Payment due date are subject to a late payment fee of ten percent (10%) of the Payment amount and subject to interest at the rate of two percent (2%) per month, or the maximum percentage allowed under applicable laws, whichever is less. Should any fee paid by Customer under this Agreement result in interest in excess of the maximum lawful rate, then such excess shall be automatically credited to Customer.

11. Customer Responsibilities. Customer hereby agrees to the following responsibilities as a part of this Agreement:

    11.1. Customer agrees to store safely and properly secure the System in a reasonably safe area protected from the weather when not in use. At all times, Customer shall use and operate the System in a careful manner, in compliance of all applicable laws and in compliance of any maintenance or operating instructions provided by CCL. Customer shall not use or operate the System in a manner that may subject it to depreciation above the normal depreciation associated with its specified use. Customer acknowledges and agrees that it will not allow any repairs to the System or the replacement of System parts to be done by any person except CCL or persons authorized by CCL. Customer shall not make any additions, subtractions or alterations affecting the System without the written consent of CCL. Customer shall use reasonable efforts not to permit any System to be abused by an employee, vandalized by any third party, permit the removal of any plate or markings put on the System by CCL, or attach anything to or remove anything from the System.

    11.2. Customer shall not install software unauthorized by CCL on the System.

    11.3. Customer assumes responsibility for all risk of loss to the System and all of its components from the time any of the components arrive at the Customer's premises. Customer shall procure "All Risk" property loss (personal business property & equipment) and general public liability insurance covering the system and its use and shall name Club Car, LLC and its assigns as additional named insured and loss payee. Customer shall provide CCL with certificates or other evidence of insurance, acceptable to CCL, before this Agreement Term begins. If Customer does not procure the insurance required, CCL may obtain such insurance and pay the amounts due thereon. Customer will reimburse CCL, upon demand, for the amount of such payment or cost of such performance. Even if the System is damaged, lost or stolen Customer shall fulfill all of its obligations hereunder.

    11.4. If requested, Customer will reasonably cause third-parties to execute any leasehold or other waivers regarding the attachment of the System components to any car, maintenance vehicle, or other attachment to real or personal property on the premises.

    11.5. At the termination of this Agreement, in case of default, if not extended or otherwise modified, Customer agrees to provide CCL with reasonable access to Customer's facility for the de-installation and removal of the System. Prior to CCL's removal of the System, Customer shall be responsible for repair or replacement of any damaged or missing System components, if caused by Customer's misuse, abuse and/or negligence. CCL will use normal care in the de-installation and removal of the system, which will be performed so as not to unduly disrupt the operations of the golf course.

12. General.

    12.1. Assignment. Customer acknowledges that CCL may assign to a successor all or any part of its right, title and interest in this Agreement, and hereby consents to such assignments. In case of such assignment, Customer agrees to continue to perform all of its obligations under this Agreement.

    12.2. Events of Default and Remedies.

        12.2.1. In the event that the Customer violates any provision of this Agreement and CCL believes the System or any property or rights of CCL to be threatened, CCL may immediately disable the System. In addition, in the event that Customer

violates any provision of this Agreement and such violation continues for a period of at least twenty (20) days after notice in writing of such default from CCL, Customer shall be deemed to be in default and CCL may (at its sole election), in addition to any other legal or equitable remedy permitted by law:

a. remove or disable the System;

b. terminate this Agreement and Customer's rights herein and retain any and all prior payments paid to CCL by Customer ("Termination").

c. In the event of termination of this Agreement, whether due to an Event of Default or otherwise, if Customer does not allow CCL onto the Golf Course to de-install the System, and does not otherwise make the System available to CCL to de-install, in addition to any other rights or remedies available to CCL, Customer shall pay to CCL any and all costs incurred by CCL in collecting its System and any other amounts due to CCL, including without limitation all legal fees and costs, whether or not suit is commenced, and further, in addition to the foregoing, Customer will pay the full monthly payment multiplied by 1.5 for each and every month after termination hereof that CCL is without possession of the System.

d. This Section 12.2.1, without limitation, shall survive termination of this Agreement.

12.2.2. In the event that CCL violates any provision of this Agreement and such violation continues for a period of at least twenty (20) days after notice in writing of such default from Customer, CCL shall be deemed to be in default and Customer may pursue such remedies as it may have in law or in equity; provided, however, that if CCL cannot reasonably remedy the breach within twenty (20) days, the twenty (20) day period shall be extended for as long as CCL diligently pursues such corrective action in a prompt and reasonable manner, not to exceed ninety (90) days.

12.2.3. In addition to the other events of default under this Agreement, either party shall be in default if (i) a petition in bankruptcy is filed by either party or (ii) if a petition in bankruptcy is filed against either party and is not dismissed within 30 days of the date it is filed.

12.3. Notice. All notices required, permitted or given in accordance with the provisions of this Agreement shall be in writing, and either hand-delivered or delivered by recognized overnight courier to the offices listed in the first paragraph of this Agreement or such other address as either party may designate by notice as specified in this section.

12.4. Provided that the System is maintained properly pursuant to Customer's obligations under this Agreement, CCL warrants that the installed System will provide distance measurements within established performance parameters pertaining to System components when the System is operated under conditions that are typically encountered on a golf course, specifically but without limitation: clear access to satellites and reasonably clear weather with temperatures between 32°F and 120°F. Customer acknowledges that GPS-produced distances are subject to a margin of error. Customer further acknowledges that terrain and topography affect the margin of error on a particular GPS receiver and that the margin of error may be increased under certain topographical conditions. WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES AND CONDITIONS, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THOSE GOVERNING MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE LIMITED WARRANTY PROVISIONS SHALL BE CCL'S SOLE LIABILITY WITH REGARD TO THE SYSTEM. CCL SHALL, IN NO EVENT, BE LIABLE FOR DAMAGES, FOR LOSS OF PROFIT, GOODWILL, OR OTHER SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGE SUFFERED BY CUSTOMER OR ITS CUSTOMERS AS A RESULT OF THE USE OF THE SYSTEM RENTED UNDER THIS AGREEMENT, EVEN IF DAMAGES COULD HAVE BEEN FORESEEN AND WHETHER OR NOT CCL HAS BEEN APPRISED BY CUSTOMER OR ITS CUSTOMERS FOR THE POSSIBILITY OF SUCH DAMAGES. CUSTOMER'S EXCLUSIVE REMEDY UNDER THE LIMITED WARRANTY PROVISIONS SHALL BE LIMITED TO, AT CCL'S OPTION, REPAIR, PERFORMANCE, ADJUSTMENT AND/OR REPLACEMENT, OR ANY COMBINATION THEREOF IN AN AMOUNT NOT TO EXCEED THE PURCHASE PRICE OR COST OF SERVICES PROVIDED, AS REASONABLY DETERMINED BY CCL, PROVIDED, HOWEVER, THAT CCL HAS RECEIVED WRITTEN NOTICE OF ANY SUCH WARRANTY CLAIM, SPECIFYING THE NATURE THEREOF, WITHIN THE APPLICABLE WARRANTY PERIOD. THESE WARRANTIES ARE MADE ONLY TO CUSTOMER AND ARE NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY. ALL WARRANTY CLAIMS MUST BE MADE BY AN AUTHORIZED REPRESENTATIVE OR AGENT OF CUSTOMER. EXCEPT AS OTHERWISE PROVIDED HEREIN, CCL SHALL NOT BE LIABLE TO CUSTOMER, OR ANY OTHER PERSON OR ENTITY, FOR ANY CLAIM OR DAMAGES ARISING DIRECTLY OR INDIRECTLY FROM THE FURNISHING OF MATERIAL AND SERVICE SOLD HEREUNDER UPON WHICH ANY CLAIM OF WARRANTY LIABILITY IS BASED.

12.5. This Agreement, together with the exhibits and schedules referred to in it, constitutes the entire agreement between the parties pertaining to the within subject matter and supersedes any prior understandings or oral or written. This Agreement may not be varied, modified, or amended except in writing signed by the parties. Waiver by either party of any breach or violation or default of any provision of this Agreement will not operate as a waiver of such provision or of any subsequent breach or violation or any default. The failure or refusal of any party to exercise any right or remedy shall not be deemed to be a waiver or abandonment of any right or remedy. If any term of this Agreement is for any reason invalid or unenforceable, the rest of the Agreement remains fully valid and enforceable. The headings in the Agreement are for convenience of reference only and do not constitute a part of it. The headings do not affect its interpretation. This Agreement shall be governed by and construed in accordance with the procedural and substantive laws of the State of Georgia. This Agreement may be executed by facsimile and/or electronic signature. The parties agree that this Agreement was fully negotiated by the parties; therefore, no provision of this Agreement shall be interpreted against any party because such party or its legal representative drafted such provision. Customer shall allow CCL to reference Customer in various marketing material or corporate literature, and to the use of approved photos of the Customer's facility for various marketing materials or media. Customer further agrees to allow CCL to reference it in a press release or other media announcing it as a new location for its System. Any information and data arising out of or in connection with Customer's use of the System shall be owned jointly by CCL and Customer. All work performed by CCL in connection with the services to be performed under this Agreement shall be performed by CCL as an independent contractor and not as the agent of Customer. CCL may subcontract any or all of the work to be performed under this Agreement but shall retain full responsibility for the work so subcontracted.

EXHIBIT A

Service Terms and Conditions

1. Scope of Service.

   1.1. Defective Components. CCL shall provide maintenance service as provided for in paragraphs 2.3 and 2.4 below, at its expense, to repair, modify or replace the Visage GPS system (inclusive of the Software, the "System") components, as necessary that are defective in workmanship ("Service"). CCL does not warrant that the operation of the System shall be uninterrupted or completely error-free.

   1.2. Exclusions. Service shall not include, and CCL shall not be liable for any interruption in service, delay in the delivery, or disruption of performance of the System resulting from: (1) maintenance, repair or replacement of parts damaged or failing to operate due to acts of God, including without limit storms, atmospheric disturbances, lightning, fire, hail, and flood; acts of government, including war; catastrophes, accident, neglect, misuse, failure of satellites, failure of electrical power, fault or negligence of Customer, causes external to the System or from any other cause beyond the control of CCL; (2) service and repair of accessories, attachments, or any other devices that are not part of the System; (3) changes, modifications or alterations in or to the System required due to new construction or changes to the golf course or facilities; (4) graphical changes after acceptance of the System, (5) software damage caused by unauthorized use.

2. Customer Responsibilities

   2.1. Problem Notification. Customer agrees to promptly notify Customer Support in the event of any System or component failure and provide diagnostic assistance to support CCL's service efforts.

   2.2. To Contact Customer Support. Customer shall have reasonable access to Customer Support during business hours. Customer Support provides user support, troubleshooting, and diagnostic assistance and is Customer's point of contact for reporting system problems or requesting service.

      a. For all routine requests and status inquiries, contact Customer Support via email to sar-cams@clubcar.com.

      b. To report emergency or critical system issues, contact Customer Support by calling the toll-free Customer Support line at 888-575-2901.

   2.3. Component Replacement. Customer agrees to perform the task of changing out replacement components provided by CCL. Customer will be billed for repair or replacement of returned components that have been damaged.

   2.4. RMA request for defective components. A Return Materials Authorization number (RMA) is required for the return of any defective component. To obtain an RMA, Customer must contact Customer Support as noted above. If Customer Support determines that the component must be returned for repair, Customer Support will issue an RMA. Customer is then responsible for properly following procedures for returning components as instructed by Customer Support. Any request for special handling such as expedited repair, overnight return delivery, or non-business day delivery may be subject to additional charges billable to Customer. Customer agrees to pay for shipment of components returned to CCL. CCL agrees to pay for return shipment to Customer.

   2.5. An **unrestricted broadband Internet connection at each location on the Golf Course that needs access to the Visage System (including F&B order fulfillment)** for the duration of this Agreement for System installation, monitoring and maintenance service. The internet connection must provide the following minimum speeds:

	Minimum	120 carts or more	160 carts or more
Download speed (Mbit/sec):	1.5	2.25	3.0
Upload speed (Mbit/sec):	0.5	0.75	1.0

   2.6. Battery power to the Golf Car-mounted units at all times, and Customer agrees to allow power to be drawn for wi-fi access points and other System equipment as needed.

3. Definition of Service Elements

3.1. Remote Diagnostics. CCL accesses the course System via the Internet to perform system diagnostics, remote health monitoring or specific troubleshooting procedures to detect, identify or correct failures.

3.2. Software Updates and Enhancements. CCL shall provide software maintenance for the System Software. Software maintenance provides for bug fixes, patches, corrections, updates and enhancements as available. Software updates do not include new software features or hardware product offerings that are sold separately.

3.3. On-site Service. If a problem cannot be resolved through telephone support or by shipping a replacement component, CCL may dispatch a technician to Customer's site to address the problem. On-site services including labor, materials, and reasonable travel expenses are chargeable for site visits that result from problems excluded from Service (defined in section 1.2 above). Customer agrees to provide CCL and its agents with reasonable access to on-site facilities to address system performance problems and enhancements as required.

4. Pricing of Additional Services. Services not covered under these Service Terms and Conditions or that may be requested from time to time are available according to the prices and terms below. All prices and terms for additional services are subject to change. For orders up to US$1,500, CCL will provide services upon receipt and confirmation of the order. Payment will be due upon delivery of services. For orders of US$1,500 or more, CCL requires a signed purchase order or a deposit payment equal to 50% of the order price with the final payment due upon delivery of services. CCL at its sole discretion reserves the right to hold orders for accounts that have outstanding payables beyond terms. Scheduling of services depends on material lead-times and the backlog of service orders at the time of order confirmation.

Description	Prices (USD)
Graphical Changes	$65 / half hour
Mapping Changes	$65 / half hour plus travel and expenses at reasonable cost
Graphics Media (Raw data files for Customer's use)	3D Video Flyovers: $1,000/14-hole set; $500/ additional 7-hole set 2D Hole Images: $500/18-hole set; $250/ additional 9-hole set 2D VCC Course Map: $200
On-site service for items not covered under Service (due to external causes or at customer's request for additional services)	$400 per half day on site plus $40 per hour travel time to and from site plus travel and expenses at reasonable cost; plus, any applicable material charges.
Repair of GPS unit for damage not covered under Service	Level 1: $100 - Damage to exterior plastic housing. Does not include damage to the touch screen or LCD display, Level 2: $200 - Broken or cracked touch screen or LCD display, Level 3: Complete loss including water damage or damage to internal components. Replace with refurbished VDU $600 Replace with new VDU $800
Fleet Replacement Like-to-Like car changeover; (i.e. Club Car Tempo electric to Club Car Tempo electric which requires no additional or replacement mounting hardware), Customer may select option a or b (90 days advance notice required):	
a- By Customer (2-3 people) + 1 CCL employee	$20/unit plus travel and expenses at reasonable cost
b- By CCL (2-3 people) on-site	$42/unit plus travel and expenses at reasonable cost
Fleet Replacement different type cars (90 days advance notice required):	Quoted on case by case basis

ADVERTISING AGREEMENT

This Advertising Agreement is attached to and incorporated into the terms of that certain Equipment Rental Agreement ("Agreement") between Club Car, LLC ("CCL") and Village of Oak Brook dba Oak Brook Golf Club ("Customer").

Capitalized terms appearing herein shall have the same meaning ascribed to them herein as in the Agreement unless otherwise noted.

Ad Modules & Pricing

Selection	Feature Description
☒	**AdMan:** Standard package provides Fairway and Green-to-Tee spots. *Price: Included with the Visage Control Center (VCC)* CCL hereby grants Customer graphical exposure opportunities on the System that shall consist of Fairway (full page and insert spots) and available "Green to Tee" full screen graphics to be used for local advertising and promotions or for tournament sponsorships but not for national advertising campaigns which are administered by CCL exclusively. Fairway spots are available on par 4 and par 5 holes (fairway spots are not available for par 3 holes. Fairway spots include a full page "touch-to-make-go-away" and the quarter page insert). "Green to Tee" is defined as the area just after a green and prior to the next tee (a 200-yd distance between the green and next tee is required for a Green to Tee spot to work.) CCL retains exclusive rights to all other advertising on the System and may sell ads for placement on the System. Customer retains right of approval, which shall not be unreasonably withheld, for such CCL sold ads and where approved will receive revenues, if any, on a campaign-by-campaign basis. Customer agrees that it will allow no third party to place advertising on the System.
☐	**AdMan Pro:** Ad Manager with access to **all** Ad Inventory. Customer retains exclusive rights to all advertising on the System and may sell ads for placement on and in connection with the System and retain all such revenues.

Club Car, LLC

Authorized Signatory

Name

Title Date

Village of Oak Brook dba Oak Brook Golf Club

Authorized Signatory

Name

Title Date

Agreement to Provide Insurance Coverage

Date: December 11, 2024

(Proof of insurance is required prior to shipment of equipment)

Full Legal Name ("Customer")	Course Name
Village of Oak Brook	Oak Brook Golf Club
Equipment Location/ City/ County/ State/ Zip	
2606 York Road, Oak Brook, IL 60523	

The above listed Customer has rented or will be renting equipment from Club Car, LLC ("CCL") and is required to provide CCL with the following insurance coverage:

A. "All Risk" personal business property and equipment insurance covering the GPS System including stationary equipment and mobile GPS displays mounted on vehicles (as listed in the Equipment Rental Agreement), in an amount not less than the full replacement value of the equipment, with **Club Car, LLC** named as **loss payee**.

Replacement values:

	Qty	
Stationary and wireless equipment $3,000	1	$3,000
Mobile equipment: GPS displays mounted on vehicles $800/unit	80	$64,000

B. Public Liability Insurance naming **Club Car, LLC** as an **additional insured** with the proceeds to be payable first on the behalf of CCL to the extent of its liability, if any. The amount of the Public Liability Insurance shall not be less than $1,000,000.00, combined single limit.

C. Each policy shall provide that: (i) CCL will be given not less than thirty (30) days prior written notice of cancellation or non-renewal, (ii) it is primary insurance and any other insurance covering CCL shall be secondary or excess of the policy and (iii) in no event shall the policy be invalidated as against CCL for any violation of the insuring conditions by the Customer or any other person.

PLEASE FORWARD A CERTIFICATE EVIDENCING SUCH COVERAGE TO: Club Car, LLC, 1074 N. Orange Ave., Sarasota, FL 34236; or FAX: (480) 383-6799; or EMAIL: sar-pmg@clubcar.com.

CUSTOMER ACKNOWLEDGEMENT. I affirm that Customer will provide insurance coverage and that Customer is responsible for notifying its agent of the obligation to obtain the above listed insurance.

_____
Authorized Signer

_____
Name

_____
Title Date

Please provide a contact person in the event that we have not received evidence of coverage prior to delivery:

_____
Customer Insurance Contact

_____
Email Address

_____
Direct Phone Number

Invoicing, Sales Tax and Vendor Registration Information

1. **Electronic Invoicing.** Please provide the following information, invoices will be sent electronically to the email address provided below.

   Billing Email Address:_____

   Billing Contact Name: _____ Phone #:_____

2. **Sales Tax**. If applicable for your location, Club Car must charge sales tax. Club Car will not charge sales tax, however, if you provide evidence of sales tax exemption or a state appropriate resale certificate.

   Please indicate your sales tax situation:

   - ☐ Will provide evidence of Sales Tax Exemption.
   - ☐ Will provide state appropriate resale certificate.
   - ☐ Will not claim sales tax exemption or reseller status and understand sales tax will be added to payments, if applicable.

3. **Vendor Registration Instructions**. Please indicate if you require Club Car to register as a new vendor or provide a W-9 or both in order to make payments.

   ☐ Yes (If yes, please send registration instructions along with the signed documents to SAR-PMG@clubcar.com).

   _____

   _____

   _____

   ☐ No _____

CUSTOMER ACKNOWLEDGEMENT. I understand that the above information and additional documentation, if applicable, is required prior to shipment of equipment.

_____
Authorized Signer

_____
Name

_____
Title Date

AUTOMATIC PAYMENT PLAN
Electronic Funds Transfer Enrollment

Thank you for requesting automatic withdrawal of payments for your Agreement. To commence this service, please complete this form and include a copy of a voided check to us at (480) 383-6799 (Fax) or send via email to sar-pmg@clubcar.com.

Authorization:

Customer hereby authorizes Club Car, LLC ("CCL") to deduct all payments when due under this Agreement, according to the terms and conditions of the Agreement from the account listed below by electronic funds transfer for the Term of the Agreement.

Authorized Signer's Name			
Name on Bank Account			
Transaction Date	1st Day of Month		
Payment Amount	$_____ (Applicable tax will be added to this amount)		
Bank Account Number			
Routing Number (ABA)			
Account Type	☐ Checking	☐ Savings	☐ Other:
Complete Name of Bank			
Mailing Address of Bank			
SWIFT Code (Non-US)			
Date and Signature			

Date Bank Signature of Depositor

ITEM 9.A.2.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Reducing the Number of Class A-1 and Class B Authorized Liquor Licenses

FROM: Netasha Scarpiniti, Clerk

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve the Passage of Ordinance G-1267, An Ordinance Amending Title 4, Chapter 1, Section 8A of The Village Code of the Village of Oak Brook, Illinois, To Decrease the Number of Authorized Class A-1 Liquor Licenses by one to Forty-Three and Class B Liquor Licenses by one to Nineteen to account for the closing of Michael Jordan's Restaurant.

Background/History:
Village Code requires that any changes in the number of liquor licenses being held in the Village of Oak Brook must be passed by ordinance.

Michael Jordan's Restaurant has ceased operations at its 1225 West 22nd St., Oak Brook, IL, location, eliminating the necessity for Village-issued Liquor Licenses. They have relinquished their Class A-1 and Class B licenses as of their closing date of December 21, 2024.

Recommendation:
Staff recommends that the Village Board approve Ordinance G-1267, An Ordinance Amending Title 4, Chapter 1, Section 8A of The Village Code of the Village of Oak Brook, Illinois, To Decrease the Number of Authorized Class A-1 Liquor Licenses by one to Forty-Three and Class B Liquor Licenses by one to Nineteen to account for the closing of Michael Jordan's Restaurant.

Attachments:
1. Ordinance-LC-AL-G-1267 - Decrease A-1 and B for Michael Jordans

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

2025-LC-AL-G-1267

AN ORDINANCE AMENDING THE VILLAGE OF OAK BROOK CODE OF ORDINANCES, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS), CHAPTER 1 (LIQUOR CONTROL), SECTION 8A (FEES AND NUMBER OF LICENSES AUTHORIZED) TO DECREASE THE NUMBER OF AUTHORIZED CLASS A-1 LIQUOR LICENSES BY ONE TO FORTY-THREE AND DECREASE THE NUMBER OF CLASS B LIQUOR LICENSES BY ONE TO NINETEEN FOR MICHAEL JORDAN'S STEAKHOUSE.

MICHAEL JORDAN'S 1225 WEST 22ND ST., OAK BROOK, IL

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

NAVEEN JAIN
MICHAEL MANZO
MELISSA MARTIN
JAMES NAGLE
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 14th day of January 2025

ORDINANCE 2025-LC-AL-G-1267

AN ORDINANCE AMENDING THE VILLAGE OF OAK BROOK CODE OF ORDINANCES, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS), CHAPTER 1 (LIQUOR CONTROL), SECTION 8A (FEES AND NUMBER OF LICENSES AUTHORIZED) TO DECREASE THE NUMBER OF AUTHORIZED CLASS A-1 LIQUOR LICENSES BY ONE TO FORTY-THREE AND DECREASE THE NUMBER OF CLASS B LIQUOR LICENSES BY ONE TO NINETEEN FOR MICHAEL JORDAN'S STEAKHOUSE.
MICHAEL JORDAN'S 1225 WEST 22ND ST., OAK BROOK, IL

WHEREAS, the Village of Oak Brook (hereinafter referred to as the "Village") is an Illinois Municipal Corporation organized pursuant to the laws of the State of Illinois;

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

WHEREAS, Title 4 (Business And License Regulations), Chapter 1 (Liquor Control), Section 8a (Fees And Number Of Licenses Authorized) of the Village Code of the Village of Oak Brook authorizes certain numbers of liquor licenses and the number of such licenses issued for each class of license may be increased or decreased from time to time by ordinance approved by the Village President and Village Board of Trustees (collectively the "Corporate Authorities") due to changes in ownership of licensed premises, the creation of a new and deserving business enterprise, or the abandonment, revocation, surrender or other termination of an existing license; and

WHEREAS, the Corporate Authorities deem it advisable and in the best interest and in furtherance of the general welfare of the citizens of the Village that the Village Code of the Village of Oak Brook be amended to decrease the number of authorized Class A-1 Liquor Licenses by One to Forty-Three and Decrease the number of Class B Liquor Licenses by one to Nineteen.

Michael Jordan's Steak House 1225 West 22nd St., Oak Brook, IL 60523

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

Section 1: The Corporate Authorities hereby find that all the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true, and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section 2: That Section 8A of Chapter 1 (Liquor Control) of Title 4 (Business and License Regulations) (4-1-8A) of the Village Code of the Village of Oak Brook, Illinois be amended pursuant to the following table:

Class Of License	Application Fee	Annual License Fee	Number Issued
A-1	$2,000.00	$2,750.00	~~44~~ **43**
A-2	2,000.00	2,750.00	0
A-3	2,000.00	2,750.00	1
A-4	2,000.00	2,750.00	1
A-5	2,000.00	2,750.00	1
A-6	2,000.00	2,750.00	1
B	2,000.00	2,750.00	~~20~~ **19**
C	2,000.00	2,200.00	1

D	2,000.00	2,200.00	6
E	2,000.00	4,950.00	7
F	No Fee	$50 per event	Not Applicable
G	No Fee	No Fee	1
H	No Fee	No Fee	1
I	2,000.00	2,750.00	2
J	2,000.00	500.00	0
K	2,000.00	2,750.00	0
L	2,000.00	2,750.00	1
M	----	500.00	3
N	2,000.00	2,750.00	1
O	2,000.00	2,750.00	1
P	2,000.00	2,750.00	1

Additions are bold and double-underlined: ~~deletions are struck through~~.

Section 3: The title, chapter(s), and section(s) adopted by this Ordinance shall be numbered and placed in an appropriate title, chapter(s), and section(s) when and during the codification of the Oak Brook Municipal Code.

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

Section 5: This Ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section 6: That all ordinances or parts of ordinances in conflict with the terms of this Ordinance shall be repealed to the extent of said conflict.

Section 7: If any section, paragraph, clause, or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village's Municipal Code, which are hereby declared to be separable.

Section 8: This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

[Remainder of Page Intentionally left blank; Roll Call to follow]

PASSED THIS 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
Laurence E. Herman
Village President

ATTEST:

_____
Netasha Scarpiniti
Village Clerk

ITEM 9.A.3.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Award of Contract - A Professional Engineering Services Agreement for the Sports Core Property Improvements Project.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $300,000 for Professional Engineering Services was included in the FY 2025 Budget for the 2025 Sports Core Property Improvements Project in 831-90400

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2257 awarding a Professional Engineering Services Agreement for the Village's Sports Core Property Improvements Project to Christopher B. Burke Engineering Ltd., Rosemont, Illinois, in the amount of $180,530.00 pending final Attorney review and approval.

Background/History:

On November 14, 2024, staff requested proposals for design and construction engineering for the Sports Core Property Improvements Project from the list of six consultants that were pre-qualified in the applicable engineering disciplines as part of the Village's August 2022 Request for Qualifications for Professional Consulting Engineering Services.

This project consists of developing a plan for the expansion of the existing Salt Barn Storage Facility Stormwater Detention Basin (including storm sewer design) and the grading of a floodplain compensatory storage area. Both areas shall be expanded to the maximum extent possible to provide for future projects on the Sports Core property as well as the previously constructed Bath and Tennis Drive widening project and Sports Core Parking Lot Expansion project. The project will also consist of developing construction plans for the Driving Range Mat and the Golf Course Parking Lot Expansion. The consultant will provide construction engineering services for both anticipated construction contracts. The first construction contract is the construction of the Driving Range Mat.

Four proposals were received on or prior to December 13, 2024, deadline. Two of the six consultants chose not to submit a proposal. The proposed fees and work hours are as follows.

Christopher B. Burke Eng.	Baxter & Woodman	BLA	Civiltech
$180,530.00	$187,880.00	$345,083.20	$354,148.30
914 hours	1263 hours	1869 hours	2366 hours

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

Recommendation:

Staff recommends that the Village Board approve Resolution R-2257 awarding a Professional Engineering Services Agreement for the Village's Sports Core Property Improvements Project to Christopher B. Burke Engineering, Ltd., Rosemont, Illinois, in the amount of $180,530.00 pending final Attorney review and approval.

Attachments:

1. 2025-PW-SC-IMPV-CNTRCT-ENG-R-2257
2. _CBBEL Submittal Sports Core Imp

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-PW-SC-IMPV-CNTRCT-ENG-R-2257

A RESOLUTION AWARDING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT TO CHRISTOPHER B. BURKE ENGINEERING LTD., OF ROSEMONT, ILLINOIS, FOR THE VILLAGE'S SPORTS CORE PROPERTY IMPROVEMENTS PROJECT

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 14th day of January 2025

RESOLUTION NO. 2025-PW-SC-IMPV-CNTRCT-ENG-R-2257

A RESOLUTION
AWARDING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT TO CHRISTOPHER B. BURKE ENGINEERING LTD., OF ROSEMONT, ILLINOIS, FOR THE VILLAGE'S SPORTS CORE PROPERTY IMPROVEMENTS PROJECT

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

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

WHEREAS, on November 14, 2024, staff requested proposals for design and construction engineering for the Sports Core Property Improvements Project (the "Project") from the list of six consultants that were pre-qualified in the applicable engineering disciplines as part of the Village's August 2022 Request for Qualifications for Professional Consulting Engineering Services., and whereby four (4) proposals were received on or before the December 13, 2024 deadline;

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

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

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

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

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

Section One – Recitals

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

Section Two – Award of Contract

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

Section Three – Authorization and Direction

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

Section Four - Other Actions Authorized

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

Section Five - Authorization of Expenditures

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

Section Six - Acts of Village Officials

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

Section Seven – Effective Date

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

Section Eight - Publication

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

Section Nine – Conflict Clause

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

Section Ten – Saving Clause

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

Section Eleven – Recording

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

PASSED THIS 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]

DECEMBER 13, 2024

VILLAGE OF OAK BROOK Illinois

SPORTS CORE PROPERTY IMPROVEMENTS

PROFESSIONAL CONSULTING ENGINEERING SERVICES

SUBMITTED TO:
TIM O'MALLEY
PUBLIC WORKS DIRECTOR
VILLAGE OF OAK BROOK PUBLIC WORKS
3003 JORIE BOULEVARD
OAK BROOK, IL 60523

SUBMITTED BY:
ORION GALEY, PE
CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. HIGGINS ROAD, SUITE 600
ROSEMONT, IL 60018
OGALEY@CBBEL.COM

Christopher B. Burke Engineering, Ltd.

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SECTION 5 PROJECT SCHEDULE & MILESTONES

APPENDIX SCOPE OF SERVICES
STAFF RESUMES
COST ESTIMATE OF CONSULTANT SERVICES
DIRECT COSTS & SUBCONSULTANT EXPENSES TABLE

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

December 13, 2024

Village of Oak Brook - Public Works
3003 Jorie Boulevard
Oak Brook, IL 60523

Attention: Tim O'Malley, Director of Public Works

Subject: **Request for Proposal**
Sports Core Property Improvements
Professional Consulting Engineering Services

Dear Mr. O'Malley

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit our proposal to perform Professional Consulting Engineering Services for the Sports Core Property Improvements Project. CBBEL has a thorough understanding of the requirements necessary to successfully complete the project identified. As requested, attached is our proposal in pdf format for your review and consideration.

The primary contact person for this submittal is Orion Galey, Vice President at CBBEL. He is available to answer any of your questions regarding this submittal and can be reached at ogaley@cbbel.com or on his cell at 847.833.0210. Orion will act as Project Manager/Client Contact for this project.

The material provided in this submittal represents our ability and eagerness to perform the required services for the Village. We trust that it will demonstrate our understanding of the project and our expertise to perform the assignment. The CBBEL project team looks forward to continue working with the Village and is committed to completing the work to your satisfaction and within the required time schedule.

If you have any questions or need any additional information, please do not hesitate tocontact me or Orion.

Sincerely,

Michael E. Kerr, PE
President

PROJECT UNDERSTANDING & APPROACH

Christopher B. Burke Engineering, Ltd. (CBBEL) understands the Village of Oak Brook (Village) is planning to develop a plan for expansion of the existing Salt Barn Storage Facility Stormwater Detention Basin (including storm sewer design), the grading of a floodplain compensatory storage area, the expansion of the Oak Brook Golf Club parking lot, and the construction of a driving range concrete pad. It is also understood the selected consultant will perform Design Engineering and Construction Inspection. The driving range concrete pad will be constructed as soon as possible and the remaining work will follow later in the Summer/Fall under a separate construction contract.

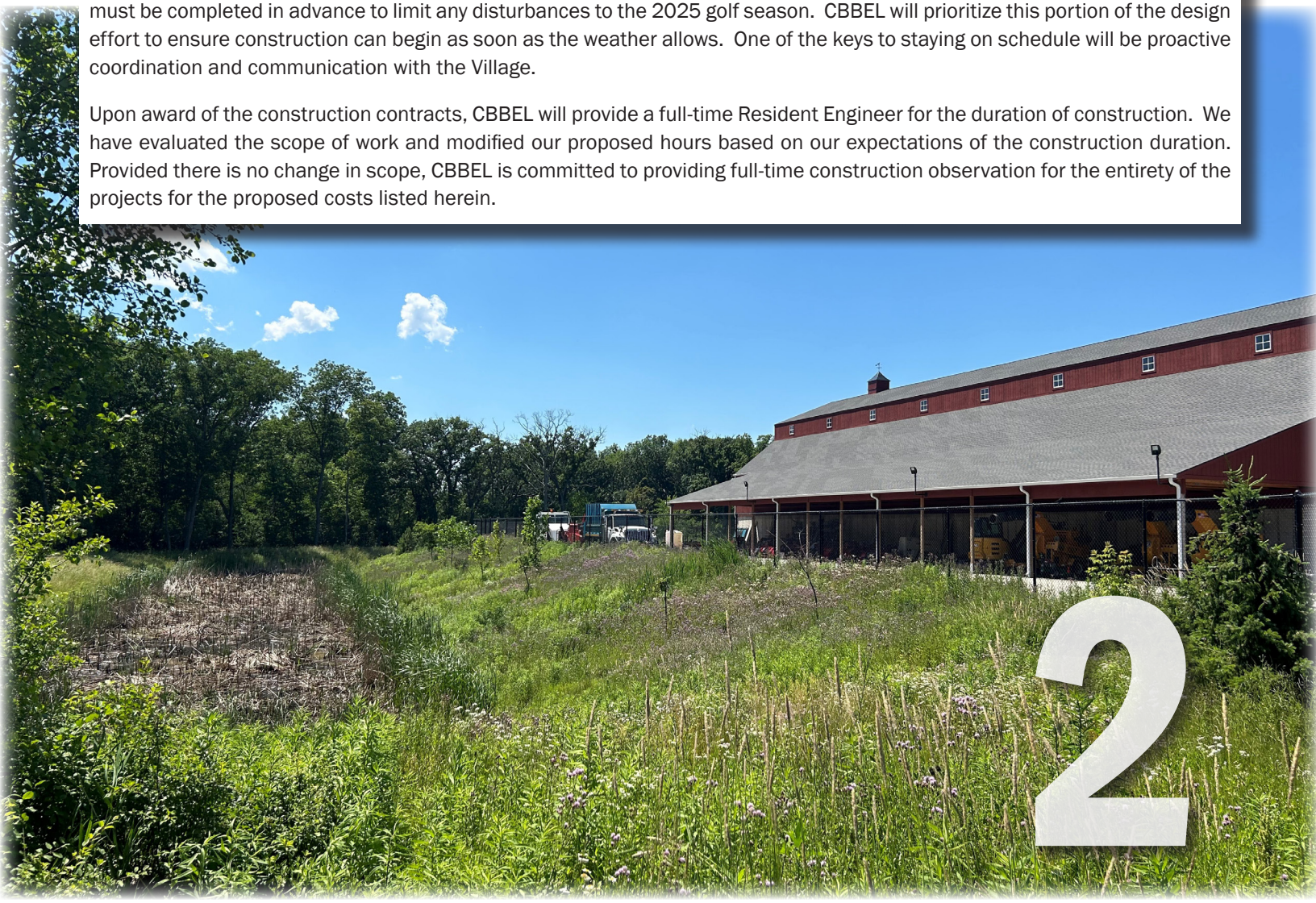
If selected, it is understood that CBBEL will prepare two sets of bid documents. One will include the work to be performed at the Oak Brook Golf Club driving range and the other will include the work to be performed at the detention basin, compensatory storage area and Oak Brook Golf Club parking lot.

Upon selection by the Village, CBBEL will set up a kick-off meeting with the Village to discuss the goals and objectives of the project, formalize working relationships and review the project schedule. The kick-off meeting will also serve as an opportunity to discuss project issues and design details with the Village.

In recent years, CBBEL has completed numerous other projects within the Sports Core and has a unique understanding of the area including the Salt Barn Storage Facility Stormwater Detention Basin and the floodplain compensatory storage area. As such, we are keenly aware of the importance of the project's intent and goals. We are very familiar with the proposed scope of work and understand the key elements of the project which will be a vital component to the project's success.

The overall schedule of the project will be key. We recognize that the Oak Brook Golf Club driving range concrete pad construction must be completed in advance to limit any disturbances to the 2025 golf season. CBBEL will prioritize this portion of the design effort to ensure construction can begin as soon as the weather allows. One of the keys to staying on schedule will be proactive coordination and communication with the Village.

Upon award of the construction contracts, CBBEL will provide a full-time Resident Engineer for the duration of construction. We have evaluated the scope of work and modified our proposed hours based on our expectations of the construction duration. Provided there is no change in scope, CBBEL is committed to providing full-time construction observation for the entirety of the projects for the proposed costs listed herein.



KEY PERSONNEL & ROLES ORGANIZATIONAL CHART

SPORTS CORE PROPERTY IMPROVEMENTS

PROFESSIONAL CONSULTING ENGINEERING SERVICES

3

PROJECT MANAGER/ CLIENT CONTACT
Orion Galey, PE

PROJECT ENGINEER
Nicholas Morel, PE

ENVIRONMENTAL / PERMITTING
Thomas McArdle, CWS, CPESC

WATER RESOURCE ENGINEERS
Darren Olson, PE, D.WRE, CFM, CPESC, CPSWQ
Joseph Wilk, PE
Michael Cothard, PE, CFM

SURVEY
John Murphy, PE, PLS

RESIDENT ENGINEER
Edward Tarpey, PE

GEOTECHNICAL / MATERIAL TESTING
Testing Service Corporation (TSC)

■ CBBEL Employee ■ Subconsultant

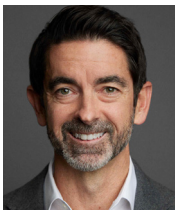
The key personnel for our proposed project team that will be responsible for all aspects of engineering for this project includes the following:

ORION GALEY, PE
PROJECT MANAGER/CLIENT CONTACT

ORION is Vice President and a Professional Engineer with over 21 years experienced in construction and design engineering. He is responsible for performing project management duties including assistance in bidding and contract execution procedures and overseeing on-site construction observation, documentation of quantities, coordination and/or verification of materials testing and inspection, review contractor pay requests, preparation of record drawings, and finalization of contracts with various agencies. Orion will be available throughout the project to provide project oversight.

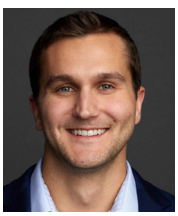
NICHOLAS MOREL, PE
PROJECT ENGINEER

NICK is a Professional Engineer experienced in civil engineering. Responsible for development of various design projects, including residential, commercial, industrial, road design, and site development projects. Duties include grading design, utility layout design, roadway design, earthwork analysis, cost estimation, stormwater management design, permitting, and construction observation. Additional responsibilities include preparing project reports, design plans, planning studies, specifications, and project coordination with other professionals.



DARREN OLSON, PE, D.WRE, CFM, CPESC, CPSWQ
LEAD WATER RESOURCE ENGINEER

DARREN is responsible for water resources engineering project analysis and design, watershed studies, steady and unsteady river hydraulic analyses, stormwater management studies, permitting, and flood control project feasibility. He has completed review services for Lake County Stormwater Management Commission, City of Crystal Lake, Village of Cary, City of Harvard, McHenry County Division of Transportation, the Village of Hawthorn Woods among other communities. Darren has been an Enforcement Officer for communities in McHenry County such as the City of Crystal Lake since 2008.



JOSEPH WILK, PE
WATER RESOURCE ENGINEER

JOSEPH is a Water Resources Engineer responsible for water resources engineering project analysis and design. Duties include performing the following hydrologic and hydraulic engineering tasks: land use characterization, floodplain/floodway delineation, detention and compensatory storage determination, and design of conveyance systems. Proficient in XP-SWMM and HEC-RAS.

MICHAEL COTHARD, PE
WATER RESOURCES ENGINEER

MIKE is a Professional Engineer experienced in water resources engineering. He is responsible for civil and water resources engineering project analysis and design; including development of hydrologic and hydraulic models to establish floodplain and floodway limits for evaluation of proposed modifications. Mike is a Project Manager working with and leading multi-discipline project teams to evaluate stormwater management alternatives and generate reports documenting results and recommendations. He reviews permits submittals for conformance with local, state and federal standards and requirements and performs watershed and floodplain determination studies using hydrologic and hydraulic models for both steady and unsteady flow.

EDWARD TARPEY, PE
RESIDENT ENGINEER

ED is a Civil Engineer experienced in the fields of design and construction engineering. Current responsibilities include on-site construction observation and inspection, documentation of contract quantities, shop drawing reviews, coordination and/or verified material testing and inspection, review contractor pay requests, preparation of change orders and interaction with contractor and client.

THOMAS MCARDLE, CWS, CPESC
ENVIRONMENTAL/PERMITTING

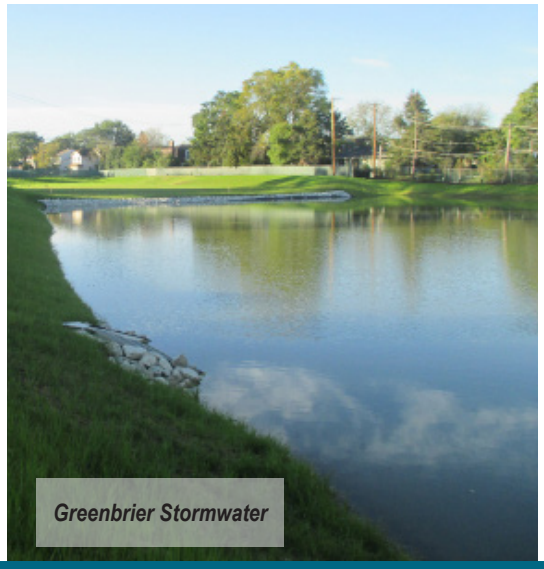
TOM is a Forest Ecologist experienced in environmental resources. He has completed thousands of wetland field investigations with written site evaluations and received hundreds of Section 404 authorizations, including individual permits. He has completed numerous tree surveys and forest inventories for private and public clients and assists in municipal review of proposed projects and their impact on wetland and natural areas. Tom is responsible for performing Alternative Sites Analyses in accordance with Section 404(b)1 guidelines, forest community identification, assessment and wildlife habitat evaluations including streambank stabilization evaluations, design, permitting and implementation.

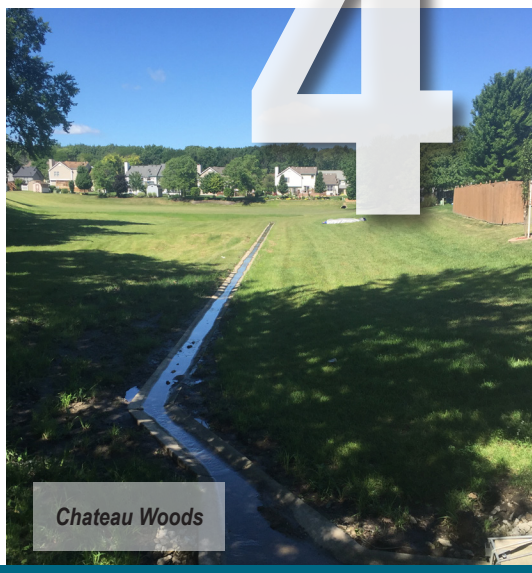
JOHN MURPHY, PE, PLS
SURVEY

JOHN will be responsible for Data Collection and Topographic Survey for this project. He is the Vice President and Head of CBBEL's Survey Department with over 39 years of experience. He is a Professional Engineer and Land Surveyor accountable for managing office and field survey personnel. John's responsibilities include establishment and maintenance of survey procedures; budgets and contract preparation; logistical planning and research; and supervision of staff and calculations of survey data.

REPRESENTATIVE PROJECTS

MCC Course #3


Greenbrier Stormwater


Chateau Woods

MEDINAH COUNTRY CLUB COURSE #3 RENOVATION | MEDINAH, IL

MEDINAH COUNTRY CLUB (2022-2023)

CONSTRUCTION COST
$23 million

MCC hired CBBEL to prepare improvement plans to Course #3. CBBEL worked with MCC and a golf course architect in the development of Course #3 improvement plans and to verify they are compliant with the DuPage County Countywide Stormwater and Flood Plain Ordinance (Ordinance), the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR) floodway construction rules and the U.S. Army Corps of Engineers (USACE) wetland requirements. To account for an upgraded and expanded storm sewer network, the two existing ponds on the course were needed to be expanded by approximately 8 ac-ft to accommodate the quicker influx of storm runoff. Construction was completed in 2023.

Project Team: Thomas Burke, PhD, PE [Project Manager], Joseph Wilk, PE [Water Resources Engineer]

Reference: Ben McGargill | 847.532.9119 | bmcgargill@medinahcc.org

GREENBRIER STORMWATER & INFRASTRUCTURE IMPROVEMENTS | ARLINGTON HEIGHTS, IL

VILLAGE OF ARLINGTON HEIGHTS (2020 - 2021)

CONSTRUCTION COST
$7.25 million

CBBEL analyzed widespread flooding events throughout the Greenbrier Subdivision, identified flood-prone areas, completed stormwater modeling, and developed solutions and contract plans to alleviate future flooding. The project included the reconstruction and expansion of a detention basin and 5,300 feet of storm sewer. The project also included the reconstruction of 1.5 miles of residential streets, the replacement of 8,800 feet of water main, and the removal and replacement of 27,000 square feet of sidewalk. A 1,300 foot section of water main was also lined. The project was completed in several segments to reduce the impact to area residences, two parks and Greenbrier Elementary School. The project involved meetings with area residents to obtain their input and keep them apprised of project developments. Construction was completed in 2021.

Project Team: Jeffrey Julkowski, PE [Project Manager], Stephen Sugg, PE [Civil Engineering Lead], Patrick Kielty, PE [Resident Engineer]

Reference: Cris Papierniak | 847.368.5800 | cpapierniak@vah.com

CHATEAU WOODS DETENTION POND IMPROVEMENTS | DYER, IN

TOWN OF DYER (2015-2017)

CONSTRUCTION COST
$85 thousand

CBBEL analyzed an existing detention basin which was undergoing poor drainage due to the bottom slope and developed solutions and contract plans to improve the basin. These improvements included raising the invert elevation of the inlet storm sewer, regrading the bottom slope of the basin to reduce low flow ponding, and improving vegetation within the basin to promote infiltration, all while maintaining the volume within the basin to meet the local ordinance release rate. Construction was completed in 2017.

Project Team: David Buckley, PE, CFM, CPSWQ [Project Manager],

Reference Bryan Lane | 219.865.4222 | blane@townofdyer.org

SPORTS CORE PROPERTY IMPROVEMENTS
PROJECT SCHEDULE & MILESTONES

5

TASK	2025						
	JAN	FEB	MAR	APR	MAY	JUN	JUL
DESIGN ENGINEERING							
Data Collection & Topo							
Stormwater Calculations							
Compensatory Storage Analysis							
Preliminary Design & Tech Memo							
Proposed Plan Exhibits							
Environmental Coord. & Permitting							
CCDD Documentation							
Geotechnical Report							
Estimates of Cost & Time							
Special Provisions & Bidding Docs							
Design Plans							
Contract Plans, Special Provisions & Bidding Docs							
Utility Coordination							
QC/QA							
Bidding Assistance							
Meetings & Coordination							
CONSTRUCTION INSPECTION							
Pre-Construction Services							
Submittal Review							
Construction Observation							
Material Testing/Geotechnical							
Post-Construction Services							
Record Drawings							

* *Record Drawings (To Be Completed Post Construction)*

DRIVING RANGE CONCRETE PAD
REMAINING WORK

APPENDIX

SCOPE OF SERVICES
STAFF RESUMES
COST ESTIMATE OF CONSULTANT SERVICES
DIRECT COSTS & SUBCONSULTANT EXPENSES TABLE

SCOPE OF SERVICES

DESIGN ENGINEERING

TASK 1 – DATA COLLECTION & TOPOGRAPHIC SURVEY

CBBEL will perform Topographic Survey of the area marked on the attached exhibit in the RFP, including cross sections, tree, utilities, and all other existing features, including all storm sewer rim and invert elevations as needed to complete the design.

Horizontal Control: Utilizing state plane coordinates, CBBEL will tie into recoverable existing control monuments (NAD '83, Illinois East Zone 1201).

Vertical Control: CBBEL will recover established benchmarks and assign a vertical datum on horizontal control points. This will be based on GPS observed NGS control monuments (NAVD '88 Datum).

Supplemental Topographic Survey: CBBEL will field locate all pavements, driveways, bike paths, curbs and gutters, pavement markings, signs, manholes, utility vaults, drainage structures, utilities, driveway culverts, crossroad culverts, etc. within the project limits.

Cross Sections: CBBEL will survey cross sections along the project limits at 25' intervals and at all other grade controlling features.

Tree Survey: CBBEL will locate all trees over 6" inches in diameter within the basin in order to assess potential tree impacts, if any, associated with the project. The located trees will be identified by species (deciduous or coniferous) and the size and condition determined as appropriate.

Utility Survey and Coordination: All existing storm and sanitary sewers will be surveyed to determine rim and invert elevations and pipe sizes. Above ground facilities of any additional underground utilities including water main, gas, electric, cable, etc. will also be located.

Base Mapping: CBBEL will compile all of the above information onto one base map at 1"=20' scale that is representative of existing conditions for use as the base sheet for the construction of any public or private infrastructure subsequent to the findings of engineering/drainage analysis.

**NOTE: JULIE Utility Coordination, Full Right-of-Way Survey, Boundary/ Land Acquisition Survey, Plats of Easement, and Right-of-Way/Plat of Highway Scope of Services are not included in this proposal.*

TASK 2 – STORMWATER CALCULATIONS

Using the best available data, which includes: the Salt Storage Facility Record Drawings, new topographic survey, and Village provided data, CBBEL will determine the stormwater detention requirements for the various identified projects and potential future projects to comply with the current Stormwater Ordinance standards set forth by the Village and DuPage County. The Win-TR-20 computer modeling from the approved permit application for the Salt Barn Storage Facility will be utilized and updated accordingly to represent the best available existing conditions model.

- All recently constructed impervious areas and newly proposed impervious areas will be identified and the required stormwater detention will be calculated. The Salt Barn detention basin was sized with the previous Bulletin 70 100-year 24-hour rainfall depth of 7.58". All future improvements will need to be sized with the updated Bulletin 70 100-year 24-hour rainfall depth of 8.57" or the specified nomograph per DuPage County Ordinance. We will coordinate with the Village's review engineer to determine the best route forward for detention sizing prior to starting any calculations.
- Once the required stormwater detention is calculated, CBBEL will utilize the WIN TR-20 computer model to analyze an expansion of the Salt Barn detention basin. This will include combining it with the Library Detention basin, which was constructed in 2001. The two detention basins also have different Normal Water Levels (NWL), High Water Levels (HWL), and outlet locations that will require hydrologic analysis to verify combining the basis is feasible. The expanded/combined basin(s) will be optimized to provide as much stormwater detention as possible to account for future development. An accounting system will be developed to allow for tracking of future development within the Sports Core property. It is anticipated that two alternatives will be develop for the expansion/combination of the stormwater detention basin.
- In the vicinity of the recently constructed parking lot, a culvert, storm sewer, and/or swale will be designed to convey runoff to the detention basin. The existing Hydraflow computer model of the Salt Barn Storage Facility storm sewer system would be updated and analyzed to determine if there is capacity within the system to convey the additional parking lot area. To keep up with current rainfall design data, the computer model will be run with Bulletin 75 rainfall data.
- A stormwater detention accounting system will be developed as part of this task and will be available for use on future Village projects within the Sports Core area.

TASK 3 – COMPENSATORY STORAGE ANALYSIS

CBBEL will utilize the previously permitted Oak Brook Bath and Tennis Drive floodplain fill calculations to determine the required compensatory storage for that project. The floodplain fill for the proposed Golf Club driving range will be calculated and the required compensatory storage will be added to the volume required for the roadway project. Using this information and the site survey, CBBEL will develop a grading plan for the incremental floodplain compensatory storage within the noted open space area along Salt Creek. The red granite path will not be impacted as part of the proposed grading to provide this compensatory storage. It is anticipated that two alternatives will be developed for the compensatory storage grading. In the event excess compensatory storage can be provided at the selected location, an accounting system will be developed so that future projects in the Sports Core can utilize the excess compensatory storage.

TASK 4 – PRELIMINARY DESIGN & TECHNICAL MEMO

A technical memorandum will be prepared summarizing the two preliminary detention basin expansion options, two compensatory storage area expansion options, two driving range concreted pad plans, and two preliminary parking layout alternatives. A summary of the new storm sewer alignment will also be included in the technical memorandum along with costs for each proposed project and our recommendations on which alternatives to move forward with final design.

TASK 5 – PROPOSED PLAN EXHIBITS

Once we receive direction from the Village on the preliminary detention basin expansion options, CBBEL will provide restoration and grading plan exhibits for the regraded Salt Barn Storage Facility detention basin, the floodplain compensatory storage area, and the additional drainage plan for the parking lot. All necessary information such as but not limited to restrictor modifications, new design HWL, emergency overflow weir adjustment, and outlet control structure rim elevation adjustment. Quantities for the proposed improvements will be included in this item. The plan exhibits will also include information for any culvert, storm sewer, or drainage structure installations and ditch/swale grading necessary to convey runoff from the newly expanded Sport Core parking lot to the detention basin.

TASK 6 - ENVIRONMENTAL COORDINATION & PERMITTING

Task A – Current Wetland Field Reconnaissance: An investigation of the project site will be completed to delineate the current limits of wetlands and Waters of the United States present. The delineation will be completed based on the methodology established by the U.S. Army Corps of Engineers. Also during the site visit, wildlife and plant community qualities will be assessed. The limits of any wetland and Waters of the U.S. communities will be field staked so that they can be professionally surveyed by others in relation to the project coordinate system. We also will locate the delineated boundaries using a sub-meter accuracy handheld GPS unit.

Task B – Updated Wetland Letter Report: The results of the current Waters of the U.S./wetland field reconnaissance will be summarized in an updated letter report. The wetlands' generalized quality ratings, according to the Swink and Wilhelm Methodology (1994), will be included along with exhibits depicting the approximate wetland and project boundaries, National Wetland Inventory, Soil Survey, floodplain, Hydrologic Atlas, USGS topography, site photographs and their locations, and the U.S. Army Corps of Engineers Routine On-Site Data Forms. The wetland delineation will be depicted on an aerial photograph. The letter will also include a discussion of relevant wetland regulations.

Task C – Jurisdictional Determination and Wetland Boundary Confirmation: CBBEL staff will coordinate and attend a wetland/waters boundary confirmation field visit with appropriate regulatory staff and submit a request for a Jurisdictional Determination to confirm whether any identified wetlands are federally regulated by the U.S. Army Corps of Engineers.

Task D – County/Village Wetland Submittal: CBBEL will use the wetland/waters delineation report prepared under Task 2 for the County/Village application package. CBBEL Environmental Resources Staff will assist the project engineer in preparation of the wetland, waters and buffer portions of the Stormwater Management Permit Application. This information will include the required exhibits, specifications, data and project information.

Task E - US Army Corps of Engineers Submittal (if necessary): If there will be wetland impacts and the wetlands are regulated by the US Army Corps of Engineers, CBBEL staff will prepare, submit and process a US Army Corps of Engineers permit for the project. We have assumed the application will be processed as a Nationwide Permit, if the application is processed as an Individual Permit, the cost of those services will be covered under a separate contract.

Task F – Wetland Agency Coordination: During the permit review processes, we expect to have meetings with the regulatory agencies, project engineer and client. We also expect to have to prepare responses to comments received during the review process. We have budgeted for attendance at one meeting and include budget to cover the cost of submittal of two responses to comments. If additional meetings, or responses to comments, are required they will be billed on a time and materials basis.

Task G – County/Village Stormwater Submittal: A stormwater permit application will be prepared containing all necessary documentation as required by the Village's stormwater permit application process. This task accounts for resubmittals as necessary to the Village. All direct costs and permit application fees will be covered by the Village.

Task H – NOI Preparation and Submittal: CBBEL will prepare and submit a Notice of Intent (NOI) to the Illinois Environmental Protection Agency (IEPA) for the above-mentioned site. This task includes a project notification submittal to the State Historic Preservation Office (SHPO) and the Illinois Department of Natural Resources (IDNR). If additional consultation is requested by IDNR or SHPO, the work associated with the consultation(s) will be billed on a time and materials basis.

Task I - SWPPP Preparation and Submittal: CBBEL will prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project in accordance with Part IV of the NPDES ILR10 General Permit. Please note the completion of this task will require input from the project engineer and signed certification statements from all contractors, subcontractors, and the operator as identified in the SWPPP. This task also covers the submittal of an electronic copy of the SWPPP to the IEPA, and a review of the soil erosion and sediment control plan.

TASK 7 - CCDD DOCUMENTATION

CBBEL will retain a geotechnical firm to perform testing of excavated material for disposal. The results will be included in IEPA LPC662/663 forms.

TASK 8 - GEOTECHNICAL REPORT

CBBEL will utilize a geotechnical firm to obtain soil borings to determine the pavement section of the parking lot expansion and detention basin design.

TASK 9 - ESTIMATES OF COST & TIME

We will prepare an Engineer's Estimate of Probable Cost and Time. The cost estimates will be broken down into unit costs and quantities for the different pay items. The unit costs will be based on recent bid openings where possible. Upon meeting with Village staff, the estimates will be updated based on comments received.

TASK 10 - SPECIAL PROVISIONS & BIDDING DOCUMENTS

See **Task 12.**

TASK 11 - DESIGN PLANS

CBBEL will prepare two complete plans sets for both the concrete pad at the Oak Brook Golf Club driving range as well as the parking lot expansion and storm water detention / storage areas.

TASK 12 - CONTRACT PLANS, SPECIAL PROVISIONS, & BIDDING DOCUMENTS

CBBEL will:

- Complete bidding documents and required plan sheets.
- Complete bid contract proposal.
- Submit pre-final (95%) plans and specs.
- Submit Final (100%) plans and specs.

TASK 13 - UTILITY COORDINATION

- Utility coordination with utility companies along the project limits.
- Coordinate utility relocation for conflicts within the public ROW.

TASK 14 - QC/QA

CBBEL will conduct milestone reviews by senior staff throughout the project. The status and progress of the project will be provided throughout.

TASK 15 - BIDDING ASSISTANCE

CBBEL will assist the Village with bidding by coordinating and uploading documents to an online bidding service. CBBEL will respond to Contractor's RFI's, attend bid opening, review and tabulate bids, and prepare letter of recommendation for award.

TASK 16 - MEETINGS AND COORDINATION

We anticipate three meetings; a kickoff meeting, a status update meeting to review preliminary plans and technical memo and final meeting to discuss the pre-final plans.

CONSTRUCTION INSPECTION

TASK 1 - PRE-CONSTRUCTION SERVICES

CBBEL will be available for traditional preconstruction services including coordination between Contractor and Village, attending a pre-construction conference with the Contractor, Village, and other parties, obtain from the Contractor a list of proposed suppliers and subcontractors, and making recommendations to the Village regarding the suitability of the subcontractors for the proposed work. We will also review the construction schedule submitted by the Contractor for compliance with the contract. Finally, as part of the preconstruction services we will coordinate with the private utilities in the area regarding the design and construction of conflicts with the proposed storm sewer installation.

TASK 2 - SUBMITTAL REVIEW

CBBEL will log all Contractor data received and maintain a log book of shop drawings and submissions so as to track the status of submittals. Review Contractor's submittals for compliance with the intent of the Contract Documents. Prepare shop drawing review correspondence providing Contractor with our review comments and if submittals comply with intent of Contract Documents. Notify the Village of deficiencies, deviations of substitutions. With the notification, provide the Village with an opinion for acceptance or denial, and request direction from the Village regarding the deviation or substitution. Advise the Village when disapprovals may be necessary due to failing to conform to the Contract Documents.

TASK 3 - CONSTRUCTION OBSERVATION

LAYOUT VERIFICATION AND/OR CONSTRUCTION LAYOUT

1. Verify initial geometric controls.
2. Perform periodic measurements to assure the Contractor's construction staking and construction layout is accurate per plans.

CONSTRUCTION OBSERVATION

1. Observe the progress and quality of the executed work. Determine if the work is proceeding in accordance with the Contract Documents. CBBEL shall keep the Village informed of the progress of the work, guard the Village against defects and deficiencies in the work, and advise the Village of all observed deficiencies of the work and disapprove or reject all work failing to conform to the Contract Documents.
2. Provide on-site observations of the work in progress and field checks of materials and equipment through a Resident Engineer.
3. Serve as the Village's liaison with the Contractor working principally through the Contractor's field superintendent.
4. Be present whenever the Contractor is performing work on-site, associated with the project.
5. Cooperate with the Contractor in dealing with the various local agencies and utility companies having jurisdiction over the Project in order to complete service connections to public utilities and facilities.
6. Record names, addresses and telephone numbers of all Contractors, subcontractors, and major material suppliers.
7. Attend all construction conferences. Arrange a schedule of weekly progress meetings and other job conferences as required. Maintain and circulate copies of records of the meetings.
8. Review Contractor's progress on a weekly basis and update the progress schedule. Compare actual progress to the Contractor's approved schedule. If the project falls 14 calendar days behind schedule, work with the Contractor to determine the appropriate course of action to get back on schedule. The Contractor is required to submit a revised schedule for approval prior to further payments being made.
9. Maintain orderly files of correspondence, reports of job meetings, shop drawings and other submissions, RFI responses, original contract documents including all addenda, change orders and additional drawings issued subsequent to the award of the contract.
10. Prepare any RFC's needed as construction proceeds. Once the Contractor submits a proposal, assist the Village in their review and provide a recommendation.
11. Determine if the project has been completed in accordance with the contract documents and if the Contractor has fulfilled all obligations.
12. Except upon written instruction of the Village, the Resident Engineer or Inspector shall not authorize any deviation from the Contract Documents.
13. Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.

CONSTRUCTION DOCUMENTATION

1. Keep an inspector's daily report book and project diary in the Village's format, recording hours on the job site, weather conditions, general and specific observations, daily activities, quantities placed, inspections, decisions, and list of visiting officials, as outlined in IDOT's Construction Manual. Additionally, prepare photo documentation of construction to be submitted in both hard and digital formatting.
2. Prepare payment requisitions and change orders. Review applications for payment with the Contractor for compliance with established submission procedure and forward them with recommendations to the Village. Maintain a Change Management Plan logging all decisions and approved changes of scope and budget.
3. Schedule material testing through at the frequency required by IDOT's QC/QA provisions. Also obtain and document all material inspection received from the Contractor as outlined in the Project Procedures Guide of IDOT's Construction Manual.
4. Prepare a monthly written update to the Village summarizing the Project status, costs and schedule.
5. Review and coordinate response to any RFI from the Contractor in a timely manner and maintain a separate file for each request.

TASK 4 - MATERIAL TESTING / GEOTECHNICAL SERVICES

CBBEL will utilize Testing Service Corporation (TSC) for the material testing portions of this contract. TSC will provide Quality Assurance (QA) testing as outlined by the Village or IDOT's Bureau of Material and Physical Research, and further described in the Construction Manual.

TASK 5 - POST-CONSTRUCTION SERVICES

- Verify that punch list items have been addressed and corrections have been made.
- Coordinate and conduct the final walk through with the Village, prepare a final punch list (if required).
- Verify that all the items on the final punch list have been corrected and make recommendations to the Village concerning acceptance of the project.
- Except upon written instructions of the Village, the Resident Engineer shall not authorize any deviation from the Contract Documents.
- Determine if the project has been completed in accordance with the Contract Documents and that the Contractor has fulfilled all of their obligations.

TASK 6 - RECORD DRAWINGS

CBBEL will review Contractor's as-built submittal documenting the final condition of the compensatory storage area and detention basin. Drawings will be provided in CAD and pdf formats to fulfill Village permit requirements. Additional survey shall be performed on these areas to the extent of the modifications after the construction has been completed in order to provide these as-built drawings.

Orion Galey, PE

Vice President

YEARS EXPERIENCE: 21
YEARS WITH CBBEL: 21

EDUCATION
Bachelor of Science,
2002 General Engineering
University of Illinois at
Urbana-Champaign

PROFESSIONAL REGISTRATION
Professional Engineer, IL,
062.060829, 2008

CERTIFICATIONS
Documentation of Contract Quantities, IDOT, 21-18824

Illinois Construction Records System (ICORS) Training Seminar, IDOT

Material Management of Job Sites, IDOT

PROFESSIONAL DEVELOPMENT
IDOT QC/QA Courses:
Mixture Aggregate Technician Course

STTP-S33 Soils Field Testing and Inspection Course

Hot Mix Asphalt Level 1

Portland Cement Concrete Level 1

Portland Cement Concrete Level 2

Troxler Nuclear Gauge Safety Training Class

PROFESSIONAL AFFILIATIONS
Illinois Road & Transportation Builders Association

American Concrete Institute

American Society of Civil Engineers

Orion is a Professional Engineer experienced in construction and design engineering. He is responsible for performing project management duties including assistance in bidding and contract execution procedures and overseeing on-site construction observation, documentation of quantities, coordination and/or verification of materials testing and inspection, review contractor pay requests, preparation of record drawings, and finalization of contracts with different agencies (i.e. IDOT/Cook County/MWRD/municipalities). Civil design experience includes roadway, streetscape, green infrastructure, and utility improvement design. Duties include permitting, preparation of plans and specifications, cost estimates, bidding assistance and general engineering services. Acts as main resource for all project questions from inception to completion, attending Village Board Meetings, Public Hearings and Town Hall Meetings. Provides guidance to municipalities regarding State and Federal funding opportunities and strategic direction for yearly budgets and capital programs. He is actively involved in several professional associations and is currently a member of the Illinois Road and Transportation Builders Association's DuPage County DOT/IRTBA Coop Committee.

Orion serves as CBBEL's main point of contact for multiple municipalities including Village of Elmwood Park, Village of Riverside, Village of Bloomingdale, and the Village of Oak Brook and is the Village Engineer in Elmwood Park and Riverside.

STORMWATER MANAGEMENT

Park District Salt Creek Stabilization, Elk Grove: Design and Construction Manager responsible for design, permitting, and construction of tiered limestone ledgerock to stabilize the streambank along a portion of Salt Creek in Elk Grove Village.

Maycliff South Drainage and Watermain Improvement Project, Orland Park: CBBEL conducted a hydrologic and hydraulic model of the Maycliff Subdivision to develop the most effective method to alleviate flooding within the subdivision. The model indicated and CBBEL recommended a stormwater collection and conveyance system. In addition to the drainage improvements, the existing watermain was to be replaced. Once the scope was determined, the Village contracted Burke, LLC Design/Build to complete the design and construction of the improvements. The improvements included approximately 2,800 LF of storm sewer ranging from 12" to 60" in diameter as well as approximately 5,400 LF of new 8" and 12" diameter watermain. Services included project design, permitting and easement documents, construction management, schedule delivery, and contract administration.

First Division Sewer Separation Project, Riverside: Project Manager responsible for design/build project providing a separated storm sewer system in the First Division portion of the Village, conveying clear water to its historical outfall, the Des Plaines River, rather than the MWRD wastewater treatment plant. Improvements included separating existing combined sewer and constructing a dedicated storm sewer. The storm sewer provides additional capacity in MWRD interceptor sewer resulting in less sewer surcharge both upstream and downstream of the Des Plaines River. Project provides residents with a reduced risk of flooding and sewer backups as well as reducing the frequency of combined sewer overflows into the river. Project consisted of construction of approx. 9,300' of storm sewers ranging from 12" to 24" diameter and replacing 4 storm water outfalls into the Des Plaines River, temporary pavement patching, curb and gutter replacement, and ADA improvements. Services included design of plans, writing specifications, quantity take off, preparation of bid documents, on-site coordination, construction documentation, shop drawing/mix design review, construction observation, post-construction final inspection, NPDES site-audits and pay estimates.

Flood Mitigation Project, Elmwood Park: Project Manager for construction of approx. 40,000' of reinforced concrete storm sewer and box culverts ranging from 24" to 84" in diameter at various flood prone locations within the Village. Construction included excavation of a 14 acre-foot detention reservoir and a storm water pumping station within Oak Park Country Club property. Storm water is conveyed through storm sewers to detention reservoir which is then pumped to an outlet structure at Des Plaines River. Two 30" storm sewers were installed convey low flows to an existing Des Plaines River tributary. Project involves construction of a 1,600' floodwall that, by way of FEMA's LOMR, will eliminate current floodplain boundaries within the Village. Coordination and permitting from several agencies including Metra, IDOT, USACE, MWRD, SWCD, and FPDCC was required. Final 3 phases of construction received funding assistance from both IEPA and MWRD of which applicable documentation was completed. Final construction cost was over $30M. Construction Services include: pre-construction bid preparation, conferences and recommendations; support for utility relocation; shop drawing/mix design review; construction observation; post-construction final inspection and pay estimates; and NPDES site audits and final report.

Lake Manor Pond Restoration, Addison: Part-time Resident Engineer. Project consisted of earth excavation, storm sewer, bridges, wetland planting, limestone path, and aerators. Duties included construction observation, coordination of material inspection, documentation of quantities, shop drawing review, contract administration, and preparation of pay estimates.

Northside Stormwater Management Project, River Forest: Project Manager responsible for day-to-day project management and point-of-contact, including oversight and utility coordination. Project consisted of construction of approx. 30,000' of reinforced concrete storm sewer pipe ranging in size from 12" to 96" in diameter and a new 9'x6' outlet to Des Plaines River. Project included construction of approx. 4,000' of new ductile iron water main and 4,000' of new combined sewer pipe. This $13M project was a direct result of a Village effort to eliminate frequent sewer backups, street flooding and combined sewer overflows. Project was provided funding assistance through IEPA revolving loan program and coordination with IEPA staff was necessary for all reimbursement and change order submittals. Construction Services include: pre-construction bid preparation, conferences and recommendations; support for utility relocation; shop drawing/ mix design review; construction observation; post-construction final inspection and pay estimates; and NPDES site audits and final report.

Plamondon Pond Retention/Detention Storage Improvements, Addison: Resident Engineer. Improvements included installation of 180' of 42"- and 265' of 6"-storm sewer, 3 manholes, control structure, and overflow structure. Project included overall regrading of pond to ensure the storm water relief of multiple residential subdivisions. Duties included close coordination with Village, contractor and residents, construction observation, documentation of quantities, weekly reports, preparation of pay estimates and as-built drawing.

Box Culverts, Elmwood Park: Design Engineer and Resident Engineer for creation of an underground vault that allows stormwater retention for rainfall events to reduce flooding on the streets. Projects involved installation of 160 LF of a 10'x4' precast concrete box culvert at 2 flood prone locations and 160 LF of 12'x4' precast concrete box culvert at another location. Duties included preparation of engineering plans, specifications, cost estimate and permitting construction observation, documentation of quantities, weekly written reports to the owner, preparation of pay estimates and record drawings.

TRANSPORTATION

York Road (31st Street to I-88 Ramp) (Contract #61D37), Oak Brook: Project Manager for federally funded project along York Rd for approximately 0.81 miles. Work consisted of pavement patching/ resurfacing, curb and gutter repairs, and non-compliant sidewalk ramp replacement to current ADA standards.

Metra Station Pedestrian Access Improvements (Contract #61E89), Riverside: Project Manager for federally funded reconstruction project designed to improve vehicular and pedestrian safety adjacent to the Riverside Metra Station. Improvements included lengthening the southbound right turn lane from Riverside Rd to Bloomingbank Rd to allow for a shorter and safer pedestrian crossing. Additional pedestrian space was also gained through this work which includes limestone masonry, new planters, lighted bollards, bike racks, high visibility crosswalks and new decorative pavers.

Annual Street Rehabilitation Project (2005-Present), Elmwood Park: Project Manager for civil design, preparation of contract documents, and construction observation services for street resurfacing with curb and gutter repairs, sidewalk replacement, alley apron replacement, and combination sewer improvements along various streets totaling over 20 miles. Duties included design, permitting, construction observation, coordination of material inspection, documentation of quantities and contract administration in accordance with IDOT's Construction Manual.

Annual Street Rehabilitation Project (2014-Present), Riverside: Project Manager and Village Engineer responsible for day-to-day project management and point-of-contact, including oversight and development of design, permitting, construction document preparation, bidding assistance and utility coordination. Project annually consists of pavement reconstruction, pavement patching/resurfacing, and curb and gutter/ sidewalk repairs to approx. 2 miles of residential streets within the Village. CBBEL's team provided full-range civil engineering services, including field reconnaissance, geotechnical investigation, preliminary design and budgetary cost estimate development, utility coordination, preparation of construction documents, and full-time construction engineering.

Annual Street Improvement Project (2011-Present), Oak Brook: Project Manager for approx. $2M pavement resurfacing and reconstruction per year. Work includes curb and gutter/sidewalk repairs, and various drainage improvements of residential, arterial, and commercial streets throughout the Village. Duties include design, permitting, construction observation, coordination of material inspection, documentation of quantities and contract administration in accordance with IDOT's Construction Manual.

Fairway Stages 1 & 2 Roadway Improvements, Orland Park: Project Manager for full depth reconstruction of nearly 40,000 SY of roadway. Project also included curb and gutter and sidewalk removal and replacement (as necessary), storm sewer improvements, and ADA sidewalk ramps. Duties included coordination with contractor, Village staff, and residents, project scheduling, material submittals, contract administration, processing of pay estimates, and project closeout.

2017 Road Resurfacing Project, Riverside: Project Manager responsible for contract administration and project coordination. This $1M design/build project included milling and resurfacing, curb and gutter and sidewalk removal and replacement (as necessary), storm sewer improvements, ADA sidewalk ramps, and roadway restriping. Services included design of plans, preparation of bid documents, subcontracting of all work, on-site coordination, project documentation, shop drawing/mix design review, and construction observation.

East Quincy Street and Longcommon Road Resurfacing Project (2017) (Contract #61C96), Riverside: Project Manager responsible for resurfacing of 2.12 miles of roadway. These federally funded STP improvements included milling and resurfacing, spot curb repairs, storm sewer improvements, sidewalk removal and replacement including 40 ADA ramps, high visibility decorative colored and stamped crosswalks and roadway restriping. Services included managing the design of plans and specifications, construction coordination, IDOT MISTIC and ICORS documentation, shop drawing/mix design review, construction observation, post-construction final inspection, weekly reports, final close-out documentation and pay estimates.

2015 Street Rehabilitation Project, Elmwood Park: Project Manager for resurfacing of approximately 6 miles of local streets in the Village of Elmwood Park. The work included updating all intersections to be in compliance with current ADA standards, replacing deteriorated sewer structures, pavement markings, and all restoration.

Nicholas Morel, PE

Project Manager

YEARS EXPERIENCE: 20
YEARS WITH CBBEL: 20

EDUCATION
Bachelor of Science, 2003
Civil Engineering
Purdue University

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.060393, 2008

Professional Engineer experienced in civil engineering. Responsible for development of various design projects, including residential, commercial, industrial, road design, and site development projects. Duties include grading design, utility layout design, roadway design, earthwork analysis, cost estimation, stormwater management design, permitting, and construction observation. Additional responsibilities include preparing project reports, design plans, planning studies, specifications, and project coordination with other professionals.

STORMWATER

Madison Early Childhood Center Stormwater Improvements, Elmhurst: Project Engineer. CBBEL provided a full range of engineering services for this project, including topographic survey, hydrologic and hydraulic modeling, preliminary engineering, final engineering, bid assistance, and construction observation. Project consisted of installation of approx. 1,500 LF of storm sewer ranging in size from 24" to 48" in diameter to new recessed detention basin which includes a soccer field. Additionally, 800 LF of new sanitary sewer was constructed. Project involved extensive coordination with Elmhurst Community Unit School District 205. Custom curb overflow structures were designed to accept drainage and divert flow away from main line storm sewers already at capacity.

Maycliff South Drainage & Watermain Improvements, Orland Park: Design Engineer. CBBEL conducted a hydrologic and hydraulic model of Maycliff Subdivision to develop the most effective method to alleviate flooding. The model indicated and CBBEL recommended a stormwater collection and conveyance system. In addition to drainage improvements, the existing watermain was to be replaced. Improvements included approx. 2,800 LF of storm sewer ranging from 12" to 60" in diameter as well as approx. 5,400 LF of new 8" and 12" diameter watermain.

Hopi Lane, Carpentersville: Project Engineer responsible for the design and construction documents to construct a new large diameter storm sewer to provide flooding relief to local business and residents. Water main and sanitary improvements were designed and new service connections were provided within the project limits. The existing cast-in-place box culvert that was failing was filled with controlled low strength material.

Sunset Crest Detention, Cary: Project Engineer. CBBEL completed design of drainage improvements and stormwater storage on 2 residential lots that were purchased by the Village through the Hazard Mitigation Program. Stormwater storage sites included BMPs, new naturalized landscaping and a new 18" storm sewer outlet. Significant coordination was required with ComEd and other utilities as the new outlet was on ComEd property.

Deerpath Park, Vernon Hills: Project Engineer responsible for the design of shoreline stabilization with limestone outcroppings for fishing access. Stormwater improvements included replacing deteriorating CMP with new large diameter concrete pipe to the shoreline edge. The new outfalls flow to stilling basins armored with riprap. Excavated material from shoreline stabilization was kept on-site and respread.

Washington Park, Downers Grove: The redevelopment of a park site to provide stormwater improvements in the St. Joseph Creek Watershed. Improvements included the addition of an acrylic surface basketball court, two playground areas adjacent to a fountain feature, two soccer fields, and a softball field which included an under drain system and stadium style seating.

SITE DEVELOPMENT

First Street Parking Lot/Retail, Huntley: Project Engineer responsible for the preparation of design plans, specifications, and bid documents for a retail/restaurant improvement as a continuation to Huntley's Downtown improvements. Improvements included a decorative paver walk connecting the Downtown to a new parking lot north of the new retail development. Improvements included new sidewalk, lighting, dumpster enclosure, monument features, and improvements to the American Legion to provide ADA access.

Barry Street, Rosemont: Design Engineer responsible for the preparation of design plans for a new synthetic turf athletic field at the Village's recreation center. The turf field included a concrete retaining edge, aggregate fill, and a lay-flat drainage system. The field included a soccer field, running track and shelter. Improvements were designed to meet optimal playing conditions and to upgrade the facilities to meet ADA requirements.

Garfield Street Salt Facility, Lombard: Design Engineer responsible for the reconstruction of a new public works facility that will consist of a salt storage facility, material storage bins, and a public works building. Unique aspects of the project included the protection of the protected Blanding's Turtle, as well as constructing a storm water treatment train before the snow melt entered the detention basin.

Briargate Road, Cary: Project Engineer responsible for the design, plan preparation, specifications, and bidding documents for the reconstruction of the park district parking lot. The lot was reconfigured to provide better pedestrian access and storm water improvements were incorporated into the design. Overflow parking was accounted for when the park district reaches capacity on summer pool days.

Libertyville Campus Master Plan, Lake County: Project Engineer responsible for coordinating with other professional firms to prepare a Master Plan and Planned Unit Development (PUD) for County's 175-acre Libertyville Campus, located on the northwest corner of Winchester Road and Milwaukee Avenue (IL Route 21). Master Plan reflects current and future building, site, transportation, environmental and infrastructure needs to allow the County to continue to serve the County's constituents in an efficient and sustainable manner. Extensive public meeting participation was required to obtain PUD approval.

Lake County Jail Parking Lot, Waukegan: Project Engineer responsible for development of a two-tier parking lot adjacent to a ravine. Design included extensive retaining walls and an underground detention structure. Lot included LED lighting, ticketed gate entry, and electric car recharging stations.

Green Parking Lot, DeKalb: Project Engineer responsible for plans and specifications to reconstruct a parking lot to consist of a hybrid of traditional asphalt paving and new permeable paving. This concept reduced the construction cost of a total permeable pavement parking lot by approx. 30% but still retained over 70% the stormwater from high frequency events. The existing high pressure sodium lot lighting was replaced with new high efficiency LED lights.

Fullersburg Woods Flat Bridge, Oak Brook: Project Engineer responsible for preparation of construction documents to build a new bridge that was designed to span over the entire creek, eliminating any issues with debris build up on piers in the creek. The bridge was raised up above the 100 year flood elevation and approach paths were reconstructed to accommodate the higher elevations. Key features included constructing a steel beam bridge with a timber facade, decking and railing to replicate the look of original bridge as well as fit the look of the historic area. Bridge abutments incorporated a limestone facade and ledge rock to provide a more natural look. The approach paths were reconfigured and raised, which required off-site compensatory storage downstream on the east side of York Road. CBBEL worked with Forest Preserve staff to reduce impact to surrounding trees, the highest quality stand of oak trees in the Forest Preserve, while still providing access for construction to the bridge. Coordination with Forest Preserve staff was key to providing alternate designs that were in turn approved by Forest Preserve Commissioners.

STREETSCAPES

Downtown Streetscape, Huntley: Design Engineer. Prepared design and construction documents. The complete makeover of Huntley's Downtown was accomplished in less than one calendar year including all utility and streetscape improvements. Project included decorative lighting, wayfinding signage, street furniture and ADA improvements.

Main Street Streetscape, Cary: Project Engineer responsible for completing preliminary and final design engineering services. CBBEL's project team produced conceptual designs as well as 3D images to communicate the intent of the proposed designs. CBBEL worked directly with the staff in the preparation of the plans and produced images and details for public review. CBBEL produced final plans, specifications and an engineer's estimate of probable cost. The work involves street resurfacing, as well as new brick parking stalls, curb and gutter replacement, a carriage walk, bench nodes with decorative paving, extensive landscaping, new ornamental pedestrian and roadway lighting, decorative catenary lighting, new site furniture, ADA improvements, and high visibility crosswalks.

Old Town Streetscape and Roadway Improvement Project, Bloomingdale: Design Engineer. This project consisted of elements intended to revitalize the commercial corridor and improve safety for vehicle and pedestrian users. Constructed to serve as the gateway to Old Town, a custom designed limestone and steel archway can be seen spanning over 3rd Street. Newly aligned sidewalks were constructed with streetscape elements incorporated into the design to enhance visibility, safety, and access along 3rd Street. A new decorative pedestrian plaza area along Franklin St as well as benches and low wall limestone seating planters throughout the site are meant to encourage congregation. High visibility crosswalks at mid-block locations and intersections will allow for enhanced pedestrian flow. Parking issues were addressed through construction of a parking lot at 105 3rd St as well as replacing non-standard parking with new standard dimensioned parallel parking spaces. Project included major utility infrastructure improvements. A new water main and reconfigured storm sewer system was designed and constructed. New ornamental street lighting and festoon lighting was installed along with electrical service lines and receptacle cabinets to be utilized for powering of various Village sponsored events. Coordination and phasing with the utility companies was completed in order to bury overhead cable and electrical lines and allow for the removal of all utility poles within the project limits.

Devon Avenue Streetscape, Ravenswood to Clark (Phase II), North Side, Chicago: Project Engineer responsible for assisting in preparation of design plans, specifications and other contract documents for streetscape improvement to Devon Avenue and the adjacent side streets. Improvements included new sidewalk, stamped/colored sidewalk corners and ramps, trees and other landscape items, driveway reconstruction, pavement patching, milling & resurfacing of the roadways, new street lighting and a Gateway Element Structure. Improvements were designed to meet the City's stringent ADA requirements.

Devon Avenue Streetscape, Kedzie to Leavitt (Phase II), Northwest Side, Chicago: Project Engineer responsible for assisting in preparation of concept plans, design plans, specifications and other contract documents for roadway and streetscape improvements to 1.25 miles of Devon Avenue and the first half-block of 21 side streets. Improvements included traffic calming by skinning the parking lane by replacing curb and gutter 3' closer to centerline and adding bump-outs to all corners. Improvements included storm sewer improvements, utility adjustments, street milling/resurfacing, stamped intersections, crosswalks, concrete bus pads, sidewalk and driveway replacement meeting the City's strict ADA criteria, paver parkways, street lighting, new trees, planters and sod, community identifiers on light poles, and vertical gateway elements. Green initiatives included lighting, trees, and recycling/re-use of material. Project was bid as 5 separate construction projects.

Darren Olson, PE, D.WRE, CFM, CPESC, CPSWQ

Vice President, Department Head, Water Resources

YEARS EXPERIENCE: 26
YEARS WITH CBBEL: 26

EDUCATION
Master of Business Administration, 2003
Kellogg School of Mgt.
Northwestern University

Master of Science, 1998
Civil Engineering
University of Illinois at Urbana-Champaign

Bachelor of Science, 1997
Civil Engineering
University of Illinois at Urbana-Champaign

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.056302, 2003

Professional Engineer, IA, P17027, 2004

CERTIFICATIONS
Diplomate Water Resources Engineer (D.WRE)

Certified Floodplain Manager IAFSM

Certified Professional in Erosion and Sediment Control

Certified Professional in Stormwater Quality, Envirocert International

Engineer Review Specialist, Kane County, E-233

Designated Erosion Control Inspector, Lake County

Enforcement Officer, Lake County

PROFESSIONAL DEVELOPMENT
Course/Seminar Instructed:
XP-SWMM
HEC-HMS
Win TR-20
Win TR-55
HEC-RAS

Seminar/Training Attended:
Ethics in City Government, Ethics Training for CDA/OMP Contractors, Vendors and Employees

Mr. Olson is a Professional Engineer with over 20 years of experience in water resources engineering. He is responsible for engineering studies and design that include complex roadway drainage projects, watershed studies, floodplain/floodway delineation studies and permitting, steady and unsteady urban hydraulic analyses, stormwater management studies and permitting, and flood control project feasibility, design, and funding. He is the Stormwater Consultant for several municipalities including Crystal Lake, Cary, Oak Brook, and Hawthorn Woods. He is actively involved in ASCE as a Region 3 Governor and recently appointed to the Committee on Americas Infrastructure.

Computer modeling skills include FEQ, HEC-RAS, HEC-HMS, HEC-1, HEC-2, WSP-2, XP-SWMM, and GIS applications.

FLOOD CONTROL PROJECT FEASIBILITY AND DESIGN ANALYSIS

Wilmette Separate Storm Sewer Study: Project Manager for detailed stormwater management plan and project feasibility study for the 1,800 acre separate storm sewer area. Project included detailed survey of stormwater system, extensive public input process, XP-SWMM hydrologic and hydraulic analysis of separate storm sewer system, development of drainage improvement alternatives, stormwater management report and public meetings and presentations.

Crystal Lake Detailed Drainage Investigations: Project Manager for detailed hydrologic and hydraulic analysis of 9 drainage study areas. Project included XP-SWMM hydrologic and hydraulic analysis of flood study areas, development of drainage improvement alternatives, cost estimates and summary reports.

Cove Pond and Area 1B/1D Drainage Improvements, Crystal Lake: Project Manager for detailed XP-SWMM hydrologic and hydraulic analysis of Cove Pond and adjacent residential area that experienced severe roadway flooding. Services included concept level design, public meetings, survey and development of final design drawings and permits for drainage improvements that consisted of raising North Shore Dr, installing large box culverts and drainage improvements throughout the adjacent resident neighborhood. Improvements provided 100-year protection for North Shore Dr, which was the only access to residential neighborhood.

Scranton Avenue Underpass, Lake Bluff: Project Manager for preliminary engineering for drainage improvements. Existing underpass had less than a 2-year level of protection and flooded for over 12 hours in May 2014, essentially cutting off access between the east and west sides of the Village. Scope included detailed survey, tree survey, XP-SWMM hydrologic and hydraulic modeling, geotechnical investigations, preliminary engineering plans and cost estimate. Several drainage improvement alternatives were developed and coordinated with IDOT, as the underpass was under their jurisdiction. The preferred alternative included storm sewer improvements and an 8 acre-foot flood storage basin that provided a 10-year level of protection for the underpass.

North Avenue Drainage Analysis and FEMA HMGP Submittal, Glendale Heights: Project Manager for drainage analysis and FEMA HMGP application for East Branch Tributary #2 Headwaters in the vicinity of North Ave. Drainage analysis utilized DuPage County FEQ model for the watershed. Model was used to analyze the existing drainage system, determine level of protection for existing residential and commercial structures, and develop proposed conditions drainage improvement projects. Upon completion of final report, a benefit-cost analysis was prepared in accordance with FEMA guidelines to develop an application for a FEMA hazard mitigation grant for preferred drainage improvement alternative. This alternative included storm sewer improvements, stormwater storage and retrofitting an existing detention basin for an estimated cost of $1.6M.

Skokie Boulevard/Edens Ditch Stormwater Study, Northbrook: Developed an XP-SWMM hydrologic and hydraulic model of a 170-acre watershed that drained to a restrictive culvert under the Edens Expressway. Study evaluated the proposed Sunset Ridge Rd improvements by CCHD and 9 proposed drainage improvements within the watershed.

FEMA Flood Control Project, Bartlett: Project Manager for drainage analysis and FEMA HMGP grant application for 2 sq mile drainage system within Bartlett, Streamwood and Hanover Park. XP-SWMM drainage analysis included detailed hydrologic and hydraulic modeling of existing drainage system and identification of proposed drainage improvement alternatives. A benefit-cost analysis, EA, and FEMA HMGP grant application were prepared for the $5.1M flood control project that included storm sewer improvements, 2 flood control basins and property acquisition. Project was designed and permits were obtained from USACE, IEPA, MWRD, Villages of Bartlett and Streamwood.

Stormwater Drainage Projects, Buffalo Grove: Project Manager responsible for management of stormwater modeling and civil design of drainage improvement projects. Project included a Village-wide flood reduction assessment in response to August 2007 storm event. Twelve study areas were identified in the initial flood reduction assessment. Concept-level analysis was developed into full design drawings and permitting of 12 drainage improvement projects

throughout the Village. Coordination was required with the Park District, CCHD, High School and local residents.

Washington Park Floodwater Storage Facility, Downers Grove: Project Manager responsible for management of stormwater modeling and civil design of park reconstruction as well as coordination with Village and Park District. Project included enhancement to include 10 acre-ft of stormwater storage to provide flood relief to adjacent residents. In addition to stormwater storage, the park was enhanced to include tiered retaining walls for seating, 2 soccer fields, a baseball field with stadium seating, a reconstructed park plaza with fountain, underdrain system, irrigation system, ADA accessibility and other landscape features.

Flood Reduction Assessment, Bartlett: Project Manager. Responsibilities included managing stormwater studies, hydrologic modeling, public presentations and civil design of drainage improvement projects. Project included a Village-wide drainage study in response to September 2008 flood event that devastated the Village. Five study areas were identified, and drainage improvement projects were designed in each area to reduce the risk of future flooding. The projects involved partnerships with DuPage County, Village of Streamwood, ComEd and FPDDC.

Skokie River Watershed Flood Storage Feasibility Study, East Skokie Drainage District, Lake County: Project Manager. Responsibilities included managing hydrologic and hydraulic modeling, public presentations, client contact. Project involved a flood reduction feasibility study. Approx. 45 flood reduction alternatives were analyzed using regulatory hydrologic and hydraulic models. Alternatives included combinations of floodwater storage and conveyance improvements throughout the watershed. Results of hydraulic analysis were provided to IDNR-OWR for a benefit/cost analysis. Study results were summarized in a final report to stakeholders within watershed.

Blackberry Creek Watershed Phase 2 Study, Kane County Department of Environment: Project Manager. Responsibilities included management of hydrologic and hydraulic modeling, economic analysis and client contact. Blackberry Creek Watershed hydrologic and hydraulic models that were prepared by USGS were used to identify drainage improvement projects within the watershed. Projects included conveyance improvements and floodwater storage. Concept-level design and cost analysis was completed for each alternative. An economic analysis was also performed using IDNR-OWR Damages software. A report summarizing the modeling results and economic analysis was prepared and utilized for requesting funds from FEMA for recommended drainage improvement.

Walnut Drive Culvert Reconstruction, Darien: Project Manager. Responsibilities included management of hydrologic and hydraulic modeling, permitting and design. Project consisted of reconstruction of Walnut Dr culvert crossing that had failed during September 2008 storm event. Hydrologic and hydraulic modeling was completed to develop a design that mimicked the hydraulic properties of original structure but was less prone to failure. Design drawing and permit submittals were prepared to demonstrate compliance with DuPage County Ordinance and IDNR-OWR rules for floodway construction and dam safety. Within 1 year of the storm event, construction was underway to replace the failed culverts.

Broadfield Subdivision Drainage Improvements, Lake County Surveyor's Office, Merrillville, IN: Project Manager. Responsibilities included management of hydrologic and hydraulic modeling, and civil design. In response to repetitive flooding in 2007 and 2008, CBBEL performed a flood study to determine drainage improvements that would reduce the risk of residential structure flooding within the subdivision. Storm sewer improvements were identified that would protect the structures from the 100-year flood event. Several presentations were made to the affected residents and the Town. Civil design drawings and permit submittals were prepared and improvements were constructed by the end of 2008.

Oakwood Knolls Stormwater Management Study, Antioch: Performed detailed XP-SWMM hydrologic and hydraulic analyses of a 200-acre watershed for the purpose of developing flood control alternatives to address 3 specific flooding problems. Cost estimates were prepared for each alternative, and recommended projects were presented to Village's Engineering and Senior Services Committee.

Pottawattomi Park Stormwater Storage Facility, Tinley Park: Developed and calibrated an XP-SWMM hydrologic and hydraulic model for a 535-acre watershed that experienced severe flooding in Summer 2001. Model was used to evaluate flood control alternatives and design a stormwater storage facility that was constructed in November 2002. In July 2003, the stormwater storage facility functioned as designed during a nearly 100-year storm event in the Village; when the facility filled to capacity and no residential structures were flooded. Project won the ASCE 2003 Project of the Year, Under $5 Million.

Chicago Underflow Plan Reservoir Design Analysis, Riverside and Evanston: Developed and calibrated XP-SWMM hydrologic and hydraulic models for a 300-acre and 1800-acre watersheds. Models were calibrated to USGS continuous flow data and MWRD BOD data to determine BOD loadings to TARP drop shafts to be used as for input into USACE CUP reservoir modeling.

Midway/Whitfield Stormwater Management Study, Northbrook: Performed detailed XP-SWMM hydrologic and hydraulic analyses of 90-acre watershed to develop cost/benefit analysis for various flood damage reduction alternatives within Northbrook East Subdivision. Economic analysis allowed the Village to incorporate proposed alternatives into their Village-wide Stormwater Management Plan.

STORMWATER MANAGEMENT AND FLOODPLAIN PERMIT APPLICATIONS

Nuclear Station Decommissioning, Zion: Project Manager for stormwater, floodplain and wetland permitting associated within decommissioning of Zion Nuclear Station on Lake Michigan.

Madison Street Reconstruction, Willowbrook: Refined Flagg Creek FEQ Watershed Study hydraulic model to evaluate impacts of roadway reconstruction in support of DuPage County Stormwater Management Permit.

Pingree Road Reconstruction, Crystal Lake: Completed stormwater and floodplain permitting. CBBEL developed federal Phase II construction bid documents and provided the following engineering services: topographic survey; preliminary site assessment for special waste; stormwater management report including BMPs; construction plans, specifications and construction cost estimates. Utilized STP funding.

Samatas Pedestrian Bridge Crossing of Salt Creek, Oak Brook: Updated the Upper Salt Creek FEQ Watershed Study model to evaluate impacts of pedestrian bridge over Salt Creek in support of a DuPage County Stormwater Management Permit.

Naperville Park District Riverwalk Playground Reconstruction: Reconstruction of a playground in the floodway of West Branch of the DuPage River along the Riverwalk. Steady-state and unsteady-state hydraulic modeling was required using HEC-RAS and FEQ hydraulic model software. Project required a variance from DuPage County Stormwater Ordinance for appropriate uses of the floodway.

Joseph Wilk, PE

Project Engineer

YEARS EXPERIENCE: 6
YEARS WITH CBBEL: 6

EDUCATION
Bachelor of Science, 2018
Civil Engineering
Purdue University

PROFESSIONAL REGISTRATION
Professional Engineer, IL,
062.074208, 2022

PROFESSIONAL DEVELOPMENT
HEC-RAS Training Seminar,
2D XP-SWMM, IDOT

CERTIFICATIONS
Certified Floodplain Manager,
IAFSM

PROFESSIONAL AFFILIATIONS
American Society of
Civil Engineers (ASCE)

Illinois Section Director
Present to 2026

Environmental and Water
Resources Institute (EWRI)
Chicago Chapter, Past Chair

Joe is a Project Engineer in the Water Resources Department experienced in various engineering studies and hydrologic and hydraulic engineering tasks, including floodplain/floodway delineation, stormwater detention and compensatory storage determination, steady and unsteady river hydraulic analyses, and design of urban stormwater conveyance systems. His other experience includes permit submittals to IDNR-OWR, MWRDGC, DuPage County, and IDNR-DOW, as well as reviews for various municipalities in Northwest Indiana. Joe is involved with the IL Section ASCE and is on their Board of Directors.

Software skills include ArcMap (GIS), XP-SWMM, HEC-RAS, HY8, TR-20, Hydraflow, and HEC-HMS.

Hart Ditch Channel Improvement, Town of Dyer: Project Engineer responsible for design and permitting of large-scale channel conveyance project in downtown corridor. Responsibilities consisted of helping prepare plans, specifications and estimates, attending meetings and coordinating with various government and private agencies. Project included excavating more than 20,000 cubic yards of streambank to create an on-line flood storage area and an earthen berm floodwall adjacent to a hospital which has experienced overbank flooding in recent years.

Springdale Drainage Improvement Project, Village of Western Springs: Project Engineer responsible for evaluating flooding issue in a portion of the Village which experiences up to four feet of water on the street and impacts multiple residential structures. Responsibilities consisted of development of XP-SWMM models for urban drainage system, calibration of hydraulic model to a known flooding event, development of multiple concepts for a major flood mitigation project, and preparation of reports and presentations to Village Board. In design phase, responsibilities included assisting the civil design team with layout of improved conveyance system and design of stormwater storage area. The stormwater storage area is an existing park which was to be excavated to act as a multi-function stormwater detention area for large storm events. The landscaping and grading plan was thoroughly looked at to provide the best environmental and aesthetic features for residents while also providing the greatest level of flood protection possible.

Course #3 Improvements, Medinah Country Club: Project Engineer responsible for developing approximate 140-acre drainage plan to improve Course #3. Responsibilities consisted of preparing engineering plans and a Stormwater Management Permit submittal to DuPage County. Worked alongside architect to provide drainage plan that replaced undersized clay tiles which were causing significant inundation of low-lying areas. Coordination with client and architect was crucial as design changes were steadfast due to a floodway traversing across the center of the course, from which floodway calculations were required.

Streambank Stabilization Projects, Lake County, Indiana Surveyor's Office: Project Engineer responsible for design of more than a dozen streambank stabilization projects in Lake County, Indiana. Responsibilities consisted of site visits to assess conditions, design, permitting, bid assistance, and construction observation and measurements to verify project was constructed correctly and according to permit requirements.

Benefit-Cost Analysis for East Nettle Creek Tributary, City of Morris: Project Engineer responsible for evaluating floodplain impacting hundreds of residential homes, dozens of businesses, and a hospital. The residential area experiences almost five feet of ponded water. Responsibilities consisted of development of 2D XP-SWMM models for urban drainage system, determination and comparison of modeled floodplain verses the FEMA Zone A floodplain, development of multiple concepts for a major flood mitigation project, and determination of a benefit to cost ratio to be eligible for federal funding assistance through FEMA's various grant programs.

CHI 5 Data Center, Navix Engineering: Project Engineer responsible for conceptual stormwater management analysis, design of stormwater management ponds, and preparation of Cook County Watershed Management Ordinance (WMO) Stormwater Management permit application for a Hoffman Estates Property development, in coordination with environmental staff. Coordination was crucial with the client, Village and MWRD throughout the course of the project, as a tight project timeline was needed.

Drainage Studies, City of Chicago Heights: Project Engineer responsible for various stormwater drainage studies, ranging from 10 to 300 acres in drainage area. Flooding issues ranged from minor street flooding to drainageways causing significant overland flow down residential streets. Responsibilities consisted of the development of XP-SWMM models for urban drainage system, calibration of hydraulic model to a known flooding event, development of multiple concepts for a flood mitigation project, and preparation of reports. Various projects went into design phase where responsibilities included assisting the civil design team with layout of the improved conveyance system and design of the stormwater storage area.

Electrical Substation Builds, Northwest, IN, Northern Indiana Public Service Company (NIPSCO): Project Engineer responsible for design of stormwater drainage system and detention storage area of dozens of new NIPSCO substation builds in northwest and northern Indiana. Responsibilities consist of design and permit submittal preparation. Coordination with client and other consultants is crucial, as the design of these substations is a rapidly changing process with many moving factors.

Drainage Study, Village of Shorewood: Project Engineer responsible for stormwater study of mixed residential and industrial 100-acre drainage area. Responsibilities consisted of development of XP-SWMM models for urban drainage system, development of multiple concepts for flood mitigation project, and preparation of a report.

Sandy Ridge Stormwater Improvements, Town of Dyer: As part of a flood reduction study for a residential area, Project Engineer responsible for the development of drainage plan to convey additional stormwater to an enlarged open space park in the area through increased conveyance to reduce the risk of structure and street flooding. A portion of the proposed improvements includes excavating a grassed open space of a park to accommodate the additional stormwater from the enlarged storm sewers. Special consideration is being given to the park to make sure it does not see water from every storm event and that it drains in a reasonable time. The landscaping and grading plan is being thoroughly looked at to provide the best environmental and aesthetic features for residents while also providing the greatest level of flood protection possible.

ENGINEERING REVIEW

Lake County Surveyor's Office, IN (2022 – present): Consultant responsible for reviewing stormwater management of proposed projects with respect to the Lake County Drainage Ordinance. Assist with various tasks resulting from public comments on projects or drainageway concerns.

Town of Dyer, IN (2022 – present): Consultant to the Stormwater Management Board, responsible for reviewing stormwater management of proposed projects with respect to the Town's Stormwater Ordinance. Tasks include identifying problems areas and development of solutions for stormwater and water quality enhancement related projects

Hammond, IN (2023 – present): Consultant to the City, responsible for reviewing stormwater management of proposed projects.

Michael Cothard, PE, CFM

Senior Water Resources Engineer

YEARS EXPERIENCE: 38
YEARS WITH CBBEL: 36

EDUCATION
Bachelor of Science, 1986
Agricultural Engineering
University of Illinois at Urbana-Champaign

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.051264, 1997

CERTIFICATIONS
Certified Floodplain Manager, IAFSM

PROFESSIONAL AFFILIATIONS
Association of State Floodplain Managers, Chapter 2 District Director, 2012-2014

Illinois Association for Floodplain and Stormwater Management: Immediate Past Chair, 2013-2015; Chair, 2011-2013; Vice-Chair, 2009-2011; Treasurer, 2007-2009; Annual Conference Committee Chair, 2009-2011; Stormwater Management Committee Chair, 2006-2007

American Society of Civil Engineers

Mike is a Professional Engineer experienced in water resources engineering. He is responsible for civil and water resources engineering project analysis and design; including development of hydrologic and hydraulic models to establish floodplain and floodway limits for evaluation of proposed modifications. Mike is a Project Manager working with and leading multi-discipline project teams to evaluate stormwater management alternatives and generate reports documenting results and recommendations. He reviews permits submittals for conformance with local, state and federal standards and requirements and performs watershed and floodplain determination studies using hydrologic and hydraulic models for both steady and unsteady flow. Mike applies for and receives state and federal acceptance of LOMA, CLOMR-F, LOMR-F, CLOMR and LOMRs.

Mike's computer proficiency includes Hydrologic and Hydraulic Models: HEC-1, TR-20, HEC-HMS, HEC-2, HEC-RAS, SWMM and WSP-2; and Unsteady Flow Models: XPSWMM, FEQ and Unsteady HEC-RAS.

IDOT District 1 Professional Services, Schaumburg: Project Manager assisting the Hydraulic Department Head with the creation of Location Drainage Studies, Drainage Investigations, flooding analysis and modeling, determination of possible flooding causes and review of submitted hydraulic applications, drainage investigations and local road analysis for floodway permitting. Permitting and creating support documentation for IDOT Floodway permit applications and acceptance. .

Elgin-O'Hare - Western Access (I-294 to I-90), Illinois Tollway, Bensenville: Project Engineer responsible to duplicate, extend and update unsteady state HEC-RAS modeling of Addison Creek. Coordinate with local agencies to obtain available data and studies; prepare updated existing conditions unsteady state hydraulic model for Addison Creek; create extended continuous existing conditions Addison Creek hydraulic model; analyze effects of providing and not providing detention and/or floodplain compensation associated with proposed I-294 improvement alternatives for their feasibility by calculating effects on flow rates and water surface elevations along Addison Creek.

I-290 at Addison Creek Crossing Permit, IDOT, Bellwood: Project Engineer responsible for duplication and update of unsteady and steady state HEC-RAS modeling of Addison Creek. Coordinate with local agencies to obtain available data and studies; prepare updated unsteady state existing conditions Addison Creek hydraulic model; create updated steady state existing conditions Addison Creek hydraulic model; comparison of steady and unsteady state modeling results; analyze effects of revisions associated with proposed I-290 improvements to both models by calculating effects on flow rates and water surface elevations along Addison Creek.

O'HARE Airport Development Maintenance: Preparation of the 2017 through 2024 OMP Annual report to DuPage County as a requirement of the O'Hare Modernization Program Airport Operations stormwater permit for presentation of concurrence with 2013 OMP permit.

STORMWATER MANAGEMENT AND SITE DEVELOPMENT

Carius Park, Morris: Developed existing and proposed condition modeling for determination of impacts along Aux Sable creek and Tributary associated proposed development. Applied TR-20 and HEC-RAS modeling to analyze the existing creek and tributary floodplain and crossings as well as the proposed crossings and impacts associated with the development in accordance with local ordinances.

Applied for and received stormwater permits for the following ComEd Development Locations:

- Donegal Quarry, Lemont
- L12005 Structure 0017E Replacement Project, Glendale Heights
- Nucor Stormwater Detention, Unincorporated Kankakee County
- TSS 51 McCook GIS Phase 1, McCook
- ComEd Grass Lake Road New Feeder Line, Village of Lake Villa and Unincorporated Lake County
- TSS 120 Re-Route 345kv Hardening, Unincorporated DuPage County
- ComEd Installation of New Transmission Towers at Argonne Labs, Unincorporated DuPage County
- Stack Infrastructure PH2 Duct Package, Elk Grove Village, Cook County and Unincorporated DuPage County
- TSS 135 Elmhurst Substation Expansion, Unincorporated DuPage County
- ROW Dumping at 2101 Sullivan Road, Aurora

Northern Builders Carlow West Commercial Park, Bolingbrook: Developed stormwater management plan for 321-acre commercial park. Applied TR-20 model to analyze the 8 pond, 13 subbasin management system in accordance with local ordinances. Applied for and received Conditional and Final LOMR from FEMA for the required revisions to the Aux Sable Creek FIRM.

Northern Builders Gary Fritz Property, Joliet: Developed stormwater management plan for 98-acre commercial park. Applied TR-20 model to analyze the 3.1 square mile, 8 pond, 13 subbasin management system tributary to the development in accordance with local ordinances. Applied for and received local and IDNR-OWR permits.

Lakewood Falls Subdivision Unit II, Unincorporated Will County: Developed stormwater management plan for 479 acre subdivision. Applied TR-20 model to analyze the 10 pond, 13 subbasin management system in accordance with local ordinances. Applied for and received Conditional and Final LOMR from FEMA.

TAM Golf Course Improvement Plans, Niles Park District: The 9 hole golf course is located within North Branch Chicago River floodplain. Construction plans and specifications were prepared for pump station and storm sewer, new parking lot, parking lot lighting, and excavation for compensatory and detention storage facility. Project required permits from IDNR-OWR, USACE, IEPA and MWRDGC.

Cambridge Country Subdivision, Mundelein: Developed plans for construction of a 109 lot subdivision including utility plans, grading plans, roadway plans, and detail sheets. Design Engineer of sanitary sewer, grading plan and roadway layout. Assisted project engineer in stormwater layout. Created spreadsheets for stormwater and sanitary sewer materials. Created opinion of probable cost estimate for utilities, road and earthwork construction. Prepared IEPA permits required for sanitary sewer and water main construction. Designed intersection in accordance with IDOT standards. Prepared a complete erosion control management plan for 67 acre parcel. Implemented engineering revisions as dictated by field conditions.

Balmoral Road Widening, Rosemont: Field monitored the installation of storm sewer, curb and gutter, roadway embankment and subgrade compaction, bituminous aggregate mixture, binder course, surface course, sidewalk and retaining wall pilings. Project was conducted in conjunction with the widening of I-294 Tollway at their intersection.

Terra Cotta Property Development, Prairie Grove: Prepared with and without project hydrologic and hydraulic modeling of the Fox River Tributary and Sleepy Hollow Creeks. Applied TR-20 hydrologic model critical duration flows to HEC-RAS hydraulic model and developed the flood profiles. Applied flood profiles as tailwater condition for development of 30 stormwater facilities within the 1,500 acre development.

Site Monitoring: Tovar Snow Professionals Property, Lockport, Will County: Provided day to day site management and inspections for overall environmental protection and compliance both on site and to downstream waterways from petroleum spill contamination on the property.

IDNR-OWR FLOODWAY CONSTRUCTION AND FEMA PERMIT APPLICATION

O'Hare Modernization Program, Chicago: Directed revision of FIS regulatory WSP-2 hydraulic and TR-20 hydrologic modeling to reflect the multiple Phase I design alternatives involving relocation of Willow, Higgins and Willow-Higgins Creeks on northern O'Hare Airport in order to accomplish the directives of OMP and meet the needs of DOA and FAA. In order to accommodate proposed airport facilities, Willow-Higgins Creek needed to be relocated and portions enclosed through the airport. Performed necessary hydraulic modeling and IDNR-OWR floodway construction permit application packages for improvements. Submitted required documentation to IDNR-OWR and secured floodway construction permit prior to ROD. Updated WSP-2 hydraulic models to HEC-RAS models and secured pre-project condition approval from IDNR-OWR and LOMR from FEMA. Submitted CLOMR concurrence request to IDNR-OWR. Submitted and received final FEMA floodway permitting for O'Hare Modernization Program revisions to Higgins and Willow Creeks.

Huntington 90 Business Park, Hoffman Estates: Recreated existing FIS model employing HEC-RAS modeling. Inserted additional cross-sections and verified revisions to model for existing conditions. Developed the commercial site detention and compensatory storage system. Prepared support documentation for and received IDNR-OWR permit. Applied for and received FEMA CLOMR and LOMR.

Altorfer Site, Unincorporated Kane County: Recreated existing FIS model employing HEC-RAS modeling. Inserted additional cross-sections and verified revisions to model for existing conditions. Developed the commercial site detention and compensatory storage system. Prepared support documentation for and received IDNR-OWR permit. Applied for and received FEMA CLOMR and LOMR.

Unnamed Tributary A to Illinois and Michigan Canal Floodplain at 135th Street Property, Lemont: Created existing FIS model employing HEC-HMS and HEC-RAS modeling. Inserted additional cross-sections and verified revisions to model for existing conditions. Developed the commercial site detention and compensatory storage system. Prepared support documentation for and received IDNR-OWR permit.

Cherry Hill Rail Business Park, New Lenox: Created existing FIS model employing HEC-RAS modeling. Inserted additional cross-sections and verified revisions to model for existing conditions. Developed the 113-acre commercial site detention and compensatory storage system applying 15 subbasins and 8 existing and proposed stormwater facilities. Prepared support documentation for and received Village and IDNR-OWR permit.

Butterfield Country Club, DuPage County: Assisted golf course architect (Steve Smyers Golf Course Architects) in developing a Master Plan for future golf course improvements. Ginger Creek flows through the golf course. A streambank stabilization and relocation plan for Ginger Creek was prepared. Proposed improvements are consistent with DuPage County Ginger Creek Watershed Plan. FEQ unsteady flow model was used to evaluate the effectiveness of proposed storage volume. On behalf of Country Club, CBBEL applied for and obtained permits from DuPage County and USACE.

Gary Avenue Gardens, Carol Stream: Coordinated design and modeling for storm sewer project and outlet channel for residential subdivision. Revised FEQ unsteady flow hydraulic model to determine the benefits of proposed drainage improvements. Responsible for permitting with various regulatory agencies (DuPage County, USACE, Village, etc.).

Willow Creek Health Club Floodway Permit, Rosemont: Recreated existing FIS model employing HEC-2 model. Inserted additional cross-sections and verified revisions to model for existing conditions. Relocated and designed 900' of Willow-Higgins Creek to remove the health club structure from floodway. Designed the 4-cell 9'x9' reinforced box culvert and 1,500 LF of retaining wall along the east bank of Creek. Prepared support documentation for and received IDNR-OWR permit in accordance with design accepted as part of Lower Des Plaines Watershed Study. Applied for and received FEMA CLOMR and LOMR.

Edward Tarpey, PE

Construction Engineer

YEARS EXPERIENCE: 7
YEARS WITH CBBEL: 4

EDUCATION
Bachelor of Science, 2016
Civil Engineering,
Kansas State University

PROFESSIONAL REGISTRATION
Professional Engineer, IL
062.073475, 2021

CERTIFICATIONS
Documentation of Contract Quantities, IDOT, 20-18064

PROFESSIONAL DEVELOPMENT
PCC Level I & Level II

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers

American Public Works Association

Ed is a Civil Engineer experienced in the fields of design and construction engineering. Current responsibilities include on-site construction observation and inspection, documentation of contract quantities, shop drawing reviews, coordination and/or verified material testing and inspection, review contractor pay requests, preparation of change orders and interaction with contractor and client.

Software Experience: MicroStation, AutoCAD, Civil3D, InfraWorks, Bluebeam, Newforma, and Microsoft Office

2024 RBI Pavement Resurfacing and Alley Reconstruction Project, Elmwood Park: Inspector for the 2024 Elmwood Park Rebuild Illinois (RBI) Pavement Resurfacing and Alley Reconstruction Project. The project included resurfacing a combined 2.9 miles of HMA roadway. The project also included reconstructing 4 alleys comprised of more than 3,400 square yards of concrete pavement. The project also featured ADA improvement at sidewalk ramps, alley apron replacement, spot curb & gutter replacement, class D patching, and pavement marking. Duties included documentation of all pay items, construction inspection, and coordination with the contractors, the Village of Elmwood Park staff, and local residents.

2023 Water Main Replacement Project, Elmwood Park: Design Engineer responsible for the plans and specifications on the 2023 Water Main Replacement project which consisted of 1250 LF of 8" water main, including the installation of valves, vaults, and connections to existing water mains and water services in the parkway. The restoration included Class D patching, spot curb & gutter repair, storm and sanitary sewer restoration, and HMA resurfacing. Design services included drafting and design of plans using MicroStation, compiling and editing of specifications, quantity take off, and preparation of bid documents.

North Branch Trail Connection [IDOT Contract #61H82], Niles: Resident Engineer for the federally funded multi-use path construction project. The project included more than a quarter mile of 10-foot-wide HMA path through Bunker Hill of the Forest Preserves of Cook County. The project included sidewalk and ADA improvements, pedestrian traffic signal upgrades, and drainage improvements. Duties included daily inspection and documentation within the CMMS system, as well as coordination with the contractor, local agency, FPCC, and IDOT.

Oakton Bike Path [IDOT Contract #61H82], Skokie: Resident Engineer for the federally funded multi-use path construction project. The project included more than a half mile of 10-foot-wide HMA path along Caldwell Avenue & Oakton Avenue throughout Niles, Morton Grove, and Skokie. The project included sidewalk and ADA improvements, pedestrian traffic signal upgrades, guardrail, sheet piling, retaining wall installation, and drainage improvements. Duties included daily inspection and documentation within the CMMS system, as well as coordination with the contractor, local agency, and IDOT.

DCEO Pavement Rehabilitation Project, Elmwood Park: Inspector for the Illinois Department of Commerce and Economic Opportunity (DCEO) 2023 Pavement Rehabilitation Project which was located in Elmwood Park, Illinois. The project included resurfacing a combined 2.0 miles of HMA roadway, including Elmwood Park's downtown circle - Conti Parkway. The project also included reconstructing 6 alleys comprised of more than 5900 square yards of concrete pavement. The project also featured alley apron replacement, spot curb & gutter replacement, class D patching, and pavement marking. Duties included documentation of all pay items, construction inspection, and coordination with the contractors, the Village of Elmwood Park staff, and local residents.

2022 Elmwood Park Stormwater Treatment Train, Elmwood Park: Resident Engineer. The work included demolition of existing single family home, constructing an open-bottom detention basin, a rain garden to capture runoff and non-point source pollution, and new curb with curb cuts with bioswales. Restoration included roadway patching, resurfacing, installing bioretention soil, low mow seeding, and shrubs. Duties included daily inspection, observation and documentation, daily and weekly reports, client and resident coordination.

2022 Water Main Improvements, Elmwood Park: Resident Engineer. Project included 2600 feet of 8" water main installation, including installation of valves and vaults, connections to existing water mains, and water service connections from the main to buffalo box in parkway. Restoration included Class D patching and storm and sanitary sewer restoration. Duties included daily inspection, observation and documentation, daily and weekly reports, coordination with client, residents and USACE.

2022 Lead Water Service Replacement, Elmwood Park: Resident Engineer. Project included complete replacement of over 100 existing lead water services within the Village of Elmwood Park. Duties included daily inspection, observation and documentation, daily and weekly reports, client and resident coordination.

2022 Parking and Cul-de-Sacs, Elmwood Park: Resident Engineer. Project included demolition of three existing single family homes and the construction of parking lots. The project also included constructing cul-de-sacs to truncate two streets commonly used for cut-thru's of a residential area. Duties included daily inspection, observation and documentation, daily and weekly reports, client and resident coordination.

Selborne Road (York Road to Longcommon Road) [MFT Sec. #22-00088-00-PV], Riverside: Inspector for MFT funded project along Selborne Road for approximately .39 miles. Work consisted of ADA improvements, curb & gutter removal and replacement, drainage improvements, driveway removal and replacement, full depth pavement removal, aggregate base course, triaxial geogrid, HMA binder course, HMA surface course, pavement markings, and parkway restoration. Duties included documentation of all pay items, construction inspection, and coordination with the contractors and the Village of Riverside staff.

Brook Forest Subdivision Street Improvement Project, Oak Brook: Inspector for Village of Oak Brook funded project which included resurfacing of nearly all of Brook Forest Subdivision. Work included 115,000 square yards of HMA surface removal and installation of new HMA leveling binder and surface course and patching of deteriorated pavement sections. The work also included removal and replacement of 40,000 LF of deteriorated curb & gutter, miscellaneous driveway aprons and ADA sidewalk improvements. The Regent Drive bridge was also rehabilitated in the subdivision. Duties included documentation of all pay items, construction inspection, and coordination with contractors, Village of Oak Brook staff, and the local residents.

Watermain Improvements Section 219, Elmwood Park: Resident Engineer. The project consisted of replacing 600 feet of existing 6 inch cast iron watermain with new 8 inch ductile iron watermain and 700 feet of existing 8 inch cast iron watermain with new 8 inch ductile iron watermain on 77th Avenue. Also included in the scope of work was replacing 1,300 feet of existing 8 inch cast iron watermain with new 8 inch ductile iron watermain on 73rd Court. New water services, new valves, new fire hydrants and all restoration was also included. Duties included documentation of all pay items, construction inspection, and coordination with contractors, Village of Elmwood Park staff, and the local residents.

2022 Resurfacing Program, Oak Lawn: Inspector. The improvements included approximately 5,000 feet of pavement removal and reconstruction, replacement of curb and gutter, structure replacements, ADA compliance improvements and all required landscape restoration. Duties included documentation of all pay items, construction inspection, and coordination with contractors, Village of Oak Lawn staff, and the local residents.

Silver Lake Watermain Improvements – Phase 1, Orland Park: Resident Engineer. This project consisted of approximately 7,000 linear feet of water main replacement within the Silver Lake subdivision in Orland Park. The project also included water service installation, storm sewer improvements, trench patching, concrete restoration, landscaping restoration, and all additional work necessary to compete the improvements.

2021 Street Program, Westchester: Inspector. The Street Program included the resurfacing of four miles of residential streets. Project also included drainage improvements, curb and gutter replacement, as well as sidewalk replacement.

Neighborhood Storage Project (Phase 2), Wilmette: Inspector. Phase 2 included the installation of 12-acre-foot double decker StormTrap storage and detention facility comprised of approximately 552 pieces and panels at Hibbard Park. The project also included the installation of 5,800 LF of storm sewer ranging in size from 12" to 60" diameter and 980 LF of large diameter elliptical pipe. Additionally, 1,100 LF of new sanitary sewer and 620 LF of new ductile iron watermain was installed on Hill Street.

FAU Route 3533 (Franklin Avenue Advanced Contract) [IDOT Contract #61G76], Franklin Park: Inspector responsible for the construction engineering and observation of the removal and reconstruction of the Silver Creek Box Culvert; two 12x7 box culverts were placed using precast and cast-in-place methods. Additional work under this contract included roadway reconstruction with HMA pavement, guardrail removal and installation, storm sewer, and a concrete retaining wall (using helical soil nails) under the I-294 Bridge over Franklin Avenue. Final completion included pavement markings and landscaping restoration. This project was funded using National Highway Freight Program and Local Funds. The contract was administered by IDOT using CMMS and we utilized HeadLight inspection software to document daily site observations.

Brook Forest Subdivision Watermain Improvements, Oak Brook: Inspector for this design build project. The proposed improvements included installation of new 12 inch and 8 inch PVC watermain within the Brook Forest Subdivision and DuPage County ROW, water service installations, trench patching, concrete restoration, landscape restoration, pavement markings, and all incidental and collateral work necessary to complete the improvements.

2020 MFT Street Program, Palos Hills: Inspector. The project consisted of HMA surface removal, HMA surface and binder course, curb and gutter removal and replacement, area reflective crack control, aggregate shoulders, parkway restoration and other miscellaneous items of work to complete the project.

Lake Street Streetscape & Lighting Enhancements, Bloomingdale: Resident Engineer. The project consisted of various enhancements to the existing medians and public parkway along Lake St (US Rt 20) from Glen Ellyn Rd to Maple Ave as well as a portion of the first median west of Medinah Rd. These streetscape enhancements include four (4) customized gateway elements; one in the median west of Medinah Rd; one at 205 E Lake St; one at the NW corner of Lake St and Circle Ave; and one in the median near Lake St and Maple Ave. Work also includes all new median curb and gutters, landscape and hardscape treatments including both low and raised planting beds; with the raised planter beds being constructed via precast planter curbing that is colored and faced with a limestone texture. All proposed median landscape improvements and gateway elements will be provided with electric service and irrigation as depicted in the plan set. In addition, the project includes replacement of the existing Village owned HID luminaries throughout the Lake St corridor between Glen Ellyn Rd and Maple Ave with new decorative type LED luminaries.

Selborne Road Reconstruction, Riverside: Inspector. The project involved the reconstruction of approximately 5,190 FT (12,110 SY) of pavement on Selborne Rd from Nuttall Rd to Longcommon Rd and the resurfacing of approximately 1,295 FT (2,878 SY) of pavement along Parkway Rd. Work also included miscellaneous curb and gutter replacement, ADA sidewalk ramps, sewer structure improvements and all applicable restoration.

I-90 (Jane Addams Tollway) Roadway and Bridge Reconstruction, Widening (Contracts 4206 and 4233), Illinois Tollway: Construction Intern. Reconstruction of I-90 from Roselle Rd to Higgins Rd consisted of the complete replacement and widening of a 4-mile stretch of both EB and WB I-90. Improvements included new PCC concrete pavement, subgrade improvements, asphalt shoulders, crash barriers, storm sewer, lighting and electrical, and structural improvements. Work included construction of a new exit ramp and Toll Plaza at Roselle Road and ITS buildings and gantry foundations for an Active Traffic Management System. Structures included a precast PCC I-beam supported dryland bridge, 3 precast concrete double barrel culverts, 9 retaining walls, and 11 noise walls. Daily duties included documentation of quantities and E-builder management. Other duties included inspection and closeout of the ITS and electrical contract items.

Thomas McArdle, CWS, CPESC

Manager, Environmental Resources Department

YEARS EXPERIENCE: 37
YEARS WITH CBBEL: 32

EDUCATION

Master of Science, 1991
Forest Ecology
Southern Illinois University

Bachelor of Science, 1986
Forest Resource Management
University of Illinois at Urbana-Champaign

CERTIFICATIONS

Certified Arborist, ISA

Certified Professional in Erosion and Sediment Control

Certified Wetland Specialist, Lake County

Certified Wetland Specialist, McHenry County

Designated Erosion Control Inspector (DECI), Lake County

Qualified Wetland Specialist, Kane County

Illinois Pesticide Commercial Applicator

Certified Hazardous Waste Operations and Emergency Response

PROFESSIONAL DEVELOPMENT

Wetland Training Institute:
Wetland Delineation, Emphasis on Plant Identification

Advanced Wetland Delineation, Emphasis on Soils and Hydrology

Wetland Plant Identification

Basic Wetland Delineation

PROFESSIONAL AFFILIATIONS

Illinois Association of Environmental Professionals

International Society of Arboriculture

Society of Wetland Scientists

Soil and Water Conservation Society

Tom is a Forest Ecologist experienced in environmental resources. He has completed thousands of wetland field investigations with written site evaluations and received hundreds of Section 404 authorizations, including individual permits. He has completed numerous tree surveys and forest inventories for private and public clients and assists in municipal review of proposed projects and their impact on wetland and natural areas. Tom is responsible for performing Alternative Sites Analyses in accordance with Section 404(b)1 guidelines, forest community identification, assessment and wildlife habitat evaluations including streambank stabilization evaluations, design, permitting and implementation. He is experienced in wetland restoration planning, design and implementation and performs community assessments of mitigation/restoration areas as maintenance and monitoring requirements for wetland construction. He develops, designs, and monitors urban forest plans for community thoroughfares and is responsible for coordination and completion of wetland and natural area assessments, delineations, mitigation design and maintenance and monitoring reports. Tom is responsible for the resolution of USACE/USEPA and County wetland enforcement actions, compilation and submittal of over 200 Joint Section 404 of the Clean Water Act and IEPA wetland permit applications which include coordination with IDNR and Illinois Historic Preservation Agency regarding compliance with Section 106 guidelines and threatened & endangered species consultation reports.

Lake County Division of Transportation: Responsible for coordination and completion of several wetland evaluations for roadway improvements, as well as the assessment of on-site aquatic environments and preparation of floristic inventories as part of permit application submittals to USACE and LCSMC. Completed a forest community evaluation and tree inventories as part of evaluating site design alternatives, construction BMPs and the completion of tree preservation plans. Responsible for assessing forest resource impacts and coordinating with LCFP regarding unavoidable tree impacts within their property and assessing forest mitigation requirements. Obtained USACE Section 404 permit for a bridge crossing over the Des Plaines River and coordination with IDNR and US Fish and Wildlife Service.

Des Plaines River Trail Project, Forest Preserves of Cook County: Environmental Project Manager and Ecologist. Responsible for coordination and completion of wetland assessments and floristic inventories, forest and wetland community evaluations, threatened and endangered species habitat evaluations, tree preservation and avoidance assessments, and technical report writing. Responsible for assessing natural area resource impacts and coordinating with regulatory agencies regarding avoidance and minimization efforts and wetland impact permitting for the Des Plaines River Trail project site from Touhy Avenue to North Avenue. Tasks included coordination with USACE, IDNR, Forest Preserve District staff, US Fish and Wildlife Service and Cook County wetland regulatory staff for Section 404 Clean Water Act permitting, Metropolitan Water Reclamation District of Greater Chicago wetland permitting and requests for Letters of No Objection.

Regional Multi-Use Trail Projects: Project Manager and Ecologist responsible for coordination and completion of wetland assessments and floristic inventories, forest and wetland community evaluations, threatened and endangered species habitat evaluations and technical report writing. Responsible for assessing natural area resource impacts and coordinating with regulatory agencies regarding avoidance and minimization efforts and wetland impact permitting for multiple, lengthy regional trails. Tasks included coordination with USACE, IDNR, Forest Preserve District staff ecologists, US Fish and Wildlife Service, and County wetland regulatory staff.

Cook County Highway Department: Project Manager responsible for coordination and completion of forest community and wetland evaluations for a variety of Highway Department projects in Northern Illinois. Projects include bridge rehabilitations, road widenings, culvert replacements and streambank stabilizations. Tasks include coordination with USACE, US Fish and Wildlife Service, IDNR and County engineering staff.

Lake County Forest Preserves: Project Manager responsible for coordination and completion of wetland assessment and floristic inventories for a portion of the Ryerson Woods Forest Preserve. Floristic inventories included meander searches for threatened and endangered species within higher quality wetland and forest community habitats. Completed the Section 404 wetland permit application and submittal for drainage improvements, streambank stabilization and recreational trail repairs within the site. Coordinated completion of Section 404 permit authorization and project approvals with USACE, IDNR and US Fish and Wildlife Service. Responsible for project management, budget oversight, technical report writing, and organization of project correspondence and documentation.

DuPage County Department of Environmental Concerns, City of Wheaton: Evaluated wetland and habitat assessment and delineated the extent and quality of various wetland communities within a highly disturbed subject site. Compiled dominant species lists, evaluated existing site characteristics and authored technical report.

Illinois Tollway: Project Manager responsible for coordination and completion of soil erosion and sediment control inspections, wetland assessments, delineations and floristic inventories for roadway improvements, drainage improvements and proposed interchanges. Responsible for project oversight, budget expenditures and technical report writing. Project sites include: I-57 and I-294 interchange, I-88 at Eola Road interchange, I-88 at Farnsworth Road, and I-90 widening and drainage improvements.

Illinois Department of Transportation: Project Manager responsible for coordination and completion of annual maintenance and monitoring reports at compensatory wetland mitigation sites throughout Northeastern Illinois for Bureau of Programming. Tasks included vegetation assessments, wetland delineations, wetland restoration plans and coordination with regulatory agencies regarding performance standards and permit compliance. Duties also included wetland mitigation design, feasibility studies, cost estimates and preparation of design specifications. Responsible for project oversight, monitoring budget expenditures, technical report writing and organization of project correspondence and documentation.

Illinois Department of Natural Resources: Project Manager responsible for coordination and completion of forest community and wetland evaluations for Office of Realty and Environmental Planning and Office of Water Resource projects. Tasks included forest and wetland restoration plans, wetland evaluations, tree inventories and wetland mitigation designs. Responsible for project oversight, monitoring budget expenditures, technical report writing and organization of project correspondence and documentation.

Middle Plum Creek Forest Preserve, Will County: Project Manager responsible for preparation of a Conceptual Management Plan and Restoration Construction Documents. Responsible for project oversight, budget expenditures and technical report writing. Tasks included the completion of a natural areas assessment and diagnostic study to map existing community types and evaluate community composition. Community type mapping also identified areas of invasive species dominance, wetland resources and high quality habitat including threatened and endangered species. Upon completion of existing resources mapping and evaluation, a Conceptual Management Plan containing recommended management objectives and procedures was prepared to direct Forest Preserve District staff in promoting the establishment of higher quality habitat and reducing invasive species composition. Following completion of the Conceptual Management Plan, Restoration Construction Documents and Monitoring Protocol were developed as bid documents. The bid documents included details of the restoration activities, project specifications, plans, cost estimates and methods of construction observation.

Project Looking Good, City of Northlake: Acting City Forester and Project Manager. Designed an urban forest plan, in cooperation with IDNR, for the planting of more than 200 trees along major thoroughfares and residential streets. Activities included the identification of suitable planting sites, development of planting specifications, coordination with planting contractors, city officials and project engineer, direction of planting activities and evaluation upon completion.

Village of Wayne: Acting Village Forester and Project Manager. Completed an evaluation of landscaped trees and shrubs to determine mortality rates and capability of survival. Delineated unsuitable planting material and developed recommendations regarding the replacement and long term maintenance of new plants and existing stock. Developed landscaping and reforestation plan for impacted trees along major thoroughfares affected by ComEd tree trimming activities.

Pulte Home Corporation: Project Manager. Worked as lead for a multi-disciplined team completing wetland and habitat assessments. Coordinated with site engineers in development of preliminary site plans, submittal of Joint Permit Applications and preparation of a wetland mitigation feasibility study. Coordinated with IDNR and Illinois Historic Preservation Agency regarding compliance with Section 106 guidelines and threatened and endangered species.

Lake Forest Training Facility, Chicago Bears: Performed a site assessment including wetland delineation and forest habitat evaluation. Coordinated with site engineer in development of Section 404 submittal and with IDNR in attaining state sign-off regarding threatened and endangered species. Also coordinated with Illinois Historic Preservation Agency in attaining Section 106 authorization regarding archaeological resources.

City of Indianapolis: Determined wetland community boundaries on an extremely disturbed area with altered environmental site conditions for the development of a regional stormwater storage facility. Documented the dominant species, hydric soil locations, and present hydrology. Authored technical report.

Four County Landfill, Fulton County: Completed an extensive inventory and evaluation of existing upland and lowland communities as part of a Superfund remedial action report covering approximately one square mile. Activities included a delineation of wetland areas, assessment of wildlife habitat and plant species composition, natural areas mapping and documentation of findings.

SEMINARS

Society of Wetland Scientists Annual Conference: Sacramento, California, 2007; Charleston, South Carolina, 2005; Seattle, Washington, 2004; New Orleans, Louisiana, 2003; Lake Placid, New York, 2002; St. Louis, Missouri, 1998

The Illinois Association for Floodplain and Stormwater Management, Annual Conference, Lisle, 1998

Midwest Oak Savanna Conference, Northeastern Illinois University, Chicago, 1993

Great Lakes Water Quality Initiative, Sidley and Austin, Chicago, 1992

Northeastern Illinois Regional Greenways Plan, Open Lands Project, Elmhurst, 1992

Mitigating Stormwater Pollution: Best Management Practices and Site Design Concepts, Brookfield, 1992

PUBLICATIONS

Design and Construction of the Greene Valley Wetland Mitigation Site, Land and Water, 1996

St. Charles Wetland Mitigation Bank, Land and Water, 1995

Comparison of Presettlement and Present Forest Communities, by Site Type, in the Illinois Ozark Hills, MS Thesis. Southern Illinois University, Carbondale, 1991

Comparison of Presettlement Forest Communities, by Site Type, in the Ozark and Shawnee Hills, IL. Abstract: Association of Southeastern Biologists, 1990

John Murphy, PE, PLS

Vice President, Head, Survey Department

YEARS EXPERIENCE: 39
YEARS WITH CBBEL: 26

EDUCATION
Bachelor of Science, 1987
Civil Engineering
Wentworth Institute of Technology

PROFESSIONAL REGISTRATION
Professional Land Surveyor, IL, 035003421, 2001

Professional Land Surveyor, IN, 20400062, 2004

Professional Land Surveyor, MA, 40040, 1997

Professional Land Surveyor, WI, 2548-8, 2000

Professional Engineer, MA, 41050, 1999

Professional Engineer, IL, 062.061506, 2009

PROFESSIONAL AFFILIATIONS
NSPS-ACSM Survey Technician Certification Program

Illinois Professional Land Surveyors Association

Indiana Society of Professional Land Surveyors

Wisconsin Society of Land Surveyors

Professional Engineer and Land Surveyor accountable for managing office and field survey personnel. Responsibilities include establishment and maintenance of survey procedures; budgets and contract preparation; logistical planning and research; and supervision of staff and calculations of survey data.

PROFESSIONAL LAND SURVEYING

ALTA/ACSM Land Title Surveys
The preparation of "ALTA/ACSM Land Title Survey" that meet the current accuracy standards jointly adopted by ALTA, ACSM and NSPS. For purposes of Title Insurance Companies to insure title to land without exceptions as to the many matters which might be evidenced by public records. Some projects include:

- Major General Emmett J. Bean Center, Lawrence, IN
- Prairie Holdings Corporation, Grayslake
- Hyatt, Lisle
- Hyatt, Deerfield
- Hyatt, Rosemont
- AAOS Building, Rosemont
- Fashion Outlets of Chicago, Rosemont

Plat of Annexation
The preparation of "Plat of Annexation" suitable for a municipality to annex land that is contiguous to their municipality. Some municipalities prepared for include:

- Crestwood
- Elk Grove Village
- Flossmoor
- Franklin Park
- Hawthorn Woods
- Roselle
- Woodridge

Tax Increment Financing (TIF) Districts
The preparation of a written legal description and at times a plat depicting an area of a municipality designated for Tax Increment Financing (TIF) District. Some municipalities prepared for include:

- Forest Park
- Franklin Park
- Glendale Heights
- Highwood
- Melrose Park
- Monee
- Posen
- Richton Park
- River Forest
- Roselle
- Rosemont
- Skokie
- South Chicago Heights
- Shorewood
- Steger

Plat of Vacation
The preparation of a "Plat of Vacation" suitable for a municipality to vacate pubic streets, alleys or easements. Some municipalities prepared for include:

- Chicago Ridge
- Grayslake
- Hawthorn Woods
- Rosemont

LAND SURVEYING SERVICES

Algonquin Road Bike Path and Sidewalk Improvements, Mount Prospect: Provided plats and legals for construction easements for the preliminary design of an eight-foot asphalt path, which will be constructed on the north side of Algonquin Road and replace/supplement existing segments of five-foot concrete sidewalk. Five-foot concrete sidewalk will be constructed on the south side of Algonquin Road, supplementing existing segments of sidewalk.

Sheridan Road/Chicago Avenue Improvement Project, Evanston: Prepared topographic and right-of-way verification survey on Sheridan Road/Chicago Avenue cycle track to complete the protected bikeway corridor on Church and Davis Streets to Sheridan Road via Chicago Avenue. This process included verifying elevations for Evanston's Benchmark System, topographic survey of 2 miles ± of Sheridan Road/Chicago Avenue. Establish project right-of-way based on existing right-of-way monuments and existing maps, research records and quality control of collected data.

Alley Paving Program, Evanston: Performed topographic/right-of-way survey on various alley improvement sites referenced to the City of Evanston's survey monument system. Assisted with establishment of monumented alley ROW centerline alignment and final submittal of topographic survey plan and profile sheets.

2222 Oakton Street, Evanston: Performed field crew coordination, documents and plats research, boundary analysis, computations and final preparation of a plat of survey for two lots owned by the City of Evanston. Post boundary survey prepared two lot re-subdivision for the city for future development.

Garnett Place and Alley Survey, Evanston: Performed documents and plats research, ROW and property line analysis and computations and final preparation of existing ROW, property lines and base line exhibit. Also, right-of-way centerline alignment and final submittal of topographic survey plan and profile sheets.

Chicago Water Partners (1999-2019): CBBEL is currently retained by the City of Chicago to provide topographic survey and base drawings production for over 100 miles of water main replacement projects affecting more than 300 City streets. CBBEL is responsible for the completion of base map design plans according to Chicago Department of Water Standards. We also coordinate our MBE and WBE subconsultants for each project to ensure adherence to said standards and timely completion of projects. It is necessary to base all data on IL East State Plane Coordinates NAD'83 to conform to City of Chicago GIS Applications, compute all ROW retracement, review final plans, and submit finished product packages to Chicago Water Partners. This project has also encompassed a generation of base maps for the client's use with the ADA special ramp design and construction projects maintaining CDOT Standards.

I-90, Elgin Tollbooth to US Route 20, Illinois Tollway: Survey Manager for design and roadway reconstruction. The existing roadway will be widened both east and west bound directions. Surveying responsibilities included creation of a signed and sealed "Plat of Highway" for acquisition of ROW and easements along project corridor per Tollway/IDOT Standards. Required document research for the reestablishment of ROW lines, parcel lines and section lines along the project, and coordination of field crews for field survey and recon to obtain existing field evidence of existing boundary lines and ROW; calculation and analysis of data to determine existing boundaries and ROW; and coordination of drafting of the "Plat of Highway" along with the writing of legal descriptions for various easements to be acquired for project. Along with existing conditions survey of the project corridor, including stream surveys and cross sections every 100'.

I-294 Balmoral Off Ramp, Illinois Tollway, Rosemont: Survey Manager for design and roadway construction. The new ramp is a northbound only exit ramp leading into Rosemont. Surveying responsibilities included creation of signed and sealed "Plats of Acquisitions" for acquisition of ROW and easements along project corridor per Cook County DOT Standards. Required document research for the reestablishment of ROW lines, parcel lines and section lines along the project, and coordination of field crews for field survey and recon to obtain existing field evidence of existing boundary lines and ROW; calculation and analysis of data to determine existing boundaries and ROW; and coordination of drafting of the "Plat of Highway" along with the writing of legal descriptions for various easements to be acquired for project. Also the field surveying of an Existing Conditions survey of the project corridor.

GIS, Rolling Meadows: Project Manager for updating and augmenting the City's existing GIS Base Map address and street databases. City's original data was 5 years old and work entailed the addition of recently added subdivisions and commercial property, along with adding and naming of all private streets. Performed an overall QA/QC of existing data to bring it up to date and match existing databases within Public Works, Police and Fire Departments, and Community Development. Also, for the Public Works Department: established a City-wide base map to be used by all levels of government including design of street and address maps; updating and design of digital storm, sanitary and water utility maps for use in City's GIS; coordination of workstation setup and installation with single license of ArcView and Arc Reader; and for Police and Fire Departments: assisted in the design and creation of the City's 911 response street and address databases.

GIS, Glendale Heights: Project Manager for preparation of GIS Base Maps and Utility Atlases. The Village wanted to set up Village-Wide Base Maps for use in coordination of operations involving underground utilities. Utilized the current Village atlases, although outdated, to expedite the start-up. Created a base map in Phase I comprised of information obtained from DuPage County GIS Department. Performed QA/QC to make the data consistent with the existing Village address and street maps. Also "rubber sheeted" the existing atlas information for all utilities onto the base sheets in data compatible with ESRI's ArcView 9.0 software. In Phase II, created a pilot program for atlases for the water, sanitary and storm infrastructure. Utility atlases for two quarter sections were developed based on field observations with the use of GPS and conventional surveying methods. Standard GPS and handheld GPS methodologies were compared based on cost, accuracy, and Village utility. Both methods still required field crews to collect pipe sizes and inverts. Our field crews surveyed the locations of all storm, sanitary and water structures for two of the quarter sections. Separate atlases were completed for each utility. CBBEL assisted the Village in setting up computers for use with the software and GIS database.

GIS, Huntley: Project Manager for preparation of GIS Base Maps and Utility Atlases. The Village is in the process of setting up Village-Wide Base Maps for use in coordination of operations involving underground utilities. Utilized the current Village atlases, although outdated, to expedite the start-up. Created base maps comprised of information obtained from the McHenry and Kane County GIS Department. Performed QA/QC to make the data consistent with the existing Village address and street maps. CBBEL created atlases for the water, sanitary and storm infrastructure. Utility atlases are being developed based on field observations with the use of GPS and conventional surveying methods. Our field crews surveyed the locations of all storm, sanitary and water structures for two of the quarter sections. Separate atlases were completed for each utility. CBBEL assisted the Village in setting up computers for use with the software and GIS database.

Testing Service Corporation (TSC) has a recognized reputation for provision of professional engineering services. Since our 1954 incorporation, the firm has completed more than 80,000 projects, primarily throughout Central and Northern Illinois. The corporate project list includes large scale residential, commercial, retail and industrial development, as well as medium to large scale structures. Public infrastructure items such as roadways, bridges, tunnels, underground and earth retention systems are also included.

TSC operates from its corporate headquarters in Carol Stream, Illinois. Our firm has branch facilities in Bloomington, DeKalb, Gurnee, Rockford and Shorewood, Illinois. TSC employs a staff of more than 125 people, including 15 Professional Engineers and Geologists. Our Geotechnical Engineering and Material Engineering operational groups are supported by Laboratory and Drilling departments. These four departments can operate together or independently depending on client/project specific needs.

GEOTECHNICAL ENGINEERING (GEO) - TSC has practiced geotechnical engineering since its 1954 incorporation. Our professional engineers have developed recommendations for standard spread footings, as well as deep foundations including driven piles and caissons. Lateral earth pressure criteria has been developed for evaluation and design of temporary and permanent support systems for deep excavations and tunnels. Data from inclinometers and Menard pressuremeters is regularly employed by TSC's geotechnical staff. In addition, our geotechnical staff is well experienced in roadway/ infrastructure projects.

CONSTRUCTION MATERIALS ENGINEERING (CME) - Our CME department is staffed by about 80 personnel including eight (8) Professional Engineers. TSC technicians provide testing, observation and sampling services for soils, Portland cement and bituminous concrete, structural steel and roofing materials on construction projects. The following list highlights major field and laboratory construction materials services that are routinely provided by TSC's Construction Materials Engineering group:

Technicians receive appropriate training for the services they are required to perform. Field technicians assigned to various projects are certified and well versed in project specific requirements and information. TSC has in-house capability to provide technicians with the radiation safety training necessary for Nuclear/Moisture Density Gauge operators. Regular training for Structural Steel NDT Technicians (Certified to SNT-TC-1A for UT, Mt and PT), Illinois Department of Transportation QC/QA - Levels 1, 2 & 3, and Portland cement concrete testing using American Concrete Institute materials are elements of the continuing training provided our technicians.

TSC maintains and operates a dedicated pick-up van service for field samples. The personnel who perform this function are trained in ACI standards for handling of freshly cast concrete samples. There is a charge for this service. However, responsible and expedient treatment of sample materials makes this service a value.

LABORATORY - The physical materials testing laboratory at TSC's location in Carol Stream is the largest of its type in the state of Illinois. TSC's Bloomington branch office is also equipped with a full-service physical materials testing laboratory. TSC's laboratory is an active participant in the National Voluntary Laboratory Accreditation program. The firm is a member of the American Council of Independent Laboratories.

DRILLING - TSC owns, operates and maintains a drill fleet of 13 units. These drills have a wide range of configurations and access capacity including truck, rubber tire and track mounted All-Terrain Vehicle (ATV), skid and tripod. Drill supervisors are licensed, well drillers and crews have the OSHA 40-Hour Health & Safety training.

Village of Oak Brook - Cost Estimate of Consultant Services

SPORTS CORE PROPERTY IMPROVEMENTS

Firm: Christopher B. Burke Engineering Ltd.

Signature: _____

Date: December 13, 2024

		Personnel & Hours											
		Engineer VI	Engineer IV	Engineer III	Engineer I/II	Survey V	Survey III	Survey II	Env V	By Others	Total Hours	% of Hours	Total Cost
	Rate	$275.00	$200.00	$175.00	$155.00	$240.00	$200.00	$160.00	$235.00				
	DESIGN ENGINEERING												
Task 1	Data Collection & Topographic Survey					4	24	12			40	4.4%	$ 7,680.00
Task 2	Stormwater Calculations	4		30	40						74	8.1%	$ 12,550.00
Task 3	Compensatory Storage Analysis	2		20	32						54	5.9%	$ 9,010.00
Task 4	Preliminary Design & Technical Memo	2		24	8						34	3.7%	$ 5,990.00
Task 5	Proposed Plan Exhibits	2		12	12						26	2.8%	$ 4,510.00
Task 6	Environmental Coordination & Permitting	2		16	60				75		153	16.7%	$ 30,275.00
Task 7	CCDD Documentation									$ 3,500.00			$ 3,500.00
Task 8	Geotechnical Report									$ 3,850.00			$ 3,850.00
Task 9	Estimates of Cost & Time	2		4							6	0.7%	$ 1,250.00
Task 10	Special Provisions & Bidding Documents	2		16							18	2.0%	$ 3,350.00
Task 11	Design Plans	6		60							66	7.2%	$ 12,150.00
Task 12	Contract Plans, Special Provisions, & Bidding Documents	4		96							100	10.9%	$ 17,900.00
Task 13	Utility Coordination					8					8	0.9%	$ 1,920.00
Task 14	QC/QA	2									2	0.2%	$ 550.00
Task 15	Bidding Assistance	4									4	0.4%	$ 1,100.00
Task 16	Meetings & Coordination	8		8							16	1.8%	$ 3,600.00
	CONSTRUCTION INSPECTION												$ -
Task 1	Pre-Construction Services	2		8							10	1.1%	$ 1,950.00
Task 2	Submittal Review			4							4	0.4%	$ 700.00
Task 3	Construction Observation			265							265	29.0%	$ 46,375.00
Task 4	Material Testing/Geotechnical Services									$ 4,850.00			$ 4,850.00
Task 5	Post-Construction Services	6		16							22	2.4%	$ 4,450.00
Task 6	Record Drawings			12							12	1.3%	$ 2,100.00
	Subtotal	48		591	152	12	24	12	75		914	100.0%	
	% of Hours	5.3%		64.7%	16.6%	1.3%	2.6%	1.3%	8.2%				
	Total Cost	$ 13,200.00	$ -	$ 103,425.00	$ 23,560.00	$ 2,880.00	$ 4,800.00	$ 1,920.00	$ 17,625.00	$ 12,200.00	$ 167,410.00		$ 179,610.00
	Direct Costs (Vehicle Usage & Prints)												$ 920.00
	Total Cost												$ 180,530.00

** Any required permit fees shall be paid by the Village of Oak Brook.*

Village of Oak Brook

Summary of In-House Direct & Subconsultant Costs

SPORTS CORE PROPERTY IMPROVEMENTS

Firm: Christopher B. Burke Engineering Ltd.

Date: December 13, 2024

Item No.	Task	In-House Direct Cost	Sub-Consultant Cost
	DESIGN ENGINEERING		
Task 1	Data Collection & Topographic Survey	$ 195.00	
Task 2	Stormwater Calculations		
Task 3	Compensatory Storage Analysis		
Task 4	Preliminary Design & Technical Memo	$ 130.00	
Task 5	Proposed Plan Exhibits		
Task 6	Environmental Coordination & Permitting		
Task 7	CCDD Documentation		$ 3,500.00
Task 8	Geotechnical Report		$ 3,850.00
Task 9	Estimates of Cost & Time		
Task 10	Special Provisions & Bidding Documents		
Task 11	Design Plans		
Task 12	Contract Plans, Special Provisions, & Bidding Documents	$ 120.00	
Task 13	Utility Coordination		

Village of Oak Brook

Summary of In-House Direct & Subconsultant Costs

SPORTS CORE PROPERTY IMPROVEMENTS

Firm: Christopher B. Burke Engineering Ltd.

Date: December 13, 2024

Item No.	Task	In-House Direct Cost	Sub-Consultant Cost
Task 14	**QC/QA**		
Task 15	**Bidding Assistance**	**$ 65.00**	
Task 16	**Meetings & Coordination**	**$ 260.00**	
	SUBTOTAL	**$ 770.00**	**$ 7,350.00**
	CONSTRUCTION INSPECTION		
Task 1	**Pre-Construction Services**		
Task 2	**Submittal Review**		
Task 3	**Construction Observation**		
Task 4	**Material Testing/Geotechnical Services**		**$ 4,850.00**
Task 5	**Post-Construction Services**		
Task 6	**Record Drawings**	**$ 150.00**	
	SUBTOTAL	**$ 150.00**	**$ 4,850.00**
	Total In-House Direct Costs:	$ 920.00	
	Total Subconsultant Costs:		$ 12,200.00
	TOTAL IN-HOUSE DIRECT & SUBCONSULTANT COSTS:	**$**	**13,120.00**

ITEM 9.A.4.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: A Professional Engineering Services Agreement for the 2025 Streets Improvement.

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $325,000 was included the FY 2025 Budget for Professional Engineering Services for the 2025 Streets Improvement in account 461-76200

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2258 awarding a Professional Engineering Services Agreement for the 2025 Streets Improvement Project to Baxter & Woodman, Naperville, Illinois, in the amount of $195,157.00 pending final Attorney review and approval.

Background/History:

On November 15, 2024, staff requested proposals for design and construction engineering for the 2025 Streets Improvement Project from the list of ten consultants that were pre-qualified in the applicable engineering disciplines as part of the Village's Request for Qualifications for Professional Consulting Engineering Services.

The purpose of this project is to rehabilitate approximately 4.9 miles of centerline (updated from the RFP's stated 4.41 miles) of locally owned and maintained street pavement. The 2025 Street Program Improvements are focused on the Merry Lane and Timber Trails residential area. Our professional Engineer has reviewed the Location Map and Existing Pavement Condition Information index provided in the RFP. Based on this review, the Project will be located in four (4) different areas throughout the Village. Based on the map provided in the RFP, there are thirteen (13) streets considered for inclusion in the 2025 Streets Improvement.

The 2025 Streets Improvement Project will include a combination of conventional pavement resurfacing and micro surface treatments, as well as intermittent pavement patching and the replacement of curb and gutter, PCC shoulders, or aggregate shoulders where necessary. Additionally, the project encompasses the installation of ADA/PROWAG-compliant sidewalk curb ramps on applicable adjacent roadways, utility structure adjustments, thermoplastic

pavement markings, landscape restoration, and a raised landscaped barrier median on Forest Gate Road.

The Public Works Department maintains a five-year capital plan to fund village-owned facilities and equipment. For FY 2025, the proposed budget for the Public Works - Street Replacement Plan totals $2,325,000, which includes $143,000 for design engineering and $204,000 for construction engineering. Additionally, the RFP indicates that construction may be funded with Motor Fuel Tax (MFT) fund.

Five proposals were received on or prior to December 16, 2024, deadline. Five consultants chose not to submit a proposal. The proposed fees are as follows:

Baxter & Woodman	**Thomas Engineering**	**ERA**	**BLA**	**Trotter & Assoc.**
$195,157.00	$209,950.18	$223,240.00	$266.166.10	$299,353.00

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

Recommendation:

Staff recommends that the Village Board approve Resolution R-2258 awarding a Professional Engineering Services Agreement for the 2025 Streets Improvement Project to Baxter & Woodman, Naperville, Illinois, in the amount of $195,157.00 pending final Attorney review and approval.

Attachments:

1. 2025-PW-ST-IMPRV-ENG-R-2258
2. 2025 Streets Improvements - Scope and Fee Proposal - Baxter & Woodman

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-PW-ST-IMPRV-ENG-R-2258

A RESOLUTION AWARDING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT TO BAXTER & WOODMAN, OF NAPERVILLE, ILLINOIS, FOR THE 2025 STREETS IMPROVEMENT PROJECT

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 14th day of January 2025

RESOLUTION NO. 2025-PW-ST-IMPRV-ENG-R-2258

A RESOLUTION
AWARDING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT TO BAXTER & WOODMAN, OF NAPERVILLE, ILLINOIS, FOR THE 2025 STREETS IMPROVEMENT PROJECT

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

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

WHEREAS, on November 15, 2024, staff requested proposals for design and construction engineering for the 2025 Streets Improvement Project (the "Project") from the list of ten consultants that were pre-qualified in the applicable engineering disciplines as part of the Village's Request for Qualifications for Professional Consulting Engineering Services, and whereby five (5) proposals were received on or before the December 16, 2024 deadline;

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

WHEREAS, Staff has determined that Baxter & Woodman, Naperville, Illinois, (the "Company") had submitted the proposal providing the best overall value to the Village for the services desired, as further detailed in the Professional Engineering Services Agreement (the "Agreement") attached hereto and incorporated herein as Exhibit A;

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

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

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

Section One – Recitals

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

Section Two – Award of Contract

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

Section Three – Authorization and Direction

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

Section Four - Other Actions Authorized

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

Section Five - Authorization of Expenditures

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

Section Six - Acts of Village Officials

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

Section Seven – Effective Date

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

Section Eight - Publication

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

Section Nine – Conflict Clause

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

Section Ten – Saving Clause

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

Section Eleven – Recording

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

PASSED THIS 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]

Village of Oak Brook
2025 Streets Improvement

Submitted by:

BAXTER & WOODMAN Consulting Engineers

December 16, 2024

BAXTER & WOODMAN
Consulting Engineers
1548 Bond Street, Suite 103, Naperville, IL 60563 • 815.459.1260 • baxterwoodman.com

December 16, 2024

Mr. Timothy O'Malley
Public Works Director
Village of Oak Brook
3003 Jorie Boulevard
Oak Brook, IL 60523

Subject: ***Village of Oak Brook*** **- 2025 Streets Improvement - Scope and Fee Proposal**

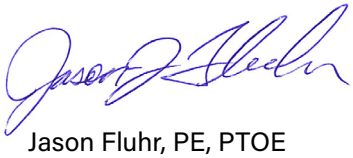
Dear Mr. O'Malley:

The Village needs an experienced engineering firm to provide design and construction services for 4.41 miles of roadway improvements. We've assembled a comprehensive project team led by Project Director Jason Fluhr, PE, PTOE to assist Oak Brook with the 2025 Street Improvements. Baxter & Woodman supports numerous communities with their annual street improvement projects. The Village can be confident our team will deliver efficient and cost-effective services while providing you with:

- **UNMATCHED IDOT EXPERTISE:** We have completed numerous projects that required IDOT involvement, reviews, and approvals. IDOT District One staff knows our firm and the high standards of our work. This mutual respect expedites IDOT's reviews and approvals, which helps to keep your project on schedule.
- **AN EXPERIENCED TEAM:** Design Project Manager Joe Wilhelmsen, PE has overseen the successful design of numerous street improvement programs for various communities, including Olympia Fields, Oak Forest, Round Lake, and many more. Construction Project Manager Matt Abbeduto, PE has lead the construction of several resurfacing projects in La Grange, Plainfield, South Chicago Heights, Mokena, and many more. Joe and Matt will work together to confirm your project is completed on time and within budget.
- **RESPONSIVE SERVICE:** The Village will have direct access to engineering expertise needed for this project from our Mokena, Naperville, Chicago, and Crystal Lake offices. Our multi-disciplined staff is ready and available to assist you.

If you have any questions or need additional information regarding our proposal, please contact me at 815-444-3222 or email *jfluhr@baxterwoodman.com*. We look forward to working together with the Village to successfully complete your 2025 Streets Improvement project.

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Jason Fluhr, PE, PTOE
Vice President of Transportation

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Appendix A: Subconsultant Information

The strength of Baxter & Woodman is our people and our purpose. Building community value with every project we do is the force that drives us, and our fundamental core values are the principles we live by.

Integrity. Act with honesty, integrity, and respect to all

Involvement. Promote a passion for environmental stewardship and community involvement.

Success. Strive for success for both our clients and Baxter & Woodman

Ingenuity. Foster a work environment that promotes creativity and ingenuity

Service. Deliver superior client service

Growth. Encourage continued learning and growth in our profession

Project Understanding and Approach

Project Understanding

The Village of Oak Brook's 2025 Street Improvement project is an essential part of the Village's investment in public transportation infrastructure, maintenance, and safety. The Village needs an experienced design and construction services team to efficiently coordinate with local stakeholders, including the Park District, utility companies, and residents throughout the project. Baxter & Woodman recently completed the Village's *2024 Pavement Management report* and our team will incorporate in-depth knowledge of the pavement condition of these streets into our design approach.

Preliminary Site Assessment

Baxter & Woodman's Pavement Management Report analyzed pavement condition of the proposed street program and we have performed an initial assessment of the planned scope of work. Our findings showed three categories of issues.

1. Roads such as Timber Trails and Yorkshire Woods subdivisions primarily require resurfacing and concrete ribbon repairs with minor base patching to address issues like spider cracking, water ponding, erosion, and cracks.
2. Forest Gate Road will demand a more intensive rehabilitation approach to install a landscaped barrier median to confirm proper pavement and new barrier curb elevations.
3. 35th Street is anticipated to require only surface treatment such as microsurfacing, crack filling, and/or surface patches.

Differentiated strategies will optimize the effectiveness of the recommended road improvements. We will work with Village staff to determine solutions that are cost-effective while also addressing major issues.

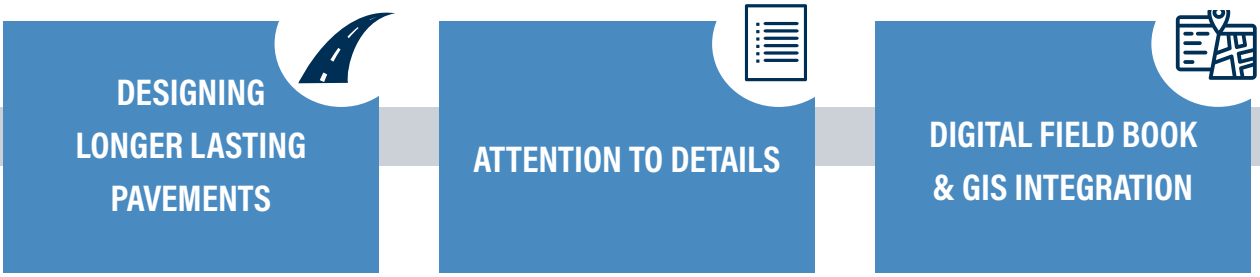
Project Approach

Baxter & Woodman's approach for delivering a successful project focuses on addressing potential challenges early, promoting a positive public response, and completing your project on schedule and within budget. This project will require special attention to detail, including access control for residential and commercial entrances, and minimizing motorist delays during construction with strategic traffic staging, including temporary lane closures. Coordination with the Oak Brook Park District will be critical to confirm buy-in of the improvements along Forest Gate Road, and to confirm the construction schedule minimizes disturbance to Park District operations and activities. Traffic and pedestrian access control will be carefully

monitored throughout each stage of the project, with ample attention given during the roadway and sidewalk improvements. With Baxter & Woodman, the Village will receive **a team knowledgeable in IDOT Local Roads' policies and procedures and DuPage County standards**.

Design Engineering Services Work Plan

Baxter & Woodman's experience working with numerous communities on annual street rehabilitation programs, most of which are funded by MFT, allows us to prepare a cost-effective, comprehensive work plan to successfully complete your 2025 Street Improvement project. Our work plan consists of:



- **Designing Longer Lasting Pavements:** Project Director Jason Fluhr has been a part of over 100 pavement rehabilitation projects and has assisted in refining our pavement rehabilitation techniques over the last several years. As a result of this knowledge, Baxter & Woodman has improved our rehabilitation techniques, which include:
    - Omitting leveling binder in favor of a thicker surface course when slope correction isn't needed
    - Increasing the surface thickness from the standard 1½-inch to 1¾-inch or 2-inch thickness when possible

The extra surface course thickness provides a disproportionate increase in pavement life relative to the added cost, because the labor cost is the same (both thicknesses installed with one lift). As part of a street improvements project installed in 2020, a thicker surface course (1¾-inch) was used for resurfacing. The extra HMA thickness resulted in only a $2.90/linear feet increase in cost. However, we expect the extra surface course thicknesses to provide great value to those streets as they age.

- **Attention to Details:** Details matter and consequences are amplified on residential streets. Features such as speedhumps, decorative driveways, garbage schedules, utility conflicts, and more, must be identified and discussed with the Village prior to finalizing bid documents to confirm the Phase III Engineer and Village staff have answers prior to the beginning of construction.
- **Digital Field Book & GIS Integration: GIS and GPS technology can be incorporated into a variety of** projects to efficiently manage design field notes and construction as-builts, and provide digital records for the Village. Baxter & Woodman's spatial technology group developed an application to replace traditional fieldbooks, which allows data collected in the field to be saved in the cloud and synchronized with a local or existing municipal GIS. Multiple field staff can simultaneously use the GPS-based data collector app on a tablet or smartphone as they work.

Construction Engineering Services Work Plan

Our experienced construction services team will focus on addressing potential challenges early, promoting a positive public response, and completing your project on schedule and within budget. Attention to detail, accurate documentation, open communication, and foresight are qualities that will lead the project to

success for the Village. The work involved in your 2025 Street Improvement project is similar to projects our team has completed for neighboring communities, including *La Grange, Plainfield, and Orland Park*.

The successful execution of this project requires comprehensive construction inspection services, including:

1. **Expedited coordination** with the Village and Contractor(s) to establish contract, bond, and insurance documents upon project award.
2. **A preconstruction meeting** with Village staff, followed by regular progress meetings to inform you on the project's progress, coordination needs, construction schedule, milestones, and plans for addressing concerns promptly.
3. **Resident Engineer Matthew Crumpton** will confirm timely review of submittals and shop drawings, document contract quantities, and maintain organized records for project audits.
4. **Public outreach** will involve face-to-face interactions with residents to communicate construction impacts and project updates.
5. **Keeping Oak Brook Park District informed** of the construction schedules for work along Forest Gate Road.
6. **Effective daily documentation**, monitoring of traffic control, and inspection of erosion and sediment control practice in compliance with NPDES regulations.
7. **Preparation and submittal of Record Drawings**, concluding with a final inspection and project closeout in compliance with Oak Brook requirements.

Assigning the Right Project Team

We've assembled a comprehensive project team that is led by **Project Director Jason Fluhr, PE, PTOE**. Jason has worked on numerous projects requiring coordination with IDOT Bureau of Local Roads and regularly assists communities with MFT documentation. He will confirm your project balances the needs between IDOT requirements and local needs. Jason is supported by **Design Project Manager Joe Wilhelmsen, PE**, who has managed several annual street maintenance programs with an emphasis on ADA compliance.

Construction services will be led by **Project Manager Matt Abbeduto, PE**. Matt brings over 23 years of experience in public infrastructure construction and has managed a variety of Capital, MFT and Federal Funded transportation projects. Matt's familiarity with IDOT policies, local contractors, and construction will benefit the Village and your 2025 Street Improvement project. **Resident Engineer Matthew Crumpton** has experience inspecting similar construction projects that consisted of staged asphalt resurfacing, concrete curb and gutter and ADA sidewalk ramp replacement, erosion control, pavement markings, and landscaping improvements. He is excellent at communicating with owners, stakeholders, contractors, and other affected entities during projects. He strives to confirm successful project-related coordination is continuously established and maintained.

Scope of Services

Baxter & Woodman's amplifications, clarifications, and/or expansions to the provided Scope of Services are shown as follows in **blue text.**

Design Engineering

Item 1 – Field Evaluation. Perform a field evaluation of the condition of existing pavements, drainage features, utilities, and other existing features.
Collect and record field data for roadway, drainage, utility, and pavement analysis for use in design. Evaluate existing curb ramps for ADA compliance and note locations requiring topographic survey. Observe and photograph the project area and immediate surroundings.

Item 2 – Topographic Survey. Perform a topographic survey to the extent the consultant deems necessary along the project limits for the purposes of developing base design drawings and contract plans.
Perform topographic survey as needed to properly design ADA ramps, at locations to be determined during Field Evaluation. Also perform topographic survey at Forest Gate Road for lane reconfiguration and installation of landscaping barrier median.

Item 3 – Preliminary Utility Coordination. Identify public and private utilities within the project limits and the locations of these facilities.

Item 4 – Preliminary Design. Develop preliminary rehabilitation methods and cost estimate for rehabilitation. Cost estimate is required at this level in order to assist the Village with tracking the budget for the project. Preliminary plan sheets should be submitted.

Item 5 – Preliminary Design Meetings. Prepare for, coordinate, and attend one Village staff meeting to present and review the rehabilitation concepts and cost estimate.
Attend one coordination meeting with Village staff and Oak Brook Park District staff to discuss the improvements along Forest Gate Road.

Item 6 – Environmental Coordination and Permitting.
a. Environmental Survey – Prepare EcoCAT and wetland delineations, if required.

b. NPDES, SWPPP, IEPA – Complete SWPPP and NOI, and obtain NPDES permit from IEPA if necessary.

c. DuPage County Stormwater – Permit may be required for wetlands, erosion control, and storm water, **if necessary.**

d. **EcoCAT: Submit an EcoCAT information request through the IDNR website to identify potentially impacted natural resources. Should potential impacts be identified, consultation may be required. Providing additional project information and fees as may be required for consultation are not included in the scope of this project and would be a separate expense to the Village if required. Unique design measures to mitigate impacts from the EcoCAT will also be considered additional services.**

e. **Item NOT Included – Improvements along Meyers Road or within County ROW at the intersection of 35th Street & Meyers Road are not included in the scope of work along 35th Street. Traffic signal equipment and loops will also not be impacted on 35th Street. A DuPage County DOT permit is not included but can be added as additional scope if requested later.**

Item 7 – CCDD Documentation. Perform any required testing to classify excavated material as suitable or not suitable for disposal at a Clean Construction and Demolition Debris (CCDD) facility. Results shall include required IEPA LPC 662/663 forms to be included in the bidding documents.

Item 8 – Geotechnical Report. ~~Obtain pavement cores of the surface and base material, evaluate the composition of the existing pavement material and condition within the project limits, and include recommendations for pavement rehabilitation. Evaluate condition of underlying soils to provide information on recommended areas for undercuts.~~ **Utilize Soil and Material Consultants, Inc. to take pavement cores of the surface and base material for determining the composition of the existing pavement material within the project limits. Geotechnical subconsultant will provide results in a pavement core summary report. Baxter & Woodman will provide a core location map prior to this work. (25 cores estimated).**

Item 9 – Estimates of Cost and Time. At Pre-final (95%) and Final (100%) milestone submittals, prepare summary of quantities, estimate of time, and an engineer's estimate of cost at Pre-final and Final milestone submittals.

Item 10 – Special Provisions and Bidding Documents. Prepare special provisions in accordance with Village guidelines to specify items not covered by the IDOT Standard Specifications for Road and Bridge Construction for inclusion in the bid book that will also include the Village's standard bidding documents.

Item 11 – Contract Plans, Special Provisions, and Bidding Documents. Complete bidding documents to include the required plan sheets. Complete Bid Contract Proposal to include the following forms: Notice to Bidders and Schedule of Prices. Pre-final (95%) and Final (100%) submittals are anticipated for this project. Disposition of review comments shall be provided with all resubmittals.

Plans anticipated to consist of Project Overview, Typical Sections, Schematic Drawings, Roadway and Barrier Island Plan for Forest Gate Road, and Construction Detail Drawings for ADA curb ramps if necessary.

Item 12 – Utility Coordination. Submit pre-final plans to utility companies so conflicts and relocation efforts can be identified. Coordinate utility relocation for conflicts within public right-of-way.

Item 13 – QC/QA. Perform in-house peer and milestone reviews by senior staff during project initiation, preliminary, pre-final, and final submittals. Provide ongoing reviews of permitting and utility coordination efforts. Conduct milestone reviews of sub-consultants and provide feedback throughout the progress of work.

Item 14 – IDOT Coordination. Submittals for coordination with IDOT as applicable for ~~RBI~~ **MFT** funded projects.

Item 15 – Bidding Assistance. Provide documents for bidding and assist the Village in solicitation of bids, attend bid opening to receive and evaluate bids, tabulate bids, and make a recommendation to the Village for an award.

Construction Inspection

Item 1 – Pre-Construction Services. Facilitate pre-construction meetings, prepare and circulate minutes. Review contractor's construction schedule for compliance with contract documents. **Assist the Village with establishing and routing the Construction Contract, Bond, and Insurance documents upon project award.**

Item 2 – Submittal Review. Review submittals from the contractor for conformance with plans and specifications.

Item 3 – Construction Observation. Provide one full-time Resident Engineer for the duration of construction. **For the purposes of this fee proposal, estimate a minimum of 9 hours per day for 75 working days.** This is a rough estimate subject to revision depending on the scope of work developed in the Preliminary and Design Engineering phases.

Provide a part-time Project Manager to perform QC/QA on the documentation, process estimates and help with the coordination with residents to confirm smooth operation and successful delivery of the project.

Item 4 – Material Testing / Geotechnical Services. Ensure QC/QA for asphalt, concrete, and other construction materials.

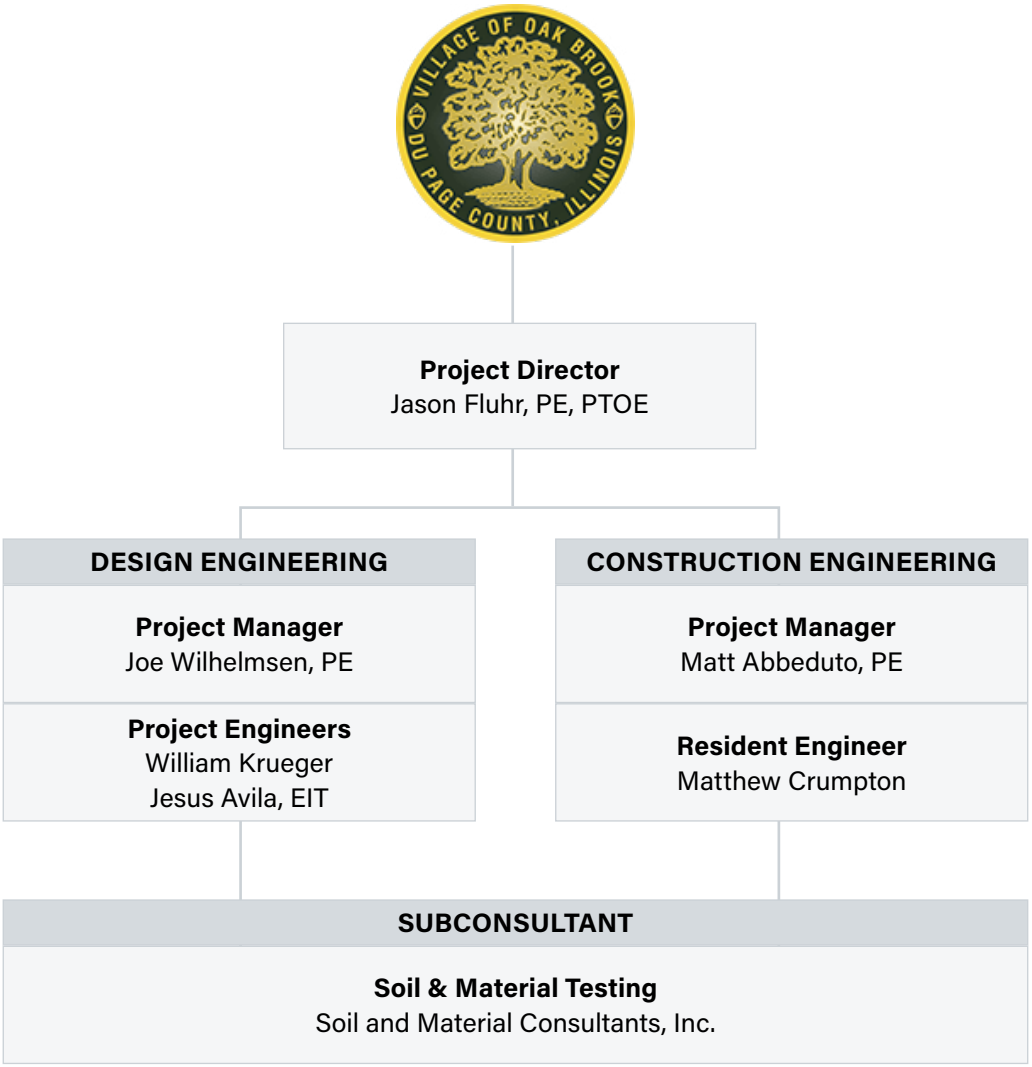
Item 5 – Post-Construction Services. Finalize a set of record/as-built drawings. After all Contractor obligations are fulfilled, prepare a final pay request for the Village's approval. **Prepare and submit IDOT-required closeout documentation as applicable for MFT-funded projects.**

Items Not Included:

- Preparation of plats and legal descriptions, appraisals, and negotiations for right-of-way
- Improvements along County Route Meyers Road at 35th Street and DuPage County DOT permitting

Key Personnel

The success of the Village's project depends on our ability to collaborate with your staff and efficiently address your project goals. This project team will meet all defined schedules and the project budget. Below is our project team with brief bios following. Full resumes can be provided on request.



Project Director - Jason Fluhr, PE, PTOE

Years of Experience: 24

Jason serves as a Project Manager for a variety of municipal, county, and large agency transportation projects, including being involved as Project Manager or Project Engineer on over 100 local street rehabilitation projects. His varied engineering background includes program management, roadway reconstruction, roundabouts, streetscape, intersection improvements, bike paths, traffic studies, traffic operations, roadway maintenance/management, and field engineer. Jason has led many federal-, state-, and local-funded projects. He is an expert at coordinating complex projects with local agencies, counties, and Illinois Department of Transportation through active communication with clients, stakeholders, and contractors.

As Project Director, Jason will oversee the project design and construction services and confirm our team has the resources to complete your project on time and within budget.

Design Project Manager - Joe Wilhelmsen, PE

Years of Experience: 12

Joe serves as Project Manager for annual street maintenance programs for South Elgin, Round Lake, Oak Forest, Olympia Fields, and Lakewood. These projects consist of pavement resurfacing/rehabilitation, ADA sidewalk updates, structure adjustments, and pavement markings. His expertise includes preparing cost estimates, permitting, and designing infrastructure improvements as part of roadway and utility improvement projects.

Project Engineer - William Krueger

Years of Experience: 4

WIlliam provides construction management and observation for transportation projects, and transportation engineering skills for construction site questions. His experience includes providing construction inspection for federally funded projects, Tollway projects utilizing e-Builder, and design assistance on several Illinois Department of Transportation (IDOT) and Illinois Tollway improvement projects.

Project Engineer - Jesus Avila, EIT

Years of Experience: 1

Jesus recently joined Baxter & Woodman with experience in managing submittal processes, overseeing BIM coordination, developing RFIs, and leading meetings. He is skilled in HCS, Civil 3D, AutoCAD, Bluebeam, and Revit.

Construction Project Manager - Matt Abbeduto, PE

Years of Experience: 23

Matt's project management and resident engineering experience spans federal- and municipal-funded urban/rural roadway and bridge construction/rehabilitation projects. He is experienced in the installation of traffic signals, street lighting, and in site development. Matt is knowledgeable of Illinois Department of Transportation policies and procedures for construction inspection, material inspection, contract administration, and project documentation. He is adept at coordinating with contractors, utility companies, construction/project managers, engineers, and owners to resolve project conflicts, minimize delays, maximize cost savings, and facilitate project completion.

Project Engineer - Matthew Crumpton

Years of Experience: 8

Matthew has extensive experience with water, wastewater, and roadway resurfacing and reconstruction projects. His responsibilities have included construction management and inspection, contract plan compliance review, and materials inspection, in addition to the development of traffic studies, intersection design studies, and specifications.

Subconsultant - Soil and Material Consultants, Inc.

SMC is based in Arlington Heights. Their laboratory is AASHTO, CCRL and IDOT accredited to perform testing and inspection of HMA, PCC, Aggregates, and Soils. Services offered in-house include engineering, testing, inspection, and quality control of soils and construction materials.

BAXTER & WOODMAN'S STAFF INCLUDES:			
STAFF MEMBERS 403	STORMWATER 29	STRUCTURAL 6	CADD 15
	WATER/WASTEWATER 52	ELECTRICAL 12	SURVEY 6
	TRANSPORTATION 48	GEOLOGIST 2	SPATIAL TECHNOLOGY 9
	INFRASTRUCTURE 20	CONSTRUCTION 61	SCADA/CONTROLS 37

As of 01/2024

Similar Projects

Completed:
Annually

Contact:
Adam Wedoff
Director of Public Works
847-546-0962 x2001
awedoff@roundlakeil.gov

Village of Round Lake, IL
2008-2025 Street Improvements

Baxter & Woodman has been providing design and construction engineering services for the Village of Round Lake's annual MFT street improvement program since 2008. The Village's annual MFT projects routinely include Village-wide pavement patching, resurfacing, and parking lot improvements. Most projects are coordinated with and approved by the IDOT Bureau of Local Roads & Streets for the use of MFT funds.

The 2024 street improvement project consisted of approximately 1.3 miles of HMA pavement resurfacing/rehabilitation, sidewalk replacement, curb and gutter spot repairs, minor sanitary and storm sewer repairs, ADA ramp replacements, and driveway and parkway restorations.

The 2023 street improvement project consisted of approximately 0.5 mile of HMA pavement resurfacing/rehabilitation, pavement patching, curb and gutter replacement, structure adjustments, sidewalk and ADA ramp replacements, utility improvements, and driveway and parkway restorations.

Completed:
Annually

Contact:
Adriana Webb
Engineering Division Manager
847-904-4414
awebb@glenview.il.us

Village of Glenview, IL
2008-2024 Street Improvements

Baxter & Woodman has been providing design and construction engineering services for the Village of Glenview's annual MFT street improvement program since 2008. A typical year consists of approximately 3.5 miles of HMA pavement resurfacing/rehabilitation, curb and gutter spot repairs, minor sanitary sewer repairs, various storm sewer improvements, ADA ramp replacements, alley improvements, and driveway & parkway restorations. In certain years the MFT program also includes locally funded water main improvements. In addition to design and construction engineering, services also include Metropolitan Water Reclamation District of Greater Chicago (MWRDGC), Illinois Environmental Agency Protection (IEPA), and Cook County Department of Transportation & Highways (CCDOTH) permitting for sanitary repairs, water main construction, and ADA ramp design & resurfacing within CCDOTH right-of-way. Projects are coordinated with and approved by the IDOT Bureau of Local Roads & Streets for the use of MFT funds.

Completed:
Annually

Contact:
Walter Dittrich, PE
Village Engineer & Asst. Dir. of Public Works
847-913-2387
wdittrich@lincolnshireil.gov

Village of Lincolnshire, IL
2019-2024 Street Improvements

Baxter & Woodman provided design and construction engineering services for over 6.5 miles of roads, bike paths, and parking lots. With existing pavements in various states of disrepair, rehabilitation strategies varied from full-depth HMA replacement to 2-inch milling and resurfacing. The Village's GIS system streamlined topographic survey and schematic plan development, reducing effort.

The North Park sports complex parking lot was resurfaced in stages to fit summer tournament schedules, and Public Works parking lots were staged to ensure daily operations continued smoothly. Additionally, several asphalt bike and walking paths were resurfaced, with narrow forested paths milled and resurfaced over existing grindings to save time and costs. The Riverwoods Drive bike path was updated to meet ADA standards, requiring Lake County DOT permits.

Schedule

Your project will be completed by a comprehensive team who is supported by 400+ employees. The proposed project timeline highlights major tasks as outlined in the Request for Proposals.

	Milestone	Date
DESIGN ENGINEERING	Anticipated Notice to Proceed	January 2025
	Item 1 - Field Evaluation	February 2025
	Item 2 - Topographic Survey	March 2025
	Item 3 - Preliminary Utility Coordination	February 2025
	Item 4 - Preliminary Design	March 2025
	Item 5 - Preliminary Design Meetings	March 2025
	Item 6 - Environmental Coordination and Permitting	April 2025
	Item 7 - CCDD Documentation	April 2025
	Item 8 - Geotechnical Report	February 2025
	Item 9 - Estimates of Cost and Time	April 2025
	Item 10 - Special Provisions and Bidding Documents	April 2025
	Item 11 - Contract Plans, Special Provisions, and Bidding Documents	April 2025
	Item 12 - Utility Coordination	Ongoing throughout
	Item 13 - QC/QA	April 2025
	Item 14 - IDOT Coordination (if needed)	April 2025
	Item 15 - Bidding Assistance	April & May 2025
CONSTRUCTION ENGINEERING	Item 1 - Pre-Construction Services	June 2025
	Item 2 - Submittal Review	June 2025
	Item 3 - Construction Observation	July-November 2025
	Item 4 - Material Testing/Geotechnical Services	July-November 2025
	Item 5 - Post-Construction Services	December 2025

Cost

Baxter & Woodman proposes the following cost estimate.

2025 Streets Improvement
Village of Oak Brook

Cost Estimate of Consultant Services

Item No.	Task	Staff Classifications & Workhours							Total Workhours	% of Workhours	Labor Fee
		Project Director	Engineer VI	Engineer IV	Engineer III	Engineer I	CADD Tech I	Surveyor			
	Billing Rate	$260	$242	$205	$180	$138	$100	$125			
DESIGN ENGINEERING											
1	**Field Evaluation**										
a.	Field Review				30				30		
	Item 1 Subtotal	**0**	**0**	**0**	**40**	**0**	**0**	**0**	**30**	**2.6%**	**$7,200.00**
2	**Topographic Survey**										
a.	Data Collection (ADA Ramps)							15	15		
b.	Data Collection (Forest Gate Road)							15			
c.	Survey Proccessing						10		10		
	Item 2 Subtotal	**0**	**0**	**0**	**0**	**0**	**10**	**30**	**25**	**2.2%**	**$4,750.00**
3	**Preliminary Utility Coordination**										
a.	JULIE Design Stage Request					2			2		
b.	Utility Atlas Request					2			2		
	Item 3 Subtotal	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**4**	**0.4%**	**$552.00**
4	**Preliminary Design**										
a.	Design Alternatives			2		10	20		32		
b.	Preliminary Plans	2		10		30	55		97		
c.	Preliminary Cost Estimate			2		12			14		
	Item 4 Subtotal	**2**	**0**	**14**	**0**	**52**	**75**	**0**	**143**	**12.6%**	**$18,066.00**
5	**Preliminary Design Meetings**										
a.	Design Alternatives Meeting with Village			4		4			8		
b.	Design Meeting with Park District			4		4			8		
	Item 5 Subtotal	**0**	**0**	**8**	**0**	**8**	**0**	**0**	**16**	**1.4%**	**$2,744.00**
6	**Environmental Coordination and Permitting**										
a.	EcoCAT			1		2			3		
	Item 6 Subtotal	**0**	**0**	**1**	**0**	**2**	**0**	**0**	**3**	**0.3%**	**$481.00**
7	**CCDD Documentation**										
a.	LPC 662			1		25			26		
	Item 7 Subtotal	**0**	**0**	**1**	**0**	**25**	**0**	**0**	**26**	**2.3%**	**$3,655.00**
8	**Geotechnical Report**										
a.	Preparing Sub Proposal				1	1			2		
b.	Review				1	3			4		
	Item 8 Subtotal	**0**	**0**	**0**	**2**	**4**	**0**	**0**	**6**	**0.5%**	**$912.00**
9	**Estimates of Cost and Time**										
a.	Final Cost Estimate			4		25			0		
	Item 9 Subtotal	**0**	**0**	**4**	**0**	**25**	**0**	**0**	**0**	**0.0%**	**$4,270.00**
10	**Special Provisions and Bidding Documents**										
a.	Special Provisions			3		20			23		
b.	Bidding Documents			2		5			7		
	Item 10 Subtotal	**0**	**0**	**5**	**0**	**25**	**0**	**0**	**30**	**2.6%**	**$4,475.00**
11	**Contract Plans, Special Provisions, and Bidding Documents**										
a.	Pre Final Submittal			2		5			7		
b.	Final Submittal			2		5			7		
	Item 11 Subtotal	**0**	**0**	**4**	**0**	**10**	**0**	**0**	**14**	**1.2%**	**$2,200.00**
12	**Utility Coordination**										
a.	Submit Prefinal Plans			2		5			7		
b.	Coordinate Utility Relocations			2		5			7		
	Item 12 Subtotal	**0**	**0**	**4**	**0**	**10**	**0**	**0**	**14**	**1.2%**	**$2,200.00**
13	**QC/QA**										
a.	Initial Review	1		2					3		
b.	Milestone Review	1							1		
c.	Final Review	2		2					4		
	Item 13 Subtotal	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**8**	**0.7%**	**$1,860.00**
14	**IDOT Coordination**										
a.	MFT Submittal			5		6			11		
	Item 14 Subtotal	**0**	**0**	**5**	**0**	**6**	**0**	**0**	**11**	**1.0%**	**$1,853.00**
15	**Bidding Assistance**										
a.	Bid Documents			4		10			14		
b.	Attend Bid Opening			4					4		
	Item 15 Subtotal	**0**	**0**	**8**	**0**	**10**	**0**	**0**	**18**	**1.6%**	**$3,020.00**
CONSTRUCTION INSPECTION											
1	**Pre-Construction Services**										
a.	Facilitate Pre-construction meetings	2	4			4			10		
b.	Prepare & Circulate Meeting Minutes		2						2		
c.	Prepare and Route Contract, Bond, Insurance		2						2		
	Item 1 Subtotal	**2**	**8**	**0**	**0**	**4**	**0**	**0**	**14**	**1.2%**	**$3,008.00**
2	**Submittal Review**										
a.	Checking compliance with Plans and Specs		4			8			12		
b.	Pay Estimates		10						10		
	Item 2 Subtotal	**0**	**14**	**0**	**0**	**8**	**0**	**0**	**22**	**1.9%**	**$4,492.00**
3	**Construction Observation**										
a.	Field Inspection					415			415		
b.	Coordination Meetings		32			15			47		
c.	Measure and Maintain Quantities					245			245		
	Item 3 Subtotal	**0**	**32**	**0**	**0**	**675**	**0**	**0**	**707**	**62.3%**	**$100,894.00**
4	**Material Testing / Geotechnical Services**										
a.	Field Testing								0		
b.	Report prep and submission								0		
c.	Laboratory Testing								0		
	Item 4 Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.0%**	**$-**
5	**Post-Construction Services**										
a.	Final Pay Estimates		2			2			4		
b.	Finalize Set of Record/ As-Built					4	24		28		
c.	Closeout Documentation		4			8			12		
	Item 5 Subtotal	**0**	**6**	**0**	**0**	**14**	**24**	**0**	**44**	**3.9%**	**$5,784.00**
	Project Totals	**8**	**60**	**58**	**42**	**882**	**109**	**30**	**1135**	**100.0%**	
	% of Workours:	**0.7%**	**5.3%**	**5.1%**	**3.7%**	**77.7%**	**9.6%**	**2.6%**	**100.0%**		

Total Labor Fee	**$172,416.00**
Total Direct Costs	**$3,144.00**
Total Subconsultants	**$19,597.00**
TOTAL PROJECT COST	**$195,157.00**

2025 Streets Improvements

Village of Oak Brook

Summary of In-House Direct & Subconsultant Costs

Item No.	Task		In-House Direct Cost	Sub-Consultant Cost
DESIGN ENGINEERING				
1	**Field Evaluation**			
	Travel (80 miles @ 0.67/mi)			$0.00
		Item 1 Subtotal	$53.60	$0.00
2	**Topographic Survey**			
	Travel (160 miles @ 0.67/mi)			$0.00
		Item 2 Subtotal	$107.20	$0.00
3	**Preliminary Utility Coordination**			
				$0.00
		Item 3 Subtotal	$0.00	$0.00
4	**Preliminary Design**			
				$0.00
		Item 4 Subtotal	$0.00	$0.00
5	**Preliminary Design Meetings**			
	Travel (120 miles @ 0.67/mi)			$0.00
		Item 5 Subtotal	$80.40	$0.00
6	**Environmental Coordination and Permitting**			
				$0.00
		Item 6 Subtotal	$0.00	$0.00
7	**CCDD Documentation**			
	Laboratory Analysis (Forest Gate Road)		$1,000.00	$0.00
	Travel (60 miles @ 0.67/mi)		$40.20	
		Item 7 Subtotal	$1,040.20	$0.00
8	**Geotechnical Report**			
	Pavement Cores - Soil & Material Consultants			$7,745.00
		Item 8 Subtotal	$0.00	$7,745.00
9	**Estimates of Cost and Time**			
				$0.00
		Item 9 Subtotal	$0.00	$0.00
10	**Special Provisions and Bidding Documents**			
				$0.00
		Item 10 Subtotal	$0.00	$0.00
11	**Contract Plans, Special Provisions, and Bidding Documents**			
				$0.00
		Item 11 Subtotal	$0.00	$0.00
12	**Utility Coordination**			
				$0.00
		Item 12 Subtotal	$0.00	$0.00
13	**QC/QA**			
				$0.00
		Item 13 Subtotal	$0.00	$0.00
14	**IDOT Coordination**			
				$0.00
		Item 14 Subtotal	$0.00	$0.00
15	**Bidding Assistance**			
	Travel (60 miles @ 0.67/mi)			$0.00
		Item 15 Subtotal	$40.20	$0.00

	Travel (60 miles @ 0.67/mi)			$0.00
		Item 15 Subtotal	$40.20	$0.00
CONSTRUCTION INSPECTION				
1	**Pre-Construction Services**			
	Conduct project precon - Travel (60 miles @ 0.67/mi)			$0.00
		Item 1 Subtotal	$40.20	$0.00
2	**Submittal Review**			
	None			$0.00
		Item 2 Subtotal	$0.00	$0.00
3	**Construction Observation**			
	Travel to Construction Site - Travel (2,600 miles @ 0.67/mi)			$0.00
		Item 3 Subtotal	$1,742.00	$0.00
4	**Material Testing / Geotechnical Services**			
a.	Subconsultant fees - Soil & Material Consultants			$8,708.00
		Item 4 Subtotal	$0.00	$8,708.00
5	**Post-Construction Services**			
	Turning in Job Boxes - Travel (60 miles @ 0.67/mi)			$0.00
		Item 5 Subtotal	$40.20	$0.00
		Total In-House Direct Costs:	$3,144.00	-
		Total Subconsultant Costs:	-	$16,453.00
		TOTAL IN-HOUSE DIRECT & SUBCONSULTANT COSTS:		**$19,597.00**

Appendix A: Subconsultant Information

SOIL AND MATERIAL CONSULTANTS, INC.

Office: 847-870-0544
Fax: 847-870-0661
us@soilandmaterialconsultants.com
www.soilandmaterialconsultants.com

December 11, 2025
Proposal No. 22,652

Matt Abbeduto P.E.
Baxter & Woodman,
Inc. 8678 Ridgefield
Road Crystal Lake, IL
60012

Re: Soil and Construction Material Testing
2025 Street Program
Oak Brook, Illinois

Dear Mr. Abbeduto:

Submitted for your consideration is our proposal to provide soil and construction material testing on a will-call basis initiated by your office or representative.

We understand the testing requirements of the IDOT QC/QA program are applicable. We propose to be the QA project manager, provide QA plant testing and provide QA jobsite testing.

Attached is our Schedule of Fees for anticipated services. Note that hourly rates are inclusive of mileage and equipment charges. Based on available information and our experience on similar projects, we estimate a charge of $8,708.00 may be incurred for the anticipated services. Actual billing will be on a unit price basis and you will only be billed for those services actually provided. Final billing may be less than or greater than the estimated charge. Requests for services not included within the scope of this proposal will be provided at our established unit prices.

Thank you for the opportunity of submitting this proposal, which includes the attached General Conditions. If acceptable, please sign and return one copy to our office. Further, please include applicable plans and specifications, if not already submitted.

Very truly yours,

SOIL AND MATERIAL CONSULTANTS, INC.

Reid T. Steinbach, P.E.
Director of Engineering

RTS:bg

Proposal Accepted By:

Client _____

Street _____

Town _____ State _____ Zip Code _____

Phone ( ) _____ E-Mail Address_____

Signature _____ Position _____

Printed Name _____ Date _____

SOIL AND MATERIAL CONSULTANTS, INC. SCHEDULE OF FEES

Effective 1-1-25 BITUMINOUS CONCRETE

Service	Estimated Units		Fee		Cost
Plant Testing					
Technician	2	days	$ 388.00	/day	$ 776.00
Field Testing					
Technician with Nuclear Gauge	36	hours	$ 97.00 388.00	/hour /day min.	$ 3,492.00
Laboratory Testing					
Asphalt Content (ignition)	2	each	$ 175.00	each	$ 350.00
Bulk Specific Gravity (gyratory)	2	each	$ 260.00	each	$ 520.00
Maximum Specific Gravity	2	each	$ 100.00	each	$ 200.00
Unit Weight – cores		each	$ 25.00	each	$ If needed
Engineering					
Senior Engineer (P.E.) - QA Project Manager, includes project administration, field/laboratory engineering, mix design review, consultation and report review	5	hours	$ 150.00	/hour	$ 750.00
				Estimated Cost:	$ 6,088.00

Billing Notes: Hourly Charges: Portal To Portal Saturdays: Hourly Rate x 1.5
Weekdays over 8 hours/day: Hourly Rate x 1.5 Sundays: Hourly Rate x 2.0

SOIL AND MATERIAL CONSULTANTS, INC. SCHEDULE OF FEES

Effective 1-1-25 PORTLAND CEMENT CONCRETE

Service	Est. Work Units		Fee		Cost
Plant Testing					
Technician		days	$ 600.00	/day	$ If needed
Field Testing					
Technician - includes temperature, slump, air and cylinders	16	hours	$ 97.00 388.00	/hour /day min.	$ 1,552.00
Cylinder Pick-up	4	hours	$ 84.00	/hour	$ 336.00
Laboratory Testing					
Cylinder Compressive Strength	24	each	$ 18.00	each	$ 432.00
Engineering					
Senior Engineer (P.E.) - QA Project Manager. includes project administration, field/laboratory engineering, mix design review, consultation and report review	2	hours	$ 150.00	/hour	$ 300.00
			Estimated Cost:		$ 2,620.00

Billing Notes: Hourly Charges: Portal To Portal Saturdays: Hourly Rate x 1.5
Weekdays over 8 hours/day: Hourly Rate x 1.5 Sundays: Hourly Rate x 2.0

TERMS AND CONDITIONS

Soil and Material Consultants, Inc. (SMC) scope of work defined in the proposal was based on information provided by the client. If incomplete, inaccurate or if unexpected site conditions are discovered, the scope of work may change.

GEOTECHNICAL INVESTIGATIONS

Client will furnish SMC with right-of-access to the site. SMC will take reasonable precautions to minimize site damage due to its operations, but has not included in the fee the cost of restoration of any resulting damage. SMC shall not be liable for damage or injury due to encountering subsurface structures (pipes, tanks, utilities or others) not called to SMC's attention in writing or are not correctly shown on the drawings furnished by client or client's representative. If the client desires, SMC will restore any damage to the site and add the cost of restoration to the fee.

Field work, laboratory testing and engineering analysis will be performed in accordance with generally accepted soil and foundation engineering practices. Samples are retained in our laboratory for 30 days from date of report and then destroyed unless other disposition is requested. The data reported applies only to the soils sampled and the conditions encountered at each boring location. This does not imply or guarantee that soils between borings will be identical in character. Isolated inclusions of better or poorer soils can be found on any site. SMC will not be liable for extra work or other consequences due to changed conditions encountered between borings.

Any exploration, testing and analysis associated with the investigation will be performed by SMC for the client's sole use to fulfill the purpose of this Agreement. SMC is not responsible for use or interpretation of the information by others. The client recognizes that subsurface conditions may vary from those encountered in borings or explorations. Information and recommendations developed by SMC are based solely on available information and for the currently proposed improvement.

TESTING SERVICES

Client shall furnish SMC with at least one working day's notice on any part-time (less than 8 hours/day) job when field personnel are requested. SMC shall make reasonable effort to provide field personnel in a timely manner but reserves the right to schedule field personnel as deemed appropriate. Minimum charges will be billed when work cancellations are received after field personnel have left for the project site.

SMC personnel will provide a professional service based on observations and testing of the work of a contractor, subcontractor, or other service/material provider, as specifically requested. SMC field personnel will look for general conformance with project specifications, plans and/or soil report but does not accept the responsibility to control or direct the work of others. Discrepancies noted by SMC office or field personnel will be referred to client or client's representative.

Testing Services furnished by SMC are defined as the taking of soil and/or material tests at various locations and the making of visual observations relating to earthwork, foundations, and/or materials as specifically requested by the client and agreed to by SMC, and will be limited to those specifically agreed services. Such services will be performed by SMC using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of the profession practicing in this or similar localities.

Observations and testing of soils and/or materials by SMC in no way implies a guarantee or warranty of the work of the contractor, subcontractor, or other service/material provider. SMC's work or failure to perform same shall in no way excuse such contractor, subcontractor or other service/material provider from liability in the event of subsequently discovered defects, omissions, errors, deficiencies or failure to perform in accordance with the project plans and specifications. SMC field personnel shall not be responsible for superintendence of the construction process nor direction of the work of the contractor, subcontractor, or other service/material provider. SMC's work shall not include determining or implementing the means, methods, techniques, sequences or procedures of construction. SMC shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare.

Documents including but not limited to technical reports, original boring logs, field data, field notes, laboratory test data, calculations, reports of inspection and testing, geotechnical reports, technical reports, submittals and estimates furnished to the client or its agents pursuant to this agreement are not intended or represented to be suitable for reuse by the client or others on extensions of this project or on any other project. Any reuse without SMC's written consent will be at user's sole risk and without liability or legal exposure to SMC. User shall indemnify and hold harmless SMC from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. To the maximum extent permitted by law, the Client agrees to limit SMC liability for clients' damages to $100,000 or the fee, whichever is lesser. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

Soil and Material Consultants, Inc. is a Professional Engineering Corporation. Engineering services are often completed by extension through technical staff. The unit rates presented in this proposal do not reflect charges associated with organized labor. Future agreements, if any, with organized labor will invalidate some of the unit rates presented. Required rate adjustments will be presented to the client for acceptance prior to providing services at the adjusted rates.

Services are invoiced monthly for the preceding period. Client agrees to pay each invoice within thirty (30) days of receipt and further agrees to pay interest on all amounts not paid at the rate of 2.0% per month, an annual rate of 24%, from the due date. Client agrees to pay all reasonable costs of collection including staff time, court costs, Attorneys' fees and related expenses, if this account becomes delinquent. Client agrees that reports furnished to the client but not paid for in full remain the sole property of SMC and will not be used for design, construction, permits, licensing, sales or other gain.

SOIL AND MATERIAL CONSULTANTS, INC.

Office: 847-870-0544
Fax: 847-870-0661
us@soilandmaterialconsultants.com
www.soilandmaterialconsultants.com

December 11, 2024
Proposal No. 22,653

Mr. Todd L. Hoffman, P.E.
Baxter & Woodman, Inc.
8678 Ridgefield Road
Crystal Lake, IL 60012

Re: Pavement Investigation
2025 Street Program
Oak Brook, Illinois

Dear Mr. Hoffman:

Submitted for your consideration is our proposal to provide the requested pavement section investigation for the proposed improvements along various streets in the Village of Oak Brook, Illinois.

Scope of the Investigation

A total of 25 core locations will be established in the field. Existing pavement materials will be cored to determine material types and thicknesses. The cores will extend to the subgrade soils or a depth of 20 inches, whichever is shallower. Pavement materials will be returned to our laboratory for engineering review.

The field investigation and laboratory testing will be completed under the direction of a Registered Professional Engineer. Preliminary information will be available upon request. Upon completion of the investigation, we will prepare a summary core log for each location and submit the data in a summary letter.

Charges

Our unit charges and the estimated total cost for the investigation are indicated on the attached Schedule of Fees. This schedule also indicates the anticipated frequency as well as type of field and laboratory testing proposed for this investigation. Final billing will be based on actual services rendered at the indicated rates.

Your consideration of this proposal is appreciated. The attached General Conditions are understood to be part of this proposal. If this proposal is acceptable, please execute and return one copy to our office. Should you have any questions concerning the scope of the investigation, please let us know.

Very truly yours,

SOIL AND MATERIAL CONSULTANTS, INC.

Thomas P. Johnson, P.E.
President

TPJ:bg

Proposal Accepted By: Client _____

Street _____

Town _____ State _____ Zip Code _____

Phone ( ) _____ Fax ( ) _____

Signature _____ Position _____

Printed Name _____ Date _____

SCHEDULE OF FEES -- PAVEMENT AND SUBSURFACE SOIL INVESTIGATION

Item	Units	Fee	Estimated Cost
FIELD			
Mobilization	1 ea.	$ 1,200.00 ea.	$ 1,200.00
Pavement Coring (25 locations)	25 ea.	$ 125.00 ea.	$ 3,125.00
Flaggers (2-man crew) 6 hr. minimum	8 hr.	$ 315.00 /hr.	$ 2,520.00
REPORT			
Senior Engineer (P.E.)	6 hr.	$ 150.00 /hr.	$ 900.00
		Estimated Total Cost:	$ 7,745.00

TERMS AND CONDITIONS

Soil and Material Consultants, Inc. (SMC) scope of work defined in the proposal was based on information provided by the client. If incomplete, inaccurate or if unexpected site conditions are discovered, the scope of work may change.

GEOTECHNICAL INVESTIGATIONS

Client will furnish SMC with right-of-access to the site. SMC will take reasonable precautions to minimize site damage due to its operations, but has not included in the fee the cost of restoration of any resulting damage. SMC shall not be liable for damage or injury due to encountering subsurface structures (pipes, tanks, utilities or others) not called to SMC's attention in writing or are not correctly shown on the drawings furnished by client or client's representative. If the client desires, SMC will restore any damage to the site and add the cost of restoration to the fee.

Field work, laboratory testing and engineering analysis will be performed in accordance with generally accepted soil and foundation engineering practices. Samples are retained in our laboratory for 30 days from date of report and then destroyed unless other disposition is requested. The data reported applies only to the soils sampled and the conditions encountered at each boring location. This does not imply or guarantee that soils between borings will be identical in character. Isolated inclusions of better or poorer soils can be found on any site. SMC will not be liable for extra work or other consequences due to changed conditions encountered between borings.

Any exploration, testing and analysis associated with the investigation will be performed by SMC for the client's sole use to fulfill the purpose of this Agreement. SMC is not responsible for use or interpretation of the information by others. The client recognizes that subsurface conditions may vary from those encountered in borings or explorations. Information and recommendations developed by SMC are based solely on available information and for the currently proposed improvement.

TESTING SERVICES

Client shall furnish SMC with at least one working day's notice on any part-time (less than 8 hours/day) job when field personnel are requested. SMC shall make reasonable effort to provide field personnel in a timely manner but reserves the right to schedule field personnel as deemed appropriate. Minimum charges will be billed when work cancellations are received after field personnel have left for the project site.

SMC personnel will provide a professional service based on observations and testing of the work of a contractor, subcontractor, or other service/material provider, as specifically requested. SMC field personnel will look for general conformance with project specifications, plans and/or soil report but does not accept the responsibility to control or direct the work of others. Discrepancies noted by SMC office or field personnel will be referred to client or client's representative.

Testing Services furnished by SMC are defined as the taking of soil and/or material tests at various locations and the making of visual observations relating to earthwork, foundations, and/or materials as specifically requested by the client and agreed to by SMC, and will be limited to those specifically agreed services. Such services will be performed by SMC using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of the profession practicing in this or similar localities.

Observations and testing of soils and/or materials by SMC in no way implies a guarantee or warranty of the work of the contractor, subcontractor, or other service/material provider. SMC's work or failure to perform same shall in no way excuse such contractor, subcontractor or other service/material provider from liability in the event of subsequently discovered defects, omissions, errors, deficiencies or failure to perform in accordance with the project plans and specifications. SMC field personnel shall not be responsible for superintendence of the construction process nor direction of the work of the contractor, subcontractor, or other service/material provider. SMC's work shall not include determining or implementing the means, methods, techniques, sequences or procedures of construction. SMC shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare.

Documents including but not limited to technical reports, original boring logs, field data, field notes, laboratory test data, calculations, reports of inspection and testing, geotechnical reports, technical reports, submittals and estimates furnished to the client or its agents pursuant to this agreement are not intended or represented to be suitable for reuse by the client or others on extensions of this project or on any other project. Any reuse without SMC's written consent will be at user's sole risk and without liability or legal exposure to SMC. User shall indemnify and hold harmless SMC from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. To the maximum extent permitted by law, the Client agrees to limit SMC liability for clients' damages to $100,000 or the fee, whichever is lesser. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

Soil and Material Consultants, Inc. is a Professional Engineering Corporation. Engineering services are often completed by extension through technical staff. The unit rates presented in this proposal do not reflect charges associated with organized labor. Future agreements, if any, with organized labor will invalidate some of the unit rates presented. Required rate adjustments will be presented to the client for acceptance prior to providing services at the adjusted rates.

Services are invoiced monthly for the preceding period. Client agrees to pay each invoice within thirty (30) days of receipt and further agrees to pay interest on all amounts not paid at the rate of 2.0% per month, an annual rate of 24%, from the due date. Client agrees to pay all reasonable costs of collection including staff time, court costs, Attorneys' fees and related expenses, if this account becomes delinquent. Client agrees that reports furnished to the client but not paid for in full remain the sole property of SMC and will not be used for design, construction, permits, licensing, sales or other gain.

ITEM 9.A.5.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: An Ordinance Amending Sports Core Rates for the 2025 Season

FROM: Art Segura, Sports Core Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve Ordinance G-1268, An Ordinance Amending Chapter 2 and Chapter 3, of the Village Code of the Village of Oak Brook, Illinois 60523

Background/History:
The attached ordinance outlines proposed updates to Title 12 (Recreational Facilities) of the Village Code for the 2025 season. Staff have prepared these revisions after evaluating past operations, increasing costs, and conducting a market analysis.

Staff recommends the proposed Sports Core rates, which align with current market trends and similar facilities.

Oak Brook Golf Club
Staff proposes the attached golf rates, which align with the marketplace and comparable golf facilities. The following golf courses were referenced to support our weekend golf rates and driving range pricing: Willow Crest, Village Links of Glen Ellyn, Arrowhead Golf Club, Cog Hill, The Preserve at Oak Meadows, Highlands of Elgin, Fresh Meadows, and St. Andrews Golf Club. Oak Brook Golf Club will continue to use the dynamic pricing strategy to maximize revenue during both peak and non-peak hours throughout the golf season.

Both the staff and the Sports Core Advisory Committee are in agreement with the proposed increases and adjustments to golf rates, which include a 30% price discount for residents as compared to non-residents. The proposed 2025 rates for residents are lower than they have been in the preceding two years.

Memberships	2024 Non-Resident	2024 Resident	2025 Non-Resident	2025 Resident
Unlimited Member	$2,550	$2,000	$2,750	$1,925
Limited Member	$2,050	N/A	$2,150	$1,505
Unlimited Corporate	N/A	$2,200	N/A	$2,200
Limited Senior	$1,450	$1,250	$1,750	$1,225
Limited Junior Range & Play*	$1,275	$1,275	$1,500	$1,050
Driving Range	$1,000	$850	$1,200	$840
Member Driving Range*	$650	$650	$800	$560
Member Rounds	2024 Surcharge	2025 Surcharge		
	$5	$5		
Weekdays	2024 Non-Resident	2024 Resident	2025 Non-Resident	2025 Resident
18 holes (Mon-Thurs)	$55.00	$40.50	$57.00	$40.00
9 holes (Mon-Thurs)	$34.50	$29.50	$37.00	$26.00
Twilight (Mon-Thurs)	$40.50	$28.50	$42.00	$29.00
Sr./Jr. 18 holes (Mon-Thurs)	$43.50	$35.00	$45.00	$32.00
Sr./Jr. 9 holes (Mon-Thurs)	$31.50	$26.00	$33.00	$24.00
Sr./Jr. Twilight (Mon-Thurs)	$30.50	$27.00	$34.00	$24.00
Weekends (No Sr./Jr. Discounts)	2024 Non-Resident	2024 Resident	2025 Non-Resident	2025 Resident
18 holes (Fri-Sun)	$67.00	$55.00	$69.00	$48.00
9 holes (Fri-Sun)	$37.50	$32.00	$40.00	$28.00
Twilight (Fri-Sun)	$42.50	$37.00	$45.00	$32.00

Golf Cart Fee	2024	2025		
18 holes	$20.00	$20.00		
9 holes (Fri-Sun)	$12.00	$12.00		
Push Cart Fee	2024	2025		
18 holes	$5.00	$6.00		
9 holes	$3.00	$4.00		
Driving Range Fee	2024	2025		
Large Bucket	$16.00	$16.00		
Small Bucket	$8.00	$8.00		
Driving Range Card	$130.00	$130.00		

Bath and Tennis
Both the staff and the Sports Core Advisory Committee are in agreement with the proposed increases and adjustments, which include a 5% price increase across all Bath and Tennis memberships. Please note that we did not raise rates in 2024.

Bath & Tennis Rates				
Memberships	2024 Non-Resident	2024 Resident	2025 Non-Resident	2025 Resident
Unlimited Family	$1,600.00	$900.00	$1,680.00	$945.00
Unlimited Corporate Family	$1,350.00	N/A	$1,420.00	N/A
Individual	$1,100.00	$575.00	$1,155.00	$605.00
Unlimited Corporate Individual	$925.00	$0.00	$975.00	$0.00
Senior Couple	$1,200.00	$750.00	$1,260.00	$790.00
Senior Individual	$650.00	$450.00	$685.00	$475.00
Tennis Only Membership				
Family	$600.00	$525.00	$630.00	$550.00

Individual	$500.00	$425.00	$525.00	$450.00
Individual Senior	$450.00	$400.00	$475.00	$420.00
Individual Junior (under 21)	$170.00	$160.00	$180.00	$170.00
Senior Couple	$550.00	$475.00	$580.00	$500.00

Recommendation:

Staff recommends that the Village Board approve Ordinance G-1268, An Ordinance Amending Chapter 2, of the Village Code of the Village of Oak Brook, Illinois 60523

Attachments:

1. Ordinance 2025-SC-EX-G-1268 (002)

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

NUMBER 2025-SC-EX-G-1268

AN ORDINANCE AMENDING TITLE 12 (RECREATIONAL FACILITIES) OF THE VILLAGE OF OAK BROOK CODE OF ORDINANCES AS IT PERTAINS TO THE FEE SCHEDULES FOR THE OAK BROOK GOLF CLUB AND OAK BROOK BATH AND TENNIS CLUB

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 the authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 14th day of January 2025

ORDINANCE NO. 2025-SC-EX-G-1268

AN ORDINANCE
AMENDING TITLE 12 (RECREATIONAL FACILITIES) OF THE VILLAGE OF OAK BROOK CODE OF ORDINANCES AS IT PERTAINS TO THE FEE SCHEDULES FOR THE OAK BROOK GOLF CLUB AND OAK BROOK BATH AND TENNIS CLUB

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, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the health, safety, and welfare of its residents including the adoption and imposition of certain taxes;

WHEREAS, Title 12 (Recreational Facilities) Chapter 2 (Oak Brook Golf Club) Section 12-2-2 provides for the existing fee schedules for the Oak Brook Golf Club;

WHEREAS, Title 12 (Recreational Facilities) Chapter 3 (Oak Brook Bath and Tennis Club) Section 12-3-2 provides for the existing fee schedules for the Oak Brook Bath and Tennis Club;

WHEREAS, Staff recommends the Corporate Authorities amend the aforementioned sections of the Village Code to increase the current fee schedules as provided herein;

WHEREAS, the Corporate Authorities of the Village of Oak Brook are of the opinion 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 – Amendment to Title 12 Chapter 2

The Corporate Authorities hereby repeals Title 12 (Recreational Facilities) Chapter 2 (Oak Brook Golf Club) Section 12-2-2 (Fees and Rates) in its entirety and replaces the same with the language attached hereto and incorporated herein as Exhibit A.

Section Three – Amendment to Title 12 Chapter 3

The Corporate Authorities hereby repeals Title 12 (Recreational Facilities) Chapter 3 (Oak Brook Bath and Tennis Club) Section 12-3-2 (Season Membership and Fee Schedule) Subsection A

(General Membership) in its entirety, and replaces the same with the language attached hereto and incorporated herein as Exhibit B:

Section Four -- 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 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 – Saving Clause

If any section, paragraph, clause or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village's Municipal Code, which are hereby declared to be separable.

Section Eight – Recording

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

PASSED THIS 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

12-2-2: FEES AND RATES:

A. Greens Fees: Nonmembers, including surcharge (April through October):

	Resident	Non-Resident	Resident-Junior/Senior	Non-Resident Junior/Senior
Monday through Thursday				
18 holes	$40.00	$57.00	$32.00	$45.00
9 holes	$26.00	$37.00	$24.00	$33.00
Twilight (after 4 P.M.)	$29.00	$42.00	$24.00	$34.00
Friday Through Sunday and Holidays				
18 holes	$48.00	$69.00	N/A	N/A
9 holes (after 2 P.M. only)	$28.00	$40.00	N/A	N/A
Twilight (after 4 P.M.)	$32.00	$45.00	N/A	N/A

Membership	Resident	Corporate Non-Resident	Non-Resident
Unlimited	$1,925	$2,200	$2,750
Limited	$1,505	N/A	$2,150
Senior	N/A	N/A	N/A
Senior Limited	$1,225	N/A	$1,750
Junior	N/A	N/A	N/A
Junior Range and Play	$1,050	N/A	$1,500

B. Golf Cart Rental Fees:

	18 Holes	9 Holes
Hand Cart Rental	$6.00	$5.00
Power Cart Rental	$20.00	$12.00
Twilight Cart Rental	N/A	N/A

C. Driving Range Fee: The cost of range memberships for residents is five hundred sixty dollars ($560.00) for golf members, eight hundred dollars ($800.00) for non-residents members, Eight hundred and forty for residents, and one thousand two hundred dollars ($1,200.00) for non-residents. Public Range Pricing: Small bucket eight dollars ($8.00) large bucket sixteen dollars ($16.00) and range card hundred thirty dollars ($130.00)

D. Surcharge: In addition to any greens fees or membership fees paid, each person utilizing the golf course at the Oak Brook Golf Club shall pay a surcharge of five dollars ($5.00) per round of golf played.

EXHIBIT B

12-3-2: SEASON MEMBERSHIP AND FEE SCHEDULE:

A. General Membership: Membership fees are non-refundable and non-transferable and are established by the Village of Oak Brook as follows:

Membership Fee Schedule

Unlimited Memberships	Usage	Cost
Resident Family	Unlimited	$945.00
Resident Individual	Unlimited	$605.00
Resident Senior Couple	Unlimited	$790.00
Resident Senior Individual	Unlimited	$475.00
Corporate Family	Unlimited	$1,420.00
Corporate Individual	Unlimited	$975.00
Non-Resident Family	Unlimited	$1,680.00
Non-Resident Individual	Unlimited	$1,155.00
Non-Resident Senior Couple	Unlimited	$1,260.00
Non-Resident Senior Individual	Unlimited	$685.00
Nanny fee w/ membership	Unlimited	$50.00
Tennis Memberships	Usage	Cost
Resident Family	Tennis	$550.00
Resident Individual	Tennis	$450.00
Resident Senior Couple	Tennis	$500.00
Resident Senior Individual	Tennis	$420.00
Resident Junior Individual	Tennis	$170.00
Non-Resident Family	Tennis	$630.00
Non-Resident Individual	Tennis	$525.00
Non-Resident Senior Couple	Tennis	$580.00
Non-Resident Senior Individual	Tennis	$475.00
Non-Resident Junior Individual	Tennis	$180.00

ITEM 9.A.6.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
January 14, 2025

SUBJECT: Golf Merchandise for Resale

FROM: Art Segura, Sports Core Director

BUDGET SOURCE/BUDGET IMPACT: Golf Club General Operations (831) - $100,000 is budgeted for purchase of merchandise for resale.

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2259 waiving the formal bidding process and authorize staff to issue purchase orders, not to exceed $100,000, for the purchase of golf merchandise for resale.

Background/History:
Staff recommends that the Village Board authorize the issuance of Purchase Orders, as necessary throughout the year, in line with the approved Budget. The Oak Brook Golf Club has allocated $100,000 for merchandise procurement this year, covering both stock and special orders.

Purchases are made from approximately 15 different manufacturers or their representatives, and bidding for these items would not be practical as we already secure the best available prices through direct purchase. Our current plan involves purchasing items from these manufacturers, with individual annual expenditures ranging from $500 to $28,000 per manufacturer. It is important to highlight that not all retail items are acquired simultaneously. Additional items will be purchased as inventory levels decrease, ensuring that we replenish stock as the season progresses. Please see attached documents of what we plan to purchase throughout the golf season.

Recommendation:
Staff recommends that the Village Board waive bidding, and authorize staff to issue purchase orders not to exceed $100,000 for the purchase of golf merchandise for resale.

Attachments:
1. Res No. R-2259
2. Pro Shop Retail Budget Plan 2025

3. 2025 Orders

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-SC-GOLF-PG-R-2259

A RESOLUTION
APPROVING THE WAIVER OF COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF GOLF MERCHANDISE FOR THE OAK BROOK GOLF CLUB

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 14th day of January 2025

RESOLUTION NO. 2025-SC-GOLF-PG-R-2259

A RESOLUTION
APPROVING THE WAIVER OF COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF GOLF MERCHANDISE FOR THE OAK BROOK GOLF CLUB

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

WHEREAS, the Village of Oak Brook (hereinafter referred to as "Village") owns and operates the Oak Brook Golf Club, a component of which involves the procurement of golf merchandise for resale within the pro shop;

WHEREAS, Staff recommends the Village President and Board of Trustees (collectively the "Corporate Authorities") authorize the waiver of competitive bidding and approve the allocation of $100,000 for the procurement of golf merchandise for resale as necessary for the 2025 Fiscal Year;

WHEREAS, the Village of Oak Brook Corporate Authorities are of the opinion that it is in the best interests of the Village of Oak Brook to authorize the foregoing actions.

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 – Authorization and Direction

The Village Manager is hereby authorized to execute such documents and make such payments as are necessary to purchase golf merchandise for resale at the Oak Brook Golf Club for a total not-to-exceed cost of $100,000.

Section Three - 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 Four – Waiver of Bidding Process

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

Section Five – Effective Date

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

Section Six - Publication

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

Section Seven – 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 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

OBGC 2025 Pro Shop Retail Mechandise Budget

	Cost	Projected Retail Revenue	Gross Profit	Gross Profit Margin
Srixon				
Golf Balls	$ 7,100	$ 13,600	$ 6,500	48%
Gloves	$ 2,100	$ 3,610	$ 1,510	36%
Hats	$ 800	$ 1,120	$ 320	40%
Shoes and Apparel				
Nike				
Mens apparel-shirts, shorts, 1/4 zips	$ 2,570	$ 4,530	$ 1,960	44%
Womens apparel-shirts, skorts	$ 1,065	$ 1,850	$ 785	43%
Mens Shoes	$ 1,600	$ 2,240	$ 640	40%
Womens Shoes	$ 475	$ 665	$ 190	40%
Foot Joy				
Shoes approx $80 x 28 pair	$ 2,500	$ 4,150	$ 1,650	40%
Gloves 288 gloves x $11	$ 3,200	$ 5,360	$ 2,160	37%
socks	$ 300	$ 550	$ 250	42%
Adidas				
Belts 12 at $12.50	$ 150	$ 250	$ 100	42%
Shirts $36.25 x $40	$ 1,450	$ 2,580	$ 1,130	42%
Sunice				
Apparel-hoodies, 1/4 zip, vests	$ 2,500	$ 4,420	$ 1,920	42%
Sunice credit applied	$ (525)			
Bad Birdie or similar				
	$ 2,000	$ 3,350	$ 1,350	37%
Block letter hats - OBGC or OAKB				
24 hats at $24	$ 600	$ 1,005	$ 405	37%
Black Clover				
96 hats x $20	$ 2,000	$ 3,350	$ 1,350	40%
Titleist				
balls	$ 24,000	$ 36,600	$ 12,600	30%

hats, visors, winter hats and sun/bucket	$	1,800	$	3,420	$	1,620	42%
umbrellas, towels,	$	1,000	$	1,840	$	840	42%
bags	$	1,200	$	2,200	$	1,000	42%
Titleist credit applied	$	(5,000)					
Callaway							
Golf Balls	$	14,000	$	23,600	$	9,600	37%
Hats, Bags, Towels, Umbrellas	$	3,000	$	5,580	$	2,580	47%
Taylor Made							
Golf Balls	$	9,000	$	14,560	$	5,560	39%
Hats	$	600	$	970	$	370	38%
Demo Driver w 3 shaft options	$	300	$	300	$	-	0%
TM credit- 2 Drivers, 3 wedges returned	$	(900)					
Misc.							
St. Andrews							
Sunscreen							
Brushes							
Tees							
Poker Chips							
Divot Tool (Switchblade w magnet ball marker)							
	$	2,600	$	5,200	$	2,600	46%
MAXX, Oasis or basic Sunglasses	$	1,000	$	1,860	$	860	46%
Devant							
60 OBGC Towels @ $11.50	$	700	$	1,300	$	600	46%
Nexbelt	$	600	$	1,080	$	480	40%
AM & E							
accessory pouch, etc.	$	1,000	$	1,770	$	770	44%
Totals	$	84,785	$	152,910	$	68,125	45%

Initial Merchandise Order Projection **$152,910 - $84,784 = $68,125 Gross Profit**

Remit to: Srixon / Cleveland Golf / Srixon | Dept. 3355 | PO Box 123355 | Dallas, TX 75312-3355

Billing Address	Shipping Address
8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521	8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521

Order Header

Sold To	8505	Ship To	8505
Order#	62007133	PO#	Logo Caps
Order Date	10/22/2024	Requested Date	10/22/2024
Order Type	SD	Order Total	540.00
Credit Message			

Prices not extended for Backordered lines.

Line #	Item #	Description	UOM	Quantity Ordered	Qty Backordered	Unit Price	Extended Price	Invoice #	Line Status	Scheduled Delivery	ItemNotes
1	30181655	SRX Custom Logo Cap Wht/Blk	Each	12	0	15.00	180.00	0		10/22/2024	Oak Brook logo on front of cap
2	30181657	SRX Custom Logo Cap Blk/Wht	Each	12	0	15.00	180.00	0		10/22/2024	
3	30181658	SRX Custom Logo Cap Nvy/Wht	Each	12	0	15.00	180.00	0		10/22/2024	

Remit to: Srixon / Cleveland Golf / Srixon | Dept. 3355 | PO Box 123355 | Dallas, TX 75312-3355

Billing Address	Shipping Address
8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521	8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521

Order Header

Sold To	8505	Ship To	8505
Order#	62007233	PO#	Golf Balls
Order Date	10/22/2024	Requested Date	02/15/2025
Order Type	SO	Order Total	5,799.60
Credit Message			

Prices not extended for Backordered lines.

Line #	Item #	Description	UOM	Quantity Ordered	Qty Backordered	Unit Price	Extended Price	Invoice #	Line Status	Scheduled Delivery	ItemNotes
1	10352419	Ball:Soft Feel Lady 9 Ppk (12)	Dozen	6	0	15.00	90.00	0	Order Placed	03/04/2025	
2	10345403	Ball:Q-StarTourDivide2 Org(12)	Dozen	18	0	24.40	439.20	0	Order Placed	02/14/2025	
3	10345407	Ball:Q-StarTourDivide2 Red(12)	Dozen	18	0	24.40	439.20	0	Order Placed	02/14/2025	
4	10345411	Ball:Q-StarTourDivide2 Blu(12)	Dozen	18	0	24.40	439.20	0	Order Placed	02/14/2025	
5	10360111	Ball:Z-Star 9 (12)	Dozen	24	0	30.00	720.00	0	Order Placed	02/14/2025	
6	10360116	Ball:Z-Star 9 TYL (12)	Dozen	24	0	30.00	720.00	0	Order Placed	02/14/2025	
7	10360119	Ball:Z-Star XV9 (12)	Dozen	12	0	30.00	360.00	0	Order Placed	02/14/2025	
8	10352300	Ball:Soft Feel 14 (12)	Dozen	78	0	15.00	1,170.00	0	Order Placed	03/04/2025	
9	10352312	Ball:Soft Feel 14 TYL (12)	Dozen	24	0	15.00	360.00	0	Order Placed	03/04/2025	
10	10352365	Ball:SoftFeel14 Brite Red (12)	Dozen	12	0	15.00	180.00	0	Order Placed	03/04/2025	
11	10352369	Ball:SoftFeel14 Brite Grn (12)	Dozen	12	0	15.00	180.00	0	Order Placed	03/04/2025	

12	10352408	Ball:SoftFeel14 Brite Org (12)	Dozen	12	0	15.00	180.00	0	Order Placed	03/04/2025	
13	10352307	Ball:Soft Feel Lady 9 (12)	Dozen	6	0	15.00	90.00	0	Order Placed	03/04/2025	
14	10360956	Ball:Q-Star Ultispeed (12)	Dozen	24	0	18.00	432.00	0	Order Placed	03/04/2025	

Remit to: Srixon / Cleveland Golf / Srixon | Dept. 3355 | PO Box 123355 | Dallas, TX 75312-3355

Billing Address	Shipping Address
8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521	8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521

Order Header

Sold To	8505	Ship To	8505
Order#	62007234	PO#	Marathons
Order Date	10/22/2024	Requested Date	02/15/2025
Order Type	SO	Order Total	1,470.00
Credit Message			

Prices not extended for Backordered lines.

Line #	Item #	Description	UOM	Quantity Ordered	Qty Backordered	Unit Price	Extended Price	Invoice #	Line Status	Scheduled Delivery	ItemNotes
1	10330461	Ball:MARATHON 3 (15)	15 Balls	140	0	10.50	1,470.00	0	Order Placed	02/21/2025	

Remit to: Srixon / Cleveland Golf / Srixon | Dept. 3355 | PO Box 123355 | Dallas, TX 75312-3355

Billing Address	Shipping Address
8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521	8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521

Order Header

Sold To	8505	Ship To	8505
Order#	62007236	PO#	Beanies
Order Date	10/22/2024	Requested Date	02/15/2025
Order Type	SO	Order Total	81.00
Credit Message			

Prices not extended for Backordered lines.

Line #	Item #	Description	UOM	Quantity Ordered	Qty Backordered	Unit Price	Extended Price	Invoice #	Line Status	Scheduled Delivery	ItemNotes
1	12098725	SRX Beanie Black	Each	6	0	13.50	81.00	0	Order Placed	02/14/2025	

Remit to: Srixon / Cleveland Golf / Srixon | Dept. 3355 | PO Box 123355 | Dallas, TX 75312-3355

Billing Address	Shipping Address
8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521	8505 - VILLAGE OF OAKBROOK OAKBROOK GOLF COURSE 2606 YORK ROAD OAKBROOK, IL 60521

Order Header

Sold To	8505	Ship To	8505
Order#	62007237	PO#	Gloves
Order Date	10/22/2024	Requested Date	02/15/2025
Order Type	SO	Order Total	1,848.00
Credit Message			

Prices not extended for Backordered lines.

Line #	Item #	Description	UOM	Quantity Ordered	Qty Backordered	Unit Price	Extended Price	Invoice #	Line Status	Scheduled Delivery	ItemNotes
1	12107007	SRX Cabretta Wht LH XXL	Each	6	0	8.50	51.00	0	Order Placed	02/14/2025	
2	12106994	SRX Cabretta Wht LH XL	Each	18	0	8.50	153.00	0	Order Placed	02/14/2025	
3	12106987	SRX Cabretta Wht LH L	Each	36	0	8.50	306.00	0	Order Placed	02/14/2025	
4	12106970	SRX Cabretta Wht LH M/L	Each	36	0	8.50	306.00	0	Order Placed	02/14/2025	
5	12106963	SRX Cabretta Wht LH M	Each	24	0	8.50	204.00	0	Order Placed	02/14/2025	
6	12106956	SRX Cabretta Wht LH S	Each	12	0	8.50	102.00	0	Order Placed	02/14/2025	
7	12106383	SRX AllWeather WhtBlk LH XXL	Each	6	0	5.50	33.00	0	Order Placed	02/14/2025	
8	12106376	SRX AllWeather WhtBlk LH XL	Each	18	0	5.50	99.00	0	Order Placed	02/14/2025	

9	12106369	SRX AllWeather WhtBlk LH L	Each	36	0	5.50	198.00	0	Order Placed	02/14/2025	
10	12106352	SRX AllWeather WhtBlk LH M/L	Each	36	0	5.50	198.00	0	Order Placed	02/14/2025	
11	12106345	SRX AllWeather WhtBlk LH M	Each	24	0	5.50	132.00	0	Order Placed	02/14/2025	
12	12106338	SRX AllWeather WhtBlk LH S	Each	12	0	5.50	66.00	0	Order Placed	02/14/2025	

DIRECT

ORDER # 10566330

PRINT

ORDER INFORMATION

Order Number:
10566330

Order Date:
12/06/2024

Booked Date:
12/06/2024

Order Status:
Open

Order Type:
TM Qualifying Order

CUSTOMER INFORMATION

Customer Name:
OAK BROOK GOLF CLUB

SHIPPING INFORMATION

Ship To:
2606 YORK RD

Oak Brook
IL
60523
UNITED STATES

Shipping Method:
FEDEX-Parcel-Ground

Requested Delivery Date:
12/06/2024

Freight Terms:
Charge

BILLING AND PAYMENT INFORMATION

Bill To:

OAK BROOK GOLF CLUB
2606 YORK ROAD

Oak Brook
IL
60523
UNITED STATES

PO Number:
RM12624 TP Balls

ORDER # 10566330

ORDER ITEMS

1.1. 2024 TP5 GOLF BALLS WHITE

Item : N7663901
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 36
Ship Qty. : 0
Invoice:

Net Price: $39.74
Wholesale Price:: $46.75
Custom Charges: $0.00
Extended: $1,430.64
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

2.1. 2024 TP5X GOLF BALL WHITE

Item : N7666701
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 48
Ship Qty. : 0
Invoice:

Net Price: $39.74
Wholesale Price:: $46.75
Custom Charges: $0.00
Extended: $1,907.52
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

3.1. 2024 TP5 GOLF BALLS YELLOW

Item : N7668601
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 6
Ship Qty. : 0
Invoice:

Net Price: $39.74
Wholesale Price:: $46.75
Custom Charges: $0.00
Extended: $238.44
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

4.1. 2024 TP5X GOLF BALL YELLOW

Item : N7669801
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 6
Ship Qty. : 0
Invoice:

Net Price: $39.74
Wholesale Price:: $46.75
Custom Charges: $0.00
Extended: $238.44
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

5.1. TP5 PIX USA GOLF BALLS

Item : N7672701
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 12
Ship Qty. : 0
Invoice:

Net Price: $41.90
Wholesale Price:: $49.30
Custom Charges: $0.00
Extended: $502.80
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

6.1. TP5X PIX USA GOLF BALLS

Item : N7675501
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 12
Ship Qty. : 0
Invoice:

Net Price: $41.90
Wholesale Price:: $49.30
Custom Charges: $0.00
Extended: $502.80
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

7.1. TP5 GOLF BALLS STRIPE

Item : V9902301
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 12
Ship Qty. : 0
Invoice:

Net Price: $41.90
Wholesale Price:: $49.30
Custom Charges: $0.00
Extended: $502.80
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

8.1. TP5X STRIPE GOLF BALLS

Item : V9902301
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 12
Ship Qty. : 0
Invoice:

Net Price: $41.90
Wholesale Price: $49.30
Custom Charges: $0.00
Extended: $502.80
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

SUB TOTAL:	$5,826.24
FREIGHT CHARGES:	$0.00
TAX:	$0.00
CUSTOM CHARGES:	$0.00
ORDER TOTAL:	$5,826.24

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DIRECT

Back to Order Status

ORDER # 10566331

PRINT

ORDER INFORMATION

Order Number:
10566331

Order Date:
12/06/2024

Booked Date:
12/06/2024

Order Status:
In Process

Order Type:
TM Tournament Future Order

CUSTOMER INFORMATION

Customer Name:
OAK BROOK GOLF CLUB

SHIPPING INFORMATION

Ship To:
2606 YORK RD

Oak Brook
IL
60523
UNITED STATES

Shipping Method:
FEDEX-Parcel-Ground

Requested Delivery Date:
12/06/2024

Freight Terms:
Charge

BILLING AND PAYMENT INFORMATION

Bill To:

OAK BROOK GOLF CLUB
2606 YORK ROAD

Oak Brook
IL
60523
UNITED STATES

PO Number:
RM12624 Stripe/Ink

ORDER # 10566331

ORDER ITEMS

1.1. SPEEDSOFT GOLF BALL GREEN INK

Item : V9910001
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 12
Ship Qty. : 0
Invoice:

Net Price: $14.87
Wholesale Price: $21.25
Custom Charges: $0.00
Extended: $178.44
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

2.1. SPEEDSOFT GOLF BALL BLUE INK

Item : V9914501
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 12
Ship Qty. : 0
Invoice:

Net Price: $14.87
Wholesale Price: $21.25
Custom Charges: $0.00
Extended: $178.44
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

3.1. SPEEDSOFT GOLF BALL PINK INK

Item : V9924001
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 12
Ship Qty. : 0
Invoice:

Net Price: $14.87
Wholesale Price: $21.25
Custom Charges: $0.00
Extended: $178.44
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06, 2024

4.1. TM25 TR STRIPE NEON YLW GLB DZ

Item : V9943301
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 6
Ship Qty. : 0
Invoice:

Net Price: $27.30
Wholesale Price: $39.00
Custom Charges: $0.00
Extended: $163.80
Ship Method : FEDEX-Parcel-Ground

ON HOLD
Dec 06, 2024

SUB TOTAL:	$699.12
FREIGHT CHARGES:	$0.00
TAX:	$0.00
CUSTOM CHARGES:	$0.00
ORDER TOTAL:	$699.12

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DIRECT

Back to Order Status

ORDER # 10566332 ON HOLD

PRINT

ORDER INFORMATION

Order Number:
10566332

Order Date:
12/06/2024

Booked Date:
12/06/2024

Order Status:
On Hold

Order Type:
TM Demo Order

CUSTOMER INFORMATION

Customer Name:
OAK BROOK GOLF CLUB

SHIPPING INFORMATION

Ship To:
2606 YORK RD

Oak Brook
IL
60523
UNITED STATES

Shipping Method:
FEDEX-Parcel-Ground

Requested Delivery Date:
12/06/2024

Freight Terms:
Charge

BILLING AND PAYMENT INFORMATION

Bill To:

OAK BROOK GOLF CLUB
2606 YORK ROAD

Oak Brook
IL
60523
UNITED STATES

PO Number:
Demo 2025

ORDER # 10566332

ORDER ITEMS

1.1. QI35 DRIVER FUJIKURA VENTUS BLUE RH 10.5 CHROMIUM R

Item : M1448807
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 03/28/2025
Order Qty. : 1
Ship Qty. : 0
Invoice:

Net Price: $306.00
Wholesale Price:: $510.00
Custom Charges: $0.00
Extended: $306.00
Ship Method : FEDEX-Parcel-Ground

ON HOLD
Dec 06 2024

SUB TOTAL:	$306.00
FREIGHT CHARGES:	$0.00
TAX:	$0.00
CUSTOM CHARGES:	$0.00
ORDER TOTAL:	$306.00

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DIRECT

Back to Order Status

ORDER # 10566333

PRINT

ORDER INFORMATION

Order Number:
10566333

Order Date:
12/06/2024

Booked Date:
12/06/2024

Order Status:
In Process

Order Type:
TM Qualifying Order

CUSTOMER INFORMATION

Customer Name:
OAK BROOK GOLF CLUB

SHIPPING INFORMATION

Ship To:
2606 YORK RD

Oak Brook
IL
60523
UNITED STATES

Shipping Method:
FEDEX-Parcel-Ground

Requested Delivery Date:
12/06/2024

Freight Terms:
Charge

BILLING AND PAYMENT INFORMATION

Bill To:

OAK BROOK GOLF CLUB
2606 YORK ROAD

Oak Brook
IL
60523
UNITED STATES

PO Number:
RM12624 TR/SS

ORDER # 10566333

ORDER ITEMS

1.1. SPEEDSOFT GOLF BALL WHITE

Item : N2747001
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 48
Ship Qty. : 0
Invoice:

Net Price: $14.87
Wholesale Price:: $21.25
Custom Charges: $0.00
Extended: $713.76
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06 2024

2.1. SPEEDSOFT GOLF BALL YELLOW

Item : V9910201
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 6
Ship Qty. : 0
Invoice:

Net Price: $14.87
Wholesale Price:: $21.25
Custom Charges: $0.00
Extended: $89.22
Ship Method : FEDEX-Parcel-Ground

YOUR PRODUCT IS IN QUEUE
Dec 06 2024

3.1. TM25 TOUR RESPONSE GLB DZ

Item : V9941801
Req. Arrival Date : 02/15/2025
Est. Arrival Date : 02/14/2025
Order Qty. : 24
Ship Qty. : 0
Invoice:

Net Price: $25.55
Wholesale Price:: $36.50
Custom Charges: $0.00
Extended: $613.20
Ship Method : FEDEX-Parcel-Ground

ON HOLD
Dec 06 2024

SUB TOTAL:	**$1,416.18**
FREIGHT CHARGES:	**$0.00**
TAX:	**$0.00**
CUSTOM CHARGES:	**$0.00**
ORDER TOTAL:	**$1,416.18**

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DIRECT

Back to Order Status

ORDER # 10592134

PRINT

ORDER INFORMATION

Order Number:
10592134

Order Date:
12/13/2024

Booked Date:
12/13/2024

Order Status:
Shipped

Order Type:
TM Standard Order

CUSTOMER INFORMATION

Customer Name:
OAK BROOK GOLF CLUB

SHIPPING INFORMATION

Ship To:
2606 YORK RD

Oak Brook
IL
60523
UNITED STATES

Shipping Method:
FEDEX-Parcel-Ground

Requested Delivery Date:
12/13/2024

Freight Terms:
Charge

BILLING AND PAYMENT INFORMATION

Bill To:

OAK BROOK GOLF CLUB
2606 YORK ROAD

Oak Brook
IL
60523
UNITED STATES

PO Number:
Tiki Hot Shot

ORDER # 10592134

ORDER ITEMS

1.1. TM25 TP5 PIX JAN DZ

Item : V9937001
Req. Arrival Date : 12/26/2024
Est. Arrival Date : 12/26/2024
Order Qty. : 5
Ship Qty. : 5
Invoice: 37868632

Net Price: $46.96
Wholesale Price:: $55.25
Custom Charges: $0.00
Extended: $234.80
Ship Method : FEDEX-Parcel-Ground
Delivery Number : 26342969
Tracking # : :
433406074210

CLOSED
Dec 17, 2024

2.1. TM25 TP5X PIX JAN DZ

Item : V9937201
Req. Arrival Date : 12/26/2024
Est. Arrival Date : 12/26/2024
Order Qty. : 5
Ship Qty. : 5
Invoice: 37868632

Net Price: $46.96
Wholesale Price:: $55.25
Custom Charges: $0.00
Extended: $234.80
Ship Method : FEDEX-Parcel-Ground
Delivery Number : 26342969
Tracking # : :
433406074210

CLOSED
Dec 17, 2024

SUB TOTAL:	$469.60
FREIGHT CHARGES:	$12.50
TAX:	$0.00
CUSTOM CHARGES:	$0.00
ORDER TOTAL:	$482.10

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DIRECT

Back to Order Status

ORDER # 10617648 ON HOLD

PRINT

ORDER INFORMATION

Order Number:
10617648

Order Date:
12/19/2024

Booked Date:
12/19/2024

Order Status:
On Hold

Order Type:
TM PROMO Order

CUSTOMER INFORMATION

Customer Name:
OAK BROOK GOLF CLUB

SHIPPING INFORMATION

Ship To:
2606 YORK RD

Oak Brook
IL
60523
UNITED STATES

Shipping Method:
FEDEX-Parcel-Ground

Requested Delivery Date:
12/19/2024

Freight Terms:
Charge

BILLING AND PAYMENT INFORMATION

Bill To:

OAK BROOK GOLF CLUB
2606 YORK ROAD

Oak Brook
IL
60523
UNITED STATES

PO Number:
RM12624 FDCH

ORDER # 10617648

ORDER ITEMS

1.1. TM22CSTMB2BFLATBILLSTRTCHWHT

Item : V9713601
Req. Arrival Date : 04/01/2025
Est. Arrival Date : 04/01/2025
Order Qty. : 18
Ship Qty. : 0
Invoice:

Net Price: $13.75
Wholesale Price: $17.50
Custom Charges: $0.00
Extended: $247.50
Ship Method : FEDEX-Parcel-Ground

ON HOLD
Dec 19 2024

SHOW DETAILS

2.1. TM22CSTMB2BFLATBILLSTRTCHBLK

Item : V9713701
Req. Arrival Date : 04/01/2025
Est. Arrival Date : 04/01/2025
Order Qty. : 18
Ship Qty. : 0
Invoice:

Net Price: $13.75
Wholesale Price: $17.50
Custom Charges: $0.00
Extended: $247.50
Ship Method : FEDEX-Parcel-Ground

ON HOLD
Dec 19 2024

SHOW DETAILS

3.1. TM22CSTMB2BFLATBILLSTRTCHNVY

Item : V9713801
Req. Arrival Date : 04/01/2025
Est. Arrival Date : 04/01/2025
Order Qty. : 18
Ship Qty. : 0
Invoice:

Net Price: $13.75
Wholesale Price: $17.50
Custom Charges: $0.00
Extended: $247.50
Ship Method : FEDEX-Parcel-Ground

ON HOLD
Dec 19 2024

SHOW DETAILS

4.1. TM22CSTMB2BFLATBILLSTRTCHGRY

Item : V9713901
Req. Arrival Date : 04/01/2025
Est. Arrival Date : 04/01/2025
Order Qty. : 18
Ship Qty. : 0
Invoice:

Net Price: $13.75
Wholesale Price: $17.50
Custom Charges: $0.00
Extended: $247.50
Ship Method : FEDEX-Parcel-Ground

ON HOLD
Dec 19 2024

SHOW DETAILS

SUB TOTAL:	$990.00
FREIGHT CHARGES:	$0.00
TAX:	$0.00
CUSTOM CHARGES:	$0.00
ORDER TOTAL:	$990.00

Order #:4000240009

Request Date: 03/01/2025

Status: Open

800-228-2767

Account Details

Account: **0000044339 OAK BROOK GOLF CLUB**

Contact Name:

Payment Option: **Net Due 90 days**

PO Number: **25 Range Balls**

Ship To Account: **0443390001**

Shipping Method: **UPS GROUND/NC**

Shipping Address: **OAK BROOK GOLF CLUB,VILLAGE OF OAK BROOK,IL,2606 YORK ROAD,OAK BROOK,IL,US,60523**

Request Date: **10/30/2024**

In Hands Date:

Order Details

BL CG PRACTICE 10 12B BULK

64086471203

Product Description: BL CG PRACTICE 10 12B BULK

Request Date: 03/01/2025

Est. Ship Date: 03/01/2025 Qty:1000

Total Price: $9,500.00
Discount: $0.00
Adj. Net Price: $9,500.00

Order Summary

Subtotal	$9,500.00
Total Discount	$0.00
Total	$9,500.00

Order #:LG00020566

Request Date: 02/17/2025

Status: In Process

800-228-2767

Account Details

Account: **0000044339 OAK BROOK GOLF CLUB**

Ship To Account: **0443390001**

Request Date: **11/01/2024**

Contact Name: **Scott**

Shipping Method: **UPS GROUND/STANDARD**

In Hands Date:

Payment Option: **Net Due 120 days**

Shipping Address: **OAK BROOK GOLF CLUB,VILLAGE OF OAK BROOK,IL,2606 YORK ROAD,OAK BROOK,IL,US,60523**

PO Number: **PB 25 Bag-Hat-Acc Logo 2-15**

Order Details

BG CG STN FWY + NVY/CHAR HTHR 24 LGO

51242740_VC *Est. Ship Date: 02/15/2025* Qty:1

Request Date: 02/15/2025

Product Specs

CONSUMER_PRODUCTDESC: FAIRWAY +
Gender: Men's
Golf Bag Type: Double Strap
Color: NAVY
Color 2: CHARCOAL HEATHER

Total Price: $200.00
Discount: -$19.00
Adj. Net Price: $181.00

BG CG STN FWY + BLK 24 LGO

51242740_VC *Est. Ship Date: 02/15/2025* Qty:1

Request Date: 02/15/2025

Product Specs

CONSUMER_PRODUCTDESC: FAIRWAY +
Gender: Men's
Golf Bag Type: Double Strap
Color: BLACK

Total Price: $200.00
Discount: -$19.00
Adj. Net Price: $181.00

BG CG STN FWY 14 NVY 24 LGO

51242735_VC *Est. Ship Date: 02/15/2025* Qty:1

Request Date: 02/15/2025

Product Specs

CONSUMER_PRODUCTDESC: FAIRWAY 14 STAND
Gender: Men's
Golf Bag Type: Double Strap
Color: NAVY

Total Price: $220.00
Discount: -$21.00
Adj. Net Price: $199.00

BG CG STN FWY 14 WHT\NVY HNDS\RD\FLA LGO

5125AA0235_VC *Est. Ship Date: 02/15/2025* Qty:1
Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: FAIRWAY 14 STAND
Gender: Men's
Golf Bag Type: Double Strap
Color: White
Color 2: NAVY HOUNDS
Color 3: RED

Total Price: $220.00
Discount: -$21.00
Adj. Net Price: $199.00

BG CG CRT ORG 14 BLK 25 LGO

5125A00487_VC *Est. Ship Date: 02/15/2025* Qty:1
Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: ORG 14 CART
Gender: Men's
Golf Bag Type: Cart
Color: Black

Total Price: $205.00
Discount: -$19.50
Adj. Net Price: $185.50

BG CG CRT ORG 14 SILV 25 LGO

5125A00487_VC *Est. Ship Date: 02/15/2025* Qty:1
Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: ORG 14 CART
Gender: Men's
Golf Bag Type: Cart
Color: Silver

Total Price: $205.00
Discount: -$19.50
Adj. Net Price: $185.50

HW CG PERFORMANCE PRO WHT/BLK 22 LGO

52222434_VC *Est. Ship Date: 02/15/2025* Qty:6
Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: PERFORMANCE PRO
Gender: Men's
Color: WHITE
Color 2: BLACK

Total Price: $159.00
Discount: -$15.00
Adj. Net Price: $144.00

HW CG PERFORMANCE PRO SILVER/WHT 24 LGO

52242706_VC *Est. Ship Date: 02/15/2025* Qty:6
Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: PERFORMANCE PRO
Gender: Men's
Color: SILVER
Color 2: WHITE
SIZE: ADJUSTABLE

Total Price: $159.00
Discount: -$15.00
Adj. Net Price: $144.00

HW CG RUTHERFORD WHT/NVY 24 LGO

52242710_VC *Est. Ship Date: 02/15/2025* Qty:6

Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: RUTHERFORD
Gender: Men's
Color: White
Color 2: NAVY
SIZE: ADJUSTABLE

Total Price: $177.00
Discount: -$16.80
Adj. Net Price: $160.20

HW CG RUTHERFORD SILVER 25 LGO

52A00058_VC *Est. Ship Date: 02/15/2025* Qty:6

Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: RUTHERFORD
Gender: Men's
Color: Silver
SIZE: ADJUSTABLE

Total Price: $177.00
Discount: -$16.80
Adj. Net Price: $160.20

TW CG TRIFOLD TOWEL 23 VC

54231108_VC *Est. Ship Date: 02/15/2025* Qty:6

Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: TRI-FOLD TOWEL
Color: Black

Total Price: $114.00
Discount: -$8.40
Adj. Net Price: $105.60

TW CG TRIFOLD TOWEL 23 VC

54231108_VC *Est. Ship Date: 02/15/2025* Qty:6

Request Date: 02/15/2025

Product Specs
CONSUMER_PRODUCTDESC: TRI-FOLD TOWEL
Color: White

Total Price: $114.00
Discount: -$8.40
Adj. Net Price: $105.60

Order Summary

Subtotal	$2,150.00
Total Discount	-$199.40
Total	$1,950.60

Order #:4000247820

Request Date: 02/15/2025

Status: Open

800-228-2767

Account Details

Account: **0000044339 OAK BROOK GOLF CLUB**

Ship To Account: **0443390001**

Request Date: **11/01/2024**

Contact Name: **Scott**

Shipping Method: **UPS GROUND/STANDARD**

In Hands Date:

Payment Option: **Net Due 120 days**

Shipping Address: **OAK BROOK GOLF CLUB,VILLAGE OF OAK BROOK,IL,2606 YORK ROAD,OAK BROOK,IL,US,60523**

PO Number: **PB 25 Hat-Acc 2-15**

Order Details

OUTPERFORM PLAYERS TOWEL 23

5423012

Est. Ship Date: 02/15/2025 Qty:3

Product Description: TW CG OUTPERFORM PLAYERS TOWEL SVR 23

Request Date: 02/15/2025

Total Price: $52.50
Discount: -$5.25
Adj. Net Price: $47.25

OUTPERFORM PLAYERS TOWEL 23

5423013

Est. Ship Date: 02/15/2025 Qty:3

Product Description: TW CG OUTPERFORM PLAYERS TOWEL WHT 23

Request Date: 02/15/2025

Total Price: $52.50
Discount: -$5.25
Adj. Net Price: $47.25

OUTPERFORM PLAYERS TOWEL 23

5423014

Est. Ship Date: 02/15/2025 Qty:3

Product Description: TW CG OUTPERFORM PLAYERS TOWEL NVY 23

Request Date: 02/15/2025

Total Price: $52.50
Discount: -$5.25
Adj. Net Price: $47.25

OUTPERFORM PLAYERS TOWEL 23

5423015

Est. Ship Date: 02/15/2025 Qty:3

Product Description: TW CG OUTPERFORM PLAYERS TOWEL RED 23

Request Date: 02/15/2025

Total Price: $52.50
Discount: -$5.25
Adj. Net Price: $47.25

SHIELD UMBRELLA 22

5921071_N0 *Est. Ship Date: 02/15/2025* Qty:2
Product Description: UM CG SHIELD 64 UMBRELLA GRY/BLK 22
Request Date: 02/15/2025

Total Price: $80.00
Discount: -$8.00
Adj. Net Price: $72.00

SHIELD UMBRELLA 22

5921070_N0 *Est. Ship Date: 02/15/2025* Qty:2
Product Description: UM CG SHIELD 64 UMBRELLA BLK/WHT 22
Request Date: 02/15/2025

Total Price: $80.00
Discount: -$8.00
Adj. Net Price: $72.00

BP HW CG BULK BIRDIE PUTT ROPE 25

A00048_B0072_OSM *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BIRDIE PUTT ROPE BLK 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK BIRDIE PUTT ROPE 25

A00048_L0027_OSM *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BIRDIE PUTT ROPE WHT 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK BIRDIE PUTT ROPE 25

A00048_Q0515_OSM *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BIRDIE PUTT ROPE WHT\SLATE BLUE 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

HW CG BIRDIE PUTT VISOR BLK 25

A00453_B0072_OSM *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BIRDIE PUTT VISOR BLK 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK BIRDIE PUTT VISOR 25

A00453_L0027_OSM *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BIRDIE PUTT VISOR WHT 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BOGEY FREE CAP 24

5224068 *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BOGEY FREE WHT/RED/NVY 24
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK BOGEY FREE 25

A00033_Q0512_OSM *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BOGEY FREE NVY TOPO 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

HW CG BOGEY FREE WHT\TROPICAL 25

A00033_T0131_OSM *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG BOGEY FREE WHT\TROPICAL 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK BUCKET HAT 25

A00038_Q0175_A07 *Est. Ship Date: 02/15/2025* Qty:2
Product Description: HW CG BUCKET HAT S\M WHT\NVY 25
Request Date: 02/15/2025

Total Price: $56.00
Discount: -$5.60
Adj. Net Price: $50.40

BP HW CG BULK BUCKET HAT 25

A00038_Q0175_A11 *Est. Ship Date: 02/15/2025* Qty:4

Product Description: HW CG BUCKET HAT L\XL WHT\NVY 25

Request Date: 02/15/2025

Total Price: $112.00
Discount: -$11.20
Adj. Net Price: $100.80

BP HW CG FROST DELAY 23

5223010 *Est. Ship Date: 02/26/2025* Qty:3

Product Description: HW CG FROST DELAY GRY 23

Request Date: 02/15/2025

Total Price: $66.00
Discount: -$6.60
Adj. Net Price: $59.40

LIQUID METAL CAP 22

5222077 *Est. Ship Date: 02/28/2025* Qty:3

Product Description: HW CG LIQUID METAL ADJ BLK/BLK 22

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

LIQUID METAL CAP 24

5224004 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG LIQUID METAL DK GRY/BLK 24

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

LIQUID METAL CAP 24

5224005 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG LIQUID METAL NVY/SLV 24

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

LIQUID METAL VISOR 22

5222185 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG LIQUID METAL VISOR WHT/BLK 22

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50

Adj. Net Price: $67.50

LIQUID METAL VISOR 24

5224008 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG LIQUID METAL VSR DK GRY/BLK 24

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

CG PATRIOT USA CAP 24

5224055 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: HW CG PATRIOT WHT 24

Request Date: 02/15/2025

Total Price: $150.00
Discount: -$15.00
Adj. Net Price: $135.00

CG PATRIOT USA CAP 24

5224056 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: HW CG PATRIOT RED 24

Request Date: 02/15/2025

Total Price: $150.00
Discount: -$15.00
Adj. Net Price: $135.00

CG PATRIOT USA CAP 24

5224057 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: HW CG PATRIOT NVY 24

Request Date: 02/15/2025

Total Price: $150.00
Discount: -$15.00
Adj. Net Price: $135.00

TA PERFORMANCE PRO CAP 22

5222166_N0 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG PERFORMANCE PRO BLK/WHT 22

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

PERFORMANCE PRO CAP 24

5224023_N0 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG PERFORMANCE PRO SILVER/WHT 24

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

PLAYING THROUGH TRUCKER CAP 24

5224037 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG PLAYING THRGH TRCKR HTR GRY/BLK 24
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

PLAYING THROUGH TRUCKER CAP 24

5224038 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG PLAYING THRGH TRCKR CAMO 24
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK PLAYING THROUGH TRUCKER 25

A00057_C0160_OSM *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG PLAYING THROUGH HEATHER NVY 25
Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

RUTHERFORD CAP 24

5224070 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG RUTHERFORD NVY 24
Request Date: 02/15/2025

Total Price: $84.00
Discount: -$8.40
Adj. Net Price: $75.60

RUTHERFORD CAP 24

5224071 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG RUTHERFORD BLK 24
Request Date: 02/15/2025

Total Price: $84.00
Discount: -$8.40
Adj. Net Price: $75.60

HW CG RUTHERFORD CARDINAL 25

A00058_J0045_OSM *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG RUTHERFORD CARDINAL 25
Request Date: 02/15/2025

Total Price: $84.00
Discount: -$8.40
Adj. Net Price: $75.60

BP HW CG BULK MENS SUN HAT 25

A00039_L0019_OSM *Est. Ship Date: 02/15/2025* Qty:9
Product Description: HW CG MENS SUN HAT WHT\BLK 25
Request Date: 02/15/2025

Total Price: $324.00
Discount: -$32.40
Adj. Net Price: $291.60

TOUR AUTHENTIC POM BEANIE 23

5223019 *Est. Ship Date: 04/28/2025* Qty:3
Product Description: HW CG TA POM BEANIE BLK 23
Request Date: 02/15/2025

Total Price: $60.00
Discount: -$6.00
Adj. Net Price: $54.00

TOUR AUTHENTIC REVERSIBLE BEANIE 23

5223022 *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG TA REVERSIBLE BEANIE BLK 23
Request Date: 02/15/2025

Total Price: $60.00
Discount: -$6.00
Adj. Net Price: $54.00

TOUR AUTHENTIC REVERSIBLE BEANIE 23

5223023 *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG TA REVERSIBLE BEANIE NVY 23
Request Date: 02/15/2025

Total Price: $60.00
Discount: -$6.00
Adj. Net Price: $54.00

TRAINING AID CAP 24

5224012 *Est. Ship Date: 02/15/2025* Qty:3
Product Description: HW CG TRAINING AID WHT 24
Request Date: 02/15/2025

Total Price: $60.00
Discount: -$6.00
Adj. Net Price: $54.00

TRAINING AID CAP 24

5224014 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG TRAINING AID GRY 24

Request Date: 02/15/2025

Total Price: $60.00
Discount: -$6.00
Adj. Net Price: $54.00

BP HW CG BULK TRAINING AID 25

A00059_C0136_OSM *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG TRAINING AID SLATE BLUE 25

Request Date: 02/15/2025

Total Price: $60.00
Discount: -$6.00
Adj. Net Price: $54.00

WOMEN'S HIGHTAIL HAT 21

5221141_N0 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG LADIES HIGH TAIL BLK 21

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

WOMEN'S HIGHTAIL CAP 23

5223120_N0 *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG WOMENS HIGH TAIL WHT TROP 23

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK WOMENS HIGHTAIL 25

A00062_Q0519_OSM *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG WMN HIGHTAIL HYDRANGEA FLORAL 25

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50
Adj. Net Price: $67.50

BP HW CG BULK WOMENS HIGHTAIL 25

A00062_Q0520_OSM *Est. Ship Date: 02/15/2025* Qty:3

Product Description: HW CG WMN HIGHTAIL RED PLUM BLOSSOM 25

Request Date: 02/15/2025

Total Price: $75.00
Discount: -$7.50

Order Summary

Subtotal	$3,640.00
Total Discount	-$364.00
Total	$3,276.00

Order #:LG00020564

Request Date: 02/17/2025

Status: On Hold

800-228-2767

Account Details

Account: **0000044339 OAK BROOK GOLF CLUB**

Contact Name: **Scott**

Payment Option: **Net Due 120 days**

PO Number: **PB 25 Ball Logo Jar 2-15**

Ship To Account: **0443390001**

Shipping Method: **UPS GROUND/STANDARD**

Shipping Address: **OAK BROOK GOLF CLUB,VILLAGE OF OAK BROOK,IL,2606 YORK ROAD,OAK BROOK,IL,US,60523**

Request Date: **11/01/2024**

In Hands Date:

Order Details

BL CG WARBIRD DIST 25 JAR BALL LGO

6421462050001C *Est. Ship Date: 02/17/2025* Qty:25

Request Date: 02/17/2025

Product Specs

CONSUMER_PRODUCTDESC: WARBIRD 25 JAR BALLS

Total Price: $483.00

Discount: -$38.30

Adj. Net Price: $444.70

Order Summary

Subtotal	$483.00
Total Discount	-$38.30
Total	$444.70

Order #:4000247804

Request Date: 02/15/2025

Status: Open

800-228-2767

Account Details

Account: **0000044339 OAK BROOK GOLF CLUB**

Ship To Account: **0443390001**

Request Date: **11/01/2024**

Contact Name: **Scott**

Shipping Method: **UPS GROUND/STANDARD**

In Hands Date:

Payment Option: **Net Due 120 days**

Shipping Address: **OAK BROOK GOLF CLUB,VILLAGE OF OAK BROOK,IL,2606 YORK ROAD,OAK BROOK,IL,US,60523**

PO Number: **PB 25 Ball 2-15**

Order Details

CHROME SOFT 24 (WHITE)

642126112 *Est. Ship Date: 02/15/2025* Qty:12

Product Description: BL CG CHROME SOFT 24 12B PK

Request Date: 02/15/2025

Total Price: $576.00
Discount: -$57.60
Adj. Net Price: $518.40

CHROME SOFT TRIPLE TRACK 24 (WHITE)

64212611280 *Est. Ship Date: 02/15/2025* Qty:30

Product Description: BL CG CHRMSFT 24 TRPLTRK 12B PK

Request Date: 02/15/2025

Total Price: $1,440.00
Discount: -$144.00
Adj. Net Price: $1,296.00

CHROME SOFT TRUTRACK 24 (BLUE/RED)

6421261122063 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG CHRMSFT 24 BLU/RED TRUTRK 12B PK

Request Date: 02/15/2025

Total Price: $288.00
Discount: -$28.80
Adj. Net Price: $259.20

CHROME SOFT TRUTRACK 24 (YELLOW)

6421361122363 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG CHRMSFT YLW 24 TRUTRK 12B PK

Request Date: 02/15/2025

Total Price: $288.00
Discount: -$28.80
Adj. Net Price: $259.20

CHROME SOFT TRUTRACK USA 24

6421261123763 *Est. Ship Date: 04/21/2025* Qty:6

Product Description: BL CG CHRMSFT 24 TRUTRK USA 12B PK
Request Date: 04/21/2025

Total Price: $288.00
Discount: -$28.80
Adj. Net Price: $259.20

CHROME TOUR 24 (WHITE)

643206112 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG CHRM TOUR 24 12B PK
Request Date: 02/15/2025

Total Price: $288.00
Discount: -$28.80
Adj. Net Price: $259.20

CHROME TOUR TRIPLE TRACK 24 (WHITE)

64320611280 *Est. Ship Date: 02/15/2025* Qty:24

Product Description: BL CG CHRM TOUR 24 TRPLTRK 12B PK
Request Date: 02/15/2025

Total Price: $1,152.00
Discount: -$115.20
Adj. Net Price: $1,036.80

CHROME TOUR X 24 (WHITE)

643226112 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG CHRM TOUR X 24 12B PK
Request Date: 02/15/2025

Total Price: $288.00
Discount: -$28.80
Adj. Net Price: $259.20

CHROME TOUR X TRIPLE TRACK 24 (WHITE)

64322611280 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG CHRM TOUR X 24 TRPLTRK 12B PK
Request Date: 02/15/2025

Total Price: $288.00
Discount: -$28.80
Adj. Net Price: $259.20

SUPERSOFT 25

641936212 *Est. Ship Date: 02/15/2025* Qty:60

Product Description: BL CG SUPERSOFT 25 12B PK
Request Date: 02/15/2025

Total Price: $1,305.00
Discount: -$130.50
Adj. Net Price: $1,174.50

SUPERSOFT YELLOW 25

641946212 *Est. Ship Date: 02/15/2025* Qty:6
Product Description: BL CG SUPERSOFT YLW 25 12B PK
Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT LUCKY 25

64193621260 *Est. Ship Date: 02/15/2025* Qty:6
Product Description: BL CG SUPERSOFT 25 LUCKY 12B PK
Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT MATTE PINK 25

642076212 *Est. Ship Date: 02/15/2025* Qty:6
Product Description: BL CG SUPERSOFT PNK 25 12B PK
Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT MATTE RED 25

642826212 *Est. Ship Date: 02/15/2025* Qty:6
Product Description: BL CG SUPERSOFT RED 25 12B PK
Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT MATTE ORANGE 25

642836212 *Est. Ship Date: 02/15/2025* Qty:6
Product Description: BL CG SUPERSOFT ORN 25 12B PK
Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT MATTE GREEN 25

642846212 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG SUPERSOFT GRN 25 12B PK

Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT SPLATTER BLUE 25

6419362128225 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG SUPERSFT 25 BLU SPLATTER 12B PK

Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT SPLATTER RED 25

6419362128220 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG SUPERSFT 25 RED SPLATTER 12B PK

Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

SUPERSOFT SPLATTER PINK 25

6419362128221 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: BL CG SUPERSFT 25 PNK SPLATTER 12B PK

Request Date: 02/15/2025

Total Price: $130.50
Discount: -$13.05
Adj. Net Price: $117.45

Order Summary

Subtotal	$7,375.50
Total Discount	-$737.55
Total	$6,637.95

Order #:4000247807

Request Date: 02/15/2025

Status: Open

800-228-2767

Account Details

Account: **0000044339 OAK BROOK GOLF CLUB**

Ship To Account: **0443390001**

Request Date: **11/01/2024**

Contact Name: **Scott**

Shipping Method: **UPS GROUND/STANDARD**

In Hands Date:

Payment Option: **Net Due 120 days**

Shipping Address: **OAK BROOK GOLF CLUB,VILLAGE OF OAK BROOK,IL,2606 YORK ROAD,OAK BROOK,IL,US,60523**

PO Number: **PB 25 Glove 2-15**

Order Details

CC CG GL DISPLAY RAINSPANN 12PK 23

5923648 *Est. Ship Date: 05/28/2025* Qty:1

Product Description: CC CG GL DISPLAY RAINSPANN 12PK 23

Request Date: 02/15/2025

Total Price: $210.00
Discount: -$21.00
Adj. Net Price: $189.00

WEATHER SPANN 23 GLOVES

5323460_N0 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: GL CG WEATHER SPANN MLH S WHT N 23

Request Date: 02/15/2025

Total Price: $57.00
Discount: -$5.70
Adj. Net Price: $51.30

WEATHER SPANN 23 GLOVES

5323458_N0 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: GL CG WEATHER SPANN MLH M WHT N 23

Request Date: 02/15/2025

Total Price: $57.00
Discount: -$5.70
Adj. Net Price: $51.30

WEATHER SPANN 23 GLOVES

5323459_N0 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: GL CG WEATHER SPANN MLH M/L WHT N 23

Request Date: 02/15/2025

Total Price: $57.00
Discount: -$5.70
Adj. Net Price: $51.30

WEATHER SPANN 23 GLOVES

5323457_N0 *Est. Ship Date: 02/15/2025* Qty:12

Product Description: GL CG WEATHER SPANN MLH L WHT N 23
Request Date: 02/15/2025

Total Price: $114.00
Discount: -$11.40
Adj. Net Price: $102.60

WEATHER SPANN 23 GLOVES

5323476_N0 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: GL CG WEATHER SPANN WLH S WHT N 23
Request Date: 02/15/2025

Total Price: $57.00
Discount: -$5.70
Adj. Net Price: $51.30

WEATHER SPANN 23 GLOVES

5323475_N0 *Est. Ship Date: 02/15/2025* Qty:12

Product Description: GL CG WEATHER SPANN WLH M WHT N 23
Request Date: 02/15/2025

Total Price: $114.00
Discount: -$11.40
Adj. Net Price: $102.60

WEATHER SPANN 23 GLOVES

5323474_N0 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: GL CG WEATHER SPANN WLH L WHT N 23
Request Date: 02/15/2025

Total Price: $57.00
Discount: -$5.70
Adj. Net Price: $51.30

THERMAL MITTENS 23

5323002 *Est. Ship Date: 02/15/2025* Qty:6

Product Description: AC CG THERMAL MITTENS PAIR BLK 23
Request Date: 02/15/2025

Total Price: $171.00
Discount: -$17.10
Adj. Net Price: $153.90

Order Summary

Subtotal	$894.00
Total Discount	-$89.40
Total	$804.60

^ MORGANS 00816 99	**3025056881**		Order Acknowledged **Sales Hold - Hold for Customer Approval** **No stop - picking list can be printed**	Jun 14, 2025	Gloves	$1,440.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
6597E-101-L	Perma-Soft Mens Regular Left Pearl	18		Jun 13, 2025
6597E-101-M	Perma-Soft Mens Regular Left Pearl	18		Jun 13, 2025
6597E-101-ML	Perma-Soft Mens Regular Left Pearl	18		Jun 13, 2025
6597E-101-XL	Perma-Soft Mens Regular Left Pearl	18		Jun 13, 2025
6598E-101-L	Perma-Soft Mens Cadet Left Pearl	12		Jun 13, 2025
6598E-101-M	Perma-Soft Mens Cadet Left Pearl	12		Jun 13, 2025
6598E-101-ML	Perma-Soft Mens Cadet Left Pearl	12		Jun 13, 2025
6598E-101-XL	Perma-Soft Mens Cadet Left Pearl	12		Jun 13, 2025

^ MORGANS 00816 97	**3025056879**		MULTI **No stop - picking list can be printed**	Jun 14, 2025	Golf Balls	$13,188.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
T2029S	Titleist Pro V1	72		Jun 13, 2025
T2029S-EA	Titleist Pro V1 Enhanced Alignment	24		Jun 13, 2025
T2049S	Titleist Pro V1x	36		Jun 13, 2025
T2049S-EA	Titleist Pro V1x Enhanced Alignment	12		Jun 13, 2025
T204L6S	Titleist Pro V1x Dash CFT	12		Jun 13, 2025
T2129S	Titleist Pro V1 Yellow	12		Jun 13, 2025
T2149S	Titleist Pro V1x Yellow	6		Jun 13, 2025
T4014S	Titleist Tour Soft	24		Jun 13, 2025
T4014S-FW	Titleist Tour Soft 360	24		Jun 13, 2025
T4114S	Titleist Tour Soft Yellow	6		Jun 13, 2025
T4414S	Titleist Tour Soft Green	6		Jun 13, 2025
T6036S	Titleist TruFeel	60		Jun 13, 2025
T6136S	Titleist TruFeel Yellow	12		Jun 13, 2025
T8026S-2	Titleist Velocity	72		Jun 13, 2025
T8226S-M-3DBLK2	Titleist Velocity Matte Orange 3DZ Bulk	1		Jun 13, 2025
T8426S-M-3DBLK2	Titleist Velocity Matte Green 3DZ Bulk	1		Jun 13, 2025
T9014S	Titleist AVX	30		Jun 13, 2025
T9114S	Titleist AVX Yellow	6		Jun 13, 2025

^ MORGANS 00816 93	**3025056878**		MULTI **No stop - picking list can be printed**	Feb 28, 2025	Golf Balls	$13,152.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
T2029S	Titleist Pro V1	72		Feb 28, 2025
T2029S-EA	Titleist Pro V1 Enhanced Alignment	24		Feb 28, 2025
T2049S	Titleist Pro V1x	36		Feb 28, 2025
T2049S-EA	Titleist Pro V1x Enhanced Alignment	12		Feb 28, 2025
T204L6S	Titleist Pro V1x Dash CFT	12		Feb 28, 2025
T2129S	Titleist Pro V1 Yellow	12		Feb 28, 2025
T2149S	Titleist Pro V1x Yellow	6		Feb 28, 2025
T4014S	Titleist Tour Soft	48		Feb 28, 2025
T4114S	Titleist Tour Soft Yellow	6		Feb 28, 2025
T4414S	Titleist Tour Soft Green	6		Feb 28, 2025
T6036S	Titleist TruFeel	60		Feb 28, 2025
T6136S	Titleist TruFeel Yellow	12		Feb 28, 2025
T8026S-2	Titleist Velocity	72		Feb 28, 2025
T8226S-M-3DBLK2	Titleist Velocity Matte Orange 3DZ Bulk	1		Feb 28, 2025
T8426S-M-3DBLK2	Titleist Velocity Matte Green 3DZ Bulk	1		Feb 28, 2025
T9014S	Titleist AVX	30		Feb 28, 2025
T9114S	Titleist AVX Yellow	6		Feb 28, 2025

^ MORGANS 00822 67	**3025270543**		MULTI **No stop - picking list can be printed**	Feb 14, 2025	Accessories	$112.50	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
TH23WTP-0C1	Tour Pom Pom Charcoal/White	3		Jul 3, 2025
TH25ATP-146	Tour Performance White/Navy/Red	3		Feb 14, 2025

^ MORGANS 00817 07	**3025061021**		Order Acknowledged **No stop - picking list can be printed**	Feb 14, 2025	Accessories	$768.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
TH24ACHBZC-441	Charleston Breezer Navy/Navy/White CST	12		Feb 14, 2025
TH25ABRC-4W1	Boardwalk Rope Washed Indigo/White CST	12		Feb 14, 2025
TH25AMTLWC-110	Montauk Lightweight White/White/Black CST	12		Feb 14, 2025

^ MORGANS 00817 06	**3025061020**		Order Acknowledged **No stop - picking list can be printed**	Feb 14, 2025	Accessories	$258.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
TA22PTTSC-0	Players Terry Black C ST	4		Feb 14, 2025
TA22PTTSC-1	Players Terry White CST	4		Feb 14, 2025
TA22PTTSC-4	Players Terry Navy C ST	4		Feb 14, 2025

^ MORGANS 00817 05	**3025058459**		Allocated **No stop - picking list can be printed**	Feb 14, 2025	Accessories	$340.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
TA22PTT-0	Players Terry Towel B lack	4		Feb 14, 2025
TA22PTT-1	Players Terry Towel White	4		Feb 14, 2025
TA22PTT-4	Players Terry Towel Navy	4		Feb 14, 2025
TA23STSCU-02	StaDry Single Canop y Umbrella Black/Ch arcoal	4		Feb 14, 2025

^ MORGANS 00817 00	**3025058458**		MULTI **No stop - picking list can be printed**	Feb 14, 2025	Accessories	$1,507.50	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
TH22BRZB-0G1	Breezer Bucket Gray/White	6		Feb 14, 2025
TH22BRZB-137	Breezer Bucket White/Eucalyptus/Lemon	6		May 26, 2025
TH23AWBR-441	Women's Boardwalk Rope Washed Indigo/Blue Bird/White	3		May 19, 2025
TH23WTP-01	Tour Pom Pom Black/White	3		Jan 2, 2026
TH24AWCHBZ-150	Womens Charleston Breezer White/Soft Pink/Charcoal	3		Feb 14, 2025
TH24TAUS-10	Tour Aussie White/Black	3		Feb 14, 2025
TH24TAUS-10G	Tour Aussie White/Gray	6		Feb 14, 2025
TH24WTMWB-01	Tour Merino Beanie Black/White	3		Feb 14, 2025
TH24WTMWB-0C1	Tour Merino Beanie Charcoal/White	3		Feb 14, 2025
TH24WTMWB-41	Tour Merino Beanie Navy/White	3		Feb 14, 2025
TH25ATPM-01	Tour Performance Mesh Black/White	3		Feb 14, 2025
TH25ATPM-0C1	Tour Performance Mesh Charcoal/White	3		Feb 14, 2025
TH25ATPM-10	Tour Performance Mesh White/Black	3		Feb 14, 2025
TH25ATPM-41	Tour Performance Mesh Navy/White	3		Feb 14, 2025
TH25ATR-04W	Tour Rope Marble/Washed Indigo	3		Mar 31, 2025
TH25ATR-146	Tour Rope White/Navy/Red	3		Mar 31, 2025
TH25ATR-41	Tour Rope Navy/White	3		Feb 14, 2025
TH25VTP-01	Tour Performance Visor Black/White	3		Feb 14, 2025
TH25VTP-10	Tour Performance Visor White/Black	3		Jun 26, 2025
TH25VTP-41	Tour Performance Visor Navy/White	3		Jun 26, 2025

^ MORGANS 00817 04	**3025056882**		MULTI **No stop - picking list can be printed**	Feb 14, 2025	Accessories	$954.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
TB22CT6SC-0	Cart 14 Black CST	1		Feb 14, 2025
TB22CT6SC-416	Cart 14 Navy/White/Red CST	1		Feb 14, 2025
TB23SX4SC-0	Players 4 Black CST	1		Feb 14, 2025
TB23SX4SC-40	Players 4 Blue Bird CST	1		Jun 3, 2025
TB23SX4SC-410	Players 4 Washed Indigo CST	1		May 19, 2025
TB23SX4SC-4	Players 4 Navy CST	1		Feb 14, 2025

^ MORGANS 00816 98	3025056880		MULTI No stop - picking list can be printed	Feb 14, 2025	Gloves	$2,160.00	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
6597E-101-L	Perma-Soft Mens Regular Left Pearl	24		Feb 14, 2025
6597E-101-M	Perma-Soft Mens Regular Left Pearl	24		Feb 14, 2025
6597E-101-ML	Perma-Soft Mens Regular Left Pearl	24		Feb 14, 2025
6597E-101-S	Perma-Soft Mens Regular Left Pearl	12		Feb 14, 2025
6597E-101-XL	Perma-Soft Mens Regular Left Pearl	24		Feb 14, 2025
6598E-101-L	Perma-Soft Mens Cadet Left Pearl	24		Feb 14, 2025
6598E-101-M	Perma-Soft Mens Cadet Left Pearl	12		Feb 14, 2025
6598E-101-ML	Perma-Soft Mens Cadet Left Pearl	24		Feb 14, 2025
6598E-101-XL	Perma-Soft Mens Cadet Left Pearl	12		Feb 14, 2025

^ JLOOMAN 001368 5	3025254327	2025 PLAN	Order Acknowledged **Sales Hold - FootJoy Hold for Custom CSR Review No stop - picking list can be printed**	Mar 15, 2025	Gloves	$3,283.20	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
96651C-L	FJ Qmark Mens Regu lar LH Pearl	6		Mar 14, 2025
96651C-M	FJ Qmark Mens Regu lar LH Pearl	4		Mar 14, 2025
96651C-ML	FJ Qmark Mens Regu lar LH Pearl	6		Mar 14, 2025
96651C-S	FJ Qmark Mens Regu lar LH Pearl	2		Mar 14, 2025
96651C-XL	FJ Qmark Mens Regu lar LH Pearl	4		Mar 14, 2025
96651C-XXL	FJ Qmark Mens Regu lar LH Pearl	1		Mar 14, 2025
96652C-L	FJ Qmark Mens Cust om Cadet Left Hand Pearl	3		Mar 14, 2025
96652C-M	FJ Qmark Mens Cust om Cadet Left Hand Pearl	3		Mar 14, 2025
96652C-ML	FJ Qmark Mens Cust om Cadet Left Hand Pearl	3		Mar 14, 2025
96652C-S	FJ Qmark Mens Cust om Cadet Left Hand Pearl	1		Mar 14, 2025
96652C-XL	FJ Qmark Mens Cust om Cadet Left Hand Pearl	2		Mar 14, 2025
96653C-L	FJ Qmark Men's Reg ular Right Pearl	1		Mar 14, 2025
96653C-M	FJ Qmark Men's Reg ular Right Pearl	1		Mar 14, 2025
96653C-ML	FJ Qmark Men's Reg ular Right Pearl	1		Mar 14, 2025
96653C-S	FJ Qmark Men's Reg ular Right Pearl	1		Mar 14, 2025
96653C-XL	FJ Qmark Men's Reg ular Right Pearl	1		Mar 14, 2025
96773C-L	FJ Qmark Womens C ustom Regular Left Hand Pearl	2		Mar 14, 2025
96773C-M	FJ Qmark Womens C ustom Regular Left Hand Pearl	2		Mar 14, 2025
96773C-ML	FJ Qmark Womens C ustom Regular Left Hand Pearl	2		Mar 14, 2025
96773C-S	FJ Qmark Womens C ustom Regular Left Hand Pearl	2		Mar 14, 2025

^ JLOOMAN 001368 2	**3025132287**	2025 PLAN	MULTI **No stop - picking list can be printed**	Mar 15, 2025	Shoes, Accessories	$2,550 54	Edit Order

Item #	Item Description	Open QTY	Tag For	Estimated Delivery Date
18113D	ProDRY Mens Sport 2PK HD2 White	1		Mar 14, 2025
18115D	ProDRY Mens Sport 2PK HD2 Black	1		Mar 14, 2025
18135D	ProDRY Mens Roll Ta b 2PK HD2 White	1		Mar 14, 2025
18136D	ProDRY Mens Roll Ta b 2PK HD2 Black	1		Mar 14, 2025
55471 M095	HyperFlex MEN Clea ted Laced White/Sla te/Blue	1		Mar 14, 2025
55471 M100	HyperFlex MEN Clea ted Laced White/Sla te/Blue	1		Mar 14, 2025
55471 M105	HyperFlex MEN Clea ted Laced White/Sla te/Blue	1		Mar 14, 2025
55471 M110	HyperFlex MEN Clea ted Laced White/Sla te/Blue	1		Mar 14, 2025
55471 M115	HyperFlex MEN Clea ted Laced White/Sla te/Blue	1		Mar 14, 2025
55471 M120	HyperFlex MEN Clea ted Laced White/Sla te/Blue	1		Mar 14, 2025
55471 M130	HyperFlex MEN Clea ted Laced White/Sla te/Blue	1		Mar 14, 2025

56959 M095	FJ Tour Rival MEN Created Laced White/ Navy/Red	1	Mar 14, 2025
56959 M100	FJ Tour Rival MEN Created Laced White/ Navy/Red	2	Apr 17, 2025
56959 M105	FJ Tour Rival MEN Created Laced White/ Navy/Red	1	Apr 17, 2025
56959 M110	FJ Tour Rival MEN Created Laced White/ Navy/Red	2	Apr 17, 2025
56959 M115	FJ Tour Rival MEN Created Laced White/ Navy/Red	1	Apr 17, 2025
56959 M120	FJ Tour Rival MEN Created Laced White/ Navy/Red	1	Apr 17, 2025
56959 W105	FJ Tour Rival MEN Created Laced White/ Navy/Red	1	Mar 14, 2025
56959 W115	FJ Tour Rival MEN Created Laced White/ Navy/Red	1	Mar 14, 2025
57953 M090	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025
57953 M095	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025
57953 M100	FJ Traditions MEN Created Laced White/ White/Grey	2	Mar 14, 2025
57953 M105	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025
57953 M110	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025
57953 M115	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025
57953 M120	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025
57953 W100	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025
57953 W110	FJ Traditions MEN Created Laced White/ White/Grey	1	Mar 14, 2025

ITEM 9.A.7.
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
January 14, 2025

SUBJECT: DuPage Mayors and Managers Conference 2025 Legislative Positions

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve Resolution R-2260, A Resolution Adopting the 2025 Legislative Positions and Priorities of the DuPage Mayors and Managers Conference.

Background/History:
The Village has in the past adopted the legislative positions of the DuPage Mayors and Managers Conference (DMMC) and the Illinois Municipal League (as expressed in their respective Legislative Action Program and in other legislative positions taken in the course of the legislative session) as Village policy through adoption of formal resolutions to that effect.

The DMMC's 2025 Legislative Action Program, includes the following listed legislative priorities:

Municipal Revenues and Unfunded Mandates:

- Per-capita funding through the Local Government Distributive Fund (LGDF) benefits all municipalities, supporting community services such as infrastructure, social services, public safety pensions, and unfunded mandates such as lead service line replacement. LGDF allows local officials to invest locally generated revenue where it is needed most without raising taxes. Unfunded mandates preempt local control and divert revenue from essential programs and services our communities rely upon.

Sustainable Public Pension Systems:

- Municipalities take pride in generously compensating our heroic first responders and dedicated employees for their service to the community. "Safe Harbor" for municipal police and firefighters was fully addressed in 2019, and taxpayers are beginning to see the benefits of Tier 2 and the consolidation of downstate public safety pension funds. Public pensions, and the taxpayers that fund them, must be protected by preventing further Tier 2 pension benefit increases for police, fire, and IMRF.

Freedom of Information Act and Open Meetings Act:

- Common sense changes to the Freedom of Information Act, such as adopting the federal definition of commercial requests & requiring a conviction for the public release of body camera arrest footage to protect citizens' privacy, will preserve transparency & mitigate the abuse of FOIA for entertainment & profit.

Transportation and Infrastructure:

- Investments in local infrastructure and a robust, reliable, and affordable public transit system are critical for the prosperity of our region. Legislation to reform public transportation must prioritize consensus-driven governance, local control, equitable service levels across the region, and a sustainable funding model. Municipal representation in transit governance must be preserved and strengthened to align regional decision-making with the needs of our communities.

Recommendation:

In order to provide appropriate guidance to DMMC, our legislators and Village staff, staff recommends that the Board adopt the legislative positions expressed by the DuPage Mayors and Managers Conference in its 2025 Legislative Action Program (LAP).

Attachments:

1. Resolution Endorsing DMMC 2025 LAP
2. 2025 LAP_Final

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-DMMC-LP-R-2260

A RESOLUTION
ENDORSING THE LEGISLATIVE ACTION PROGRAM OF THE DUPAGE MAYORS AND MANAGERS CONFERENCE FOR THE 2025 LEGISLATIVE SESSION

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 14th day of January 2025

RESOLUTION NO. 2024-DMMC-LP-R-2260

A RESOLUTION
ENDORSING THE LEGISLATIVE ACTION PROGRAM OF
THE DUPAGE MAYORS AND MANAGERS CONFERENCE FOR
THE 2025 LEGISLATIVE SESSION

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

WHEREAS, the Village of Oak Brook is a member of the DuPage Mayors and Managers Conference;

WHEREAS, the DuPage Mayors and Managers Conference develops its annual Legislative Action Program with the goal of establishing a comprehensive platform on legislative issues in order to protect and benefit the interests of its member municipalities, residents and businesses in these municipalities, and the region generally;

WHEREAS, on November 20, 2024 the DuPage Mayors and Managers Conference Membership voted unanimously to adopt its 2024 Legislative Action Program, attached hereto; and

WHEREAS, the Village of Oak Brook, will individually benefit by formally establishing positions on legislative issues affecting municipalities, thereby giving clear direction to officials and employees of the Village of Oak Brook regarding legislative positions that may be represented in official capacity or on behalf of the municipality.

NOW, THEREFORE, BE IT RESOLVED, by the Village President and Board of Trustees of the Village of Oak Brook, DuPage and Cook Counties, Illinois in open meeting assembled, 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 – Endorsement Legislative Action Program

That the Village of Oak Brook hereby adopts endorses the DuPage Mayors and Managers Conference's 2025 Legislative Action Program which includes the following listed legislative priorities:

1. Municipal Revenues and Unfunded Mandates
2. Sustainable Public Pension Systems
3. Freedom of Information Act and Open Meetings Act
4. Transportation and Infrastructure

Section Three – Direction

That a copy of this Resolution be forwarded to the DuPage Mayors and Managers Conference, to all state and federal legislators representing the Village of Oak Brook, to the Office of the Governor, and to department heads in the Village of Oak Brook.

Section Four – 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 14th day of January 2025.

Ayes: _____

Nays: _____

Absent:
_____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[DMMC 2025 Legislative Action Program]

DuPage Mayors and Managers Conference

an association of municipalities representing 1,000,000 people

2025 Legislative Action Program

A coalition of cities and villages working together, the Conference fosters collaboration and advocates for excellence in municipal government.

Municipal Revenues and Unfunded Mandates

Per-capita funding through the Local Government Distributive Fund (LGDF) benefits all municipalities, supporting community services such as infrastructure, social services, public safety pensions, and unfunded mandates such as lead service line replacement. LGDF allows local officials to invest locally generated revenue where it is needed most without raising taxes.

Unfunded mandates preempt local control and divert revenue from essential programs and services our communities rely upon.

Freedom of Information Act and Open Meetings Act

Common sense changes to the Freedom of Information Act, such as adopting the federal definition of commercial requests & requiring a conviction for the public release of body camera arrest footage to protect citizens' privacy, will preserve transparency & mitigate the abuse of FOIA for entertainment & profit.

Open Meetings Act changes to allow remote meetings of committees and advisory boards that refer final action to another decision-making body will increase efficiency, transparency, and public participation.

Sustainable Public Pension Systems

Municipalities take pride in generously compensating our heroic first responders and dedicated employees for their service to the community. "Safe Harbor" for municipal police and firefighters was fully addressed in 2019, and taxpayers are beginning to see the benefits of Tier 2 and the consolidation of downstate public safety pension funds.

Public pensions, and the taxpayers that fund them, must be protected by preventing further Tier 2 pension benefit increases for police, fire, and IMRF.

Transportation and Infrastructure

Investments in local infrastructure and a robust, reliable, and affordable public transit system are critical for the prosperity of our region. Legislation to reform public transportation must prioritize consensus-driven governance, local control, equitable service levels across the region, and a sustainable funding model.

Municipal representation in transit governance must be preserved and strengthened to align regional decision-making with the needs of our communities.

DuPage Mayors and Managers Conference | www.dmmc-cog.org | (630) 571-0480

For more information on our legislative priorities, please contact Suzette Quintell at squintell@dmmc-cog.org.

ITEM 9.A.8.
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
January 14, 2025

SUBJECT: Purchase of Library Materials from Authorized Distributors

FROM: Jacob Post, Head Librarian

BUDGET SOURCE/BUDGET IMPACT: $111,550 is included in the FY 2025 Budget in the 531-64100 and 531-64200 Library Accounts

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2261, a resolution approving the waiver of competitive bidding, since Illinois Library Systems already conducted the bid process with the major book and audio-visual suppliers authorizing the purchase of library materials from authorized distributors, and issue purchase orders to Baker & Taylor, Inc., Brodart, Ingram, and Midwest Tape.

Background/History:

Throughout the year the Library purchases books and audio-visual materials to satisfy the ongoing needs and demands of the community. Selections are made in accordance with the Library's collection development policy. These purchased materials are then cataloged and put onto the library's shelves for patrons to borrow.

Pursuant to the provisions of Title 1-7-10 of our village Code, we are permitted to join with other governmental units in order to benefit from cooperative purchasing agreements.

The primary book suppliers that serve the Village of Oak Brook are Baker & Taylor, Inc., Brodart, and Ingram. The discounts for 2025 are as follows:

Type of Book/Binding	Baker & Taylor	Brodart	Ingram
Trade Bindings	38%	44%	43.5%
Library Bindings	20%	20%	15%
Mass Market Paperbacks	40%	40%	40%
University Press	10%	10%	10%
Shipping & Handling	½% of invoice	1% of invoice	$3 A Shipment

The primary audio-visual supplier that serves the Village of Oak Brook is Midwest Tape. In addition to varied discounts, they provide specialized cases for library use and free shipping. Although the Village has the option to bid the purchase of materials, we do not have the combined purchasing power of Illinois Library Systems and as such we would not receive as substantial of a discounted price. Multiple other vendors are used throughout the year based on product availability and price.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2261the purchase orders for library books and materials from Baker & Taylor Inc., Brodart, Ingram, and Midwest Tape.

Attachments:

1. LibBookResolution

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
2025-LY-PG-R-2261

A RESOLUTION APPROVING THE WAIVER OF COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF LIBRARY MATERIALS FROM AUTHORIZED DISTRIBUTORS

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 14th day of January, 2025

RESOLUTION 2025-LY-PG-R-2261

A RESOLUTION APPROVING THE WAIVER OF COMPETITIVE BIDDING AND

AUTHORIZING THE PURCHASE OF LIBRARY MATERIALS FROM AUTHORIZED DISTRIBUTORS

WHEREAS, the Village of Oak Brook purchases materials for the Village Library, including all formats for books and audio visuals (collectively, ***"Library Materials"***); and

WHEREAS, on behalf of Illinois municipalities, the Illinois State Library System collectively negotiates for substantial discounts off of the retail price for the purchase of bound books (***"Purchasing Program"***); and

WHEREAS, the Illinois State Library System has designated Baker & Taylor, Inc., Brodart, Ingram, and Midwest Tape as distributors of materials; and

WHEREAS, the Village of Oak Brook would receive a larger discount for purchasing materials from Baker & Taylor, Inc., Brodart, Ingram, and Midwest Tape through the Purchasing Program than it would if the Village put the purchase order out to bid.

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

Section 1: Recitals. The foregoing recitals are hereby incorporated into, and made a part of, this Resolution as the findings of the President and Board of Trustees of the Village of Oak Brook.

Section 2: Waiver of Competitive Bidding Requirements. The advertising and bidding requirements for the purchase of materials, shall be, and they are hereby, waived in accordance with Section 1-7-4 of the Village Municipal Code.

Section 3: Approval of Purchase. The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to purchase Library Materials for the Village Library from the Authorized Distributors for a total not-to-exceed cost of $111,550.00.

Section 4: Effective Date. This Resolution shall be in full force and effect from and after its passage by two-thirds of the Trustees and its approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

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 14th day of January, 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January, 2025.

_____
Laurence E. Herman
Village President

ATTEST:

_____
Netasha Scarpiniti
Village Clerk

ITEM 9.A.9.
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
January 14, 2025

SUBJECT: RESOLUTION R-2263, Award of Contract – Professional Consulting Municipal Engineering Services

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: $255,000 is allocated in the FY2025 Budget, Account 911 76200

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2263 Awarding a contract to EZA Engineering for Professional Consulting Municipal Engineering Services, pending final attorney review and approval.

Background/History:

On January 10, 2023, the Village Board approved a Professional Services Engineering Services pre-qualified providers list that allows staff to go straight to those firms to obtain proposals in place of the traditional Request For Proposal process. After setting the pre-qualified provider list, the next step in the process is to select a firm dedicated to providing Professional Consulting Municipal Engineering Services. These services include an engineer who will office at Village Hall for a minimum of 24 hours a week. The criteria for this position is a P.E. with a minimum 10 years of experience, and a CFM. This individual reports to the Development Services Director.

Staff sought hourly rate proposals from four of the top five pre-qualified firms in the municipal discipline and on February 20, 2023 received 4 proposals. EZA was selected as the lowest responsive and responsible firm with a rate of $156 per hour for 2025. EZA's principal has served the Village for the past four years, and prior to that as the lead engineer from Burns & McDonnell. EZA is familiar with Village operations and has been providing high quality service to staff and residents.

As part of the hourly rate, estimated prices for the next two years were provided. The contract is offered on an annual basis with an option to extend through 2027. The Village reserves the right to renew the agreement for two additional one-year options for 2026 - 2027 under the same

terms and conditions of the original contract. Following are the hourly rates proposed in 2023, the increase to 2025 from 2024 is under 1.3%.

2023	2024	2025	2026	2027
$153	$154	$156	$158	$160

Recommendation:

Staff recommends that the Village Board approve the Resolution R-2263 awarding a contract to EZA for Professional Consulting Municipal Engineering Services, pending final attorney review and approval.

Attachments:

1. Res. Approve EZA Amendment 2025
2. 2025 Fee Update Notification

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-DVCS-CNTRCT-ENG-SRVCS-R-2263

A RESOLUTION AUTHORIZING AND APPROVING THE SECOND AMENDMENT TO THE 2023 PROFESSIONAL MUNICIPAL ENGINEERING SERVICES AGREEMENT

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 14th day of January 2025

RESOLUTION NO. 2025-DVCS-CNTRCT-ENG-SRVCS-R-2263

A RESOLUTION
AUTHORIZING AND APPROVING THE SECOND AMENDMENT TO THE 2023
PROFESSIONAL MUNICIPAL ENGINEERING SERVICES AGREEMENT

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

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

WHEREAS, on February 28, 2023, the Village Board approved Resolution No. R-2073, awarding the 2023 Professional Municipal Engineering Services Agreement to EZA (the "Company");

WHEREAS, the initial term of the contract was for one year and provided the ability for the parties to extend the term of the contract for subsequent one-year terms upon mutual written agreement of the parties;

WHEREAS, on December 12, 2023, the Village Board approved Resolution No. R-2157, awarding the 2024 Professional Municipal Engineering Services Agreement to EZA (the "Company");

WHEREAS, Staff is requesting the approval of the Company's proposal for FY25 rates and extend the existing agreement through FY25, in accordance with the Amendment to the existing contract (the "Amendment") 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 Village of Oak Brook to approve the Amendment for the purposes referenced herein.

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

Section One – Recitals

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

Section Two – Approval

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

Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute, and the Village Clerk is hereby authorized to attest to the Amendment, 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 Amendment.

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of 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 Amendment, additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the attached Amendment.

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 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Amendment]

December 18, 2024

Ms. Rania Serences
Senior Purchasing Assistant
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523

Re: 2025 Fee Update for Professional Consulting Municipal Engineering Services

Dear Ms. Serences:

As noted in Attachment A of our Contract for Professional Municipal Engineering Services (Contract), EZA Engineering adjusts our rates and fees on an annual basis.

Enclosed is our updated Schedule of Engineer's Hourly Billing Rates for Professional Services. These rates are for work performed beginning January 1, 2025. Please note that the hourly rate is reflective of the estimated hourly rate provided in the Attachment A of the Contract.

We appreciate the opportunity to serve the Village of Oak Brook and its residents. If you have any questions, please contact me at jamie@ezaeng.com or (847) 257-5414.

Sincerely,
EZA ENGINEERING PLLC

James Patterson, P.E.
President

Encl.

SCHEDULE OF ENGINEER'S HOURLY BILLING RATES FOR PROFESSIONAL SERVICES

Staff	Rate
Principal Engineer	$156.00 per hour

Notes

1. Outside costs incurred by ENGINEER for services such as printing, messenger, or delivery services, shall be reimbursed by the VILLAGE at a rate of cost + 5%.
2. The rates above are effective for services through December 31, 2025 and are subject to revision thereafter.

ITEM 9.A.10.
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
January 14, 2025

SUBJECT: An agreement with M/I Homes regarding 100 S. 39th Street, Downers Grove, Illinois

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve Resolution R-2264, A Resolution approving and authorizing an agreement between the Village of Oak Brook and M/I Homes of Chicago, LLC, property located at 100 S. 39th Street, Downers Grove, Illinois.

Background/History:
In early 2024, staff became aware of a plan from Sports Radio Chicago, LLC to sell radio station WMVP to Good Karma Broadcasting. Good Karma broadcasting then received Federal Communications Commission approval to relocate its transmitter from 100 S. 39th Street, Downers Grove (the "Former Transmitter Site") to an existing antenna site in Joliet. The sale of the station to Good Karma did not include the Former Transmitter Site, which remains owned by Sports Radio Chicago, a subsidiary of ESPN which is, in turn, owned by the Walt Disney Company.

The Former Transmitter Site covers about 19 acres and is bordered by roads on all sides, except the north. To the north the parcel is bordered by the Village of Oak Brook (Saddle Brook Subdivision), to the south Downers Grove, and Unincorporated DuPage County to the East and West. Being one of only a small number of unincorporated parcels on Oak Brook's perimeter, staff immediately brought this potential change to the Village Board's attention out of concern for future redevelopment options. The Village Board and staff collaborated to contact ESPN/Disney, prior to the real state being listed, and extended an offer to purchase the real estate in order to control development on our periphery. Later, ESPN/Disney listed the property for sale through a commercial real estate broker.

On October 10, 2024, the Village and ESPN/Disney reached terms on a Letter of Intent (the "LOI") for acquisition of the property, and subsequently began negotiating the full purchase

contract. On November 5, 2024, the seller breached the LOI and informed the Village that they were in the final stages of negotiating a contract instead to sell the property to a real estate developer. Subsequently, staff identified that developer as M/I Homes of Chicago, LLC, who was wholly unaware of the Village/Disney LOI.

Staff engaged with M/I Homes and has been successful in negotiating an agreement regarding the future development of the Former Transmitter Site in a manner consistent with the vison of Oak Brook as well as Downers Grove. The attached agreement sets forth the following parameters for the property:

- M/I Homes shall not construct more than thirty-five (35) single-family homes on the Former Transmitter Site with each home having a minimum size of 3,000 square feet.
- M/I Homes shall not construct more than seven (7) single-family homes adjacent to the Oak Brook Village boundary to the north, all of which shall be rear yards adjoining Oak Brook.
- M/I Homes shall install evergreen landscaping within a twenty foot (20') rear yard landscape buffer area on any lots adjacent to the Oak Brook Village boundary, using a minimum of three (3) evergreen trees per lot, and each evergreen tree shall be not less than five feet (5') in height at the time of installation.
- "Building Coverage" for homes constructed on the Former Transmitter Site shall not exceed thirty-two percent (32%) of the total square footage of any lot.
- Not less than thirty percent (30%) of the gross area of the Former Transmitter Site shall be retained as permanent Open Space.
- The HOA CC&Rs shall only permit the installation of open ornamental fencing uniform in design and not greater than four feet (4') in height on the property.
- The HOA CC&Rs shall exclude the construction and use of any outbuildings, sheds, chicken coops, and above ground pools on the property.
- The Village of Oak Brook shall not formally or informally object to the proposed rezoning or subdivision of the Former Transmitter Site, so long as the aforementioned parameters are abided by.
- As required by the Illinois Drainage Law, the Village of Oak Brook shall accept stormwater discharge from the Property including a storm sewer line to be installed under 38th Street (from Cumnor Road to School Street) and M/I Homes will repave the full width said street. The HOA shall maintain this storm sewer line in perpetuity.
- The approved agreement shall bye recorded as a Covenant against the property and shall be binding. The Village will not consent to the release of the Covenant until all 35 homes are completed and all certificates of occupancy have been issued.

Staff has met with M/I Homes and the Village of Downers Grove, and has been provided a preliminary plan for the subdivision. Staff is satisfied that the plan and these parameters will result in a subdivision consistent with the surrounding properties and the development standards of Oak Brook. M/I Homes estimates that the sale value of these homes will start at at least $1.4 million, plus upgrades, a price point that reflects current market conditions for this area.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2264, A Resolution approving and authorizing an agreement between the Village of Oak Brook and M/I Homes of Chicago, LLC, property located at 100 S. 39th Street, Downers Grove, Illinois.

Attachments:

1. 2025-VLG-PROP-DEV-R-2264 (003)
2. Transmitter Site Agreement

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-VLG-PROP-DEV-R-2264

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT BY AND BETWEEN THE VILLAGE OF OAK BROOK AND M/I HOMES OF CHICAGO, LLC PROPERTY COMMONLY REFERRED TO AS 100 S. 39TH STREET, DOWNERS GROVE, 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 14th day of January 2025

RESOLUTION NO. 2025-VLG-PROP-DEV-R-2264

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT BY AND BETWEEN THE VILLAGE OF OAK BROOK AND M/I HOMES OF CHICAGO, LLC THE PROPERTY COMMONLY REFERRED TO AS 100 S. 39TH STREET, DOWNERS GROVE, ILLINOIS

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

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

WHEREAS, M/I Homes of Chicago, LLC (hereinafter the "Developer") is the contract purchaser of the property commonly known as 100 S. 39th Street, Downers Grove, Illinois (the "Subject Property"), currently located in unincorporated DuPage County in-between the jurisdictional boundaries of the Village of Oak Brook and the Village of Downers Grove;

WHEREAS, upon completing the purchase of the Subject Property, Developer intends to voluntarily annex said property into the Village of Downers Grove;

WHEREAS, in consideration of the Village agreeing to provide access to the Village's public works system and not to object to the Subject Property's annexation into the Village of Downers Grove, the Developer has mutually agreed to certain conditions, as detailed in the Agreement Between The Village Of Oak Brook And M/I Homes Of Chicago, LLC, Regarding The Development Of Property Located At 100 S. 39th Street, Downers Grove, Illinois, attached hereto and incorporated herein as Exhibit A, (the "Agreement");

WHEREAS, Village President and the Board of Trustees have determined that it is in the best interest of the Village to approve the Agreement provided 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 of Agreement

The Village President and Board of Trustees hereby approve the Agreement substantially in the same form attached hereto 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 the contract and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section Five - Acts of Village Officials

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

Section Six – Effective Date

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

Section Seven - Publication

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

Section Eight – Conflict Clause

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

Section Nine – Saving Clause

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

Section Ten – Recording

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

PASSED THIS 14th day of January 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 14th day of January 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

AGREEMENTAND COVENANT BETWEEN THE VILLAGE OF OAK BROOK AND M/I HOMES OF CHICAGO, LLC PROPERTY LOCATED AT 100 S. 39TH STREET, DOWNERS GROVE, ILLINOIS

THIS AGREEMENT (hereinafter "**Agreement**"), is hereby made and entered into this _____day of January, 2025, by and between the Village of Oak Brook, an Illinois municipal corporation ("**Village**"), and M/I Homes of Chicago, LLC, a Delaware limited liability company ("**Developer**"), who agree as follows:

RECITALS

A. WHEREAS, the Village is a unit of local government as defined by Article VII, Section 1 of the Constitution of the State of Illinois;

B. WHEREAS, Developer is a limited liability company, organized under the laws of the State of Delaware;

C. WHEREAS, this Agreement pertains to that certain property located at 100 S. 39th Street ("**Property**"), which is anticipated to be annexed and developed subject to the ordinances and resolutions of the Village of Downers Grove ("**Downers Grove**");

D. WHEREAS, the Property is legally described on **Exhibit A** and depicted on the site plan attached hereto as **Exhibit B** ("**Concept Plan**"), both of which are incorporated herein by this reference;

E. WHEREAS, Developer is the contract purchaser of the Property;

F. WHEREAS, the Property is not currently annexed to either the Village or Downers Grove;

G. WHEREAS, the Village and Downers Grove entered into that certain Boundary Agreement dated July 26, 1976, which expired on or about July 26, 1996 ("**Boundary Agreement**");

H. WHEREAS, the Parties recognize the need and desirability to provide for logical future development of the Property and that the corporate authorities of the Village have determined that the Agreement provided herein with respect to the Property and the execution of said Agreement by the Village will be in the best interests of the Village and to the public good and benefit of the Village and the residents thereof, and will be compatible with and promote the orderly and systematic development of the Property contiguous to its boundaries; and,

I. WHEREAS, the Parties have agreed to enter into this Agreement to provide for the terms and covenants in connection with the annexation, use and development of the Property specified herein.

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual promises hereinafter contained, the adequacy and sufficiency of which the Parties hereto stipulate, and subject to the terms and conditions set forth herein, the Parties hereby agree as follows:

Section 1. **Incorporation of Recitals**. The Recitals set forth above are incorporated herein by reference as substantive provisions of this Agreement.

Section 2. **Annexation**.

2.1 Developer intends to petition to annex the Property to Downers Grove, to which Village hereby covenants and agrees that it will not file or otherwise formally or informally object in any way to such annexation, so long as Developer's development plans for the Property are in compliance with the terms and covenants provided in this Agreement ("**Annexation of the Property**").

2.2 The Village hereby agrees that, subject to Developer's compliance with the terms and conditions provided in this Agreement, it hereby waives any right to challenge or otherwise contest the validity of any Annexation of the Property by Developer to Downers Grove.

2.3 The Village hereby represents and warrants that the Boundary Agreement has expired and had not otherwise been further amended, extended or renewed.

Section 3. **Statutory Zoning Objections**. Upon Annexation of the Property, Developer intends to petition Downers Grove to seek a change in the zoning designation of the Property, as well as the approval of a plat of subdivision and the Village hereby covenants and agrees that it will not file or otherwise formally or informally object in any way and will not file a statutory objection to any such proposed rezoning or subdivision of the Property, so long as Developer's development plans for the Property are in compliance with the terms and covenants provided in this Agreement.

Section 4. **Development Covenants**. Developer hereby covenants to Village that the Property is to be developed by Developer in accordance with this Agreement and the parties hereto agree that this Agreement shall be recorded against the Property with the DuPage County Recorder's Office (as further provided in Sections 13 and 16), as follows:

4.1 Developer shall not construct more than thirty-five (35) single-family homes upon the Property. Each home to be constructed on the Property shall have a minimum size of 3,000 square feet of living space.

4.2 Developer shall not construct more than seven (7) homesites adjacent to the Village boundary on the north side of the Property, all of which shall be rear yards adjoining the Village boundary.

4.3 "Building Coverage" (as defined pursuant to Section 28.14.080 of the Downers Grove Municipal Code) for homes constructed on the Property shall not exceed thirty-two percent (32%) of the total square footage of any lot, as administered by Downers Grove.

4.4 Not less than thirty percent (30%) of the gross area of the Property, including wetland areas, retention/detention basins, HOA (as defined in Section 4.5) common area outlots, and the Landscape Easement Area (as also defined in Section 4.5), shall be retained as "Open Space" in connection with Developer's development of the Property.

4.5 Developer shall install evergreen landscaping within twenty foot (20') rear yard landscape buffer area on any lots adjacent to the Village boundary on the north side of the Property, using a minimum of three (3) evergreen trees per lot, and each evergreen tree shall be not less than five feet (5') in height at the time of installation. The landscape buffer shall be located within a landscape easement area to be included on the final plat of subdivision approved by Downers Grove ("**Landscape Easement Area**"). Additionally, following the installation of the landscape buffer by Developer, the future Home Owner's Association ("**HOA**") for the Property shall be responsible for the future preservation and maintenance of such Landscape Easement Area pursuant to the HOA's covenants, conditions and restrictions for the Property to be implemented by Developer ("**CC&Rs**"). Notwithstanding the foregoing, Developer shall have the right to remove existing trees and brush currently located within the Landscape Easement Area in connection with the development of the Property.

4.6 The HOA CC&Rs shall only permit the installation of open ornamental fencing uniform in design and not greater than four feet (4') in height, a sample rendering of which is attached hereto as **Exhibit C** ("**Permitted Fencing**").

4.7 The HOA CC&Rs shall expressly exclude the construction and use of outbuildings or sheds, chicken coops and above ground pools on the Property.

Section 5. Stormwater System Approval, Construction and Maintenance.

5.1 The Village hereby covenants and agrees that it shall accept stormwater discharge from the Property and permit a storm sewer line and discharge connection from the Property to be installed by Developer, at Developer's sole cost and expense ("**Stormwater System**"). The Stormwater System will run from the Property and be located under 38th Street, traversing from Cumnor Road to School Street, where such connection will tie into the Village storm sewer system ("**Stormwater System Connection**") in the general location shown on **Exhibit D**, which is attached hereto and incorporated herein by this reference ("**Stormwater System Plan**"). Following approval of Stormwater System in connection with Developer's final engineering plans by Downers Grove, which includes confirmation that Stormwater System discharge satisfies all Downers Grove, Village, and DuPage County Stormwater Ordinance requirements, as administered by Downers Grove, the Village shall issue a permit to Developer, authorizing the Stormwater System Connection without further conditions or requirements. Additionally, Village shall grant Developer, its successors and assigns, all easements required in the Village right-of-way and provide for the installation, construction, maintenance, repair and replacement of the Stormwater System ("**Stormwater System Easement**").

5.2. In connection with the construction and installation of Stormwater System, Developer shall, at its sole cost and expense, open-cut and make a full-depth pavement repair over

the storm sewer trench within which Stormwater System shall be located. Following the completion of Stormwater System, Developer, at its sole cost and expense, shall resurface (only mill & overlay, not including curbing repair and/or replacement) the full width of 38th Street from Cumnor Road to School Street, as depicted on **Exhibit E**, which is attached hereto and incorporated herein by this reference ("**38th Street Resurfacing Plan**"). During Developer's construction activities at the Property, and except for the construction and installation of Stormwater System as described herein, no construction traffic shall use 38th Street to access the Property.

5.3 Following the construction and installation of Stormwater System, the HOA shall assume the responsibility for all future maintenance, repair and replacement of the Stormwater System including any required restoration to the roadway surface above, which shall also be memorialized in the HOA's CC&Rs for the Property.

Section 6. Village Default and Developer Remedies. In the event that Village breaches any covenant or other term of this Agreement, and Village does not otherwise cure the same within ten (10) days following written notice of the breach from Developer, Developer's sole and exclusive remedies for such breach is hereby limited to: (i) injunctive relief; and, (ii) enforce specific performance of this Agreement. Developer shall not be entitled to recover actual direct damages (including consequential, exemplary, punitive damages or any other damages), but shall be entitled to recovery of its attorney's costs and fees pursuant to Section 14 hereof.

Section 7. Developer Default and Village Remedies. In the event that Developer breaches any covenant or other term of this Agreement, and Developer does not otherwise cure the same within ten (10) days following written notice of the breach from Village, Village's sole and exclusive remedies for such breach is hereby limited to: (i) injunctive relief; and, (ii) enforce specific performance of this Agreement. Village shall not be entitled to recover actual direct damages (including consequential, exemplary, punitive damages or any other damages), but shall be entitled to recovery of its attorney's costs and fees pursuant to Section 14 hereof.

Section 8. Binding Effect. This Agreement shall be binding upon the Parties hereto and their successors and assigns and shall apply only to the legal relationship between Developer, their successors and assigns, and the Village.

Section 9. Authorization. Village is a municipal corporation, duly organized and existing in the State of Illinois. The Village, through its corporate authorities, has full capacity, right, power and authority to execute, deliver and perform this Agreement, and all required action and approvals therefor have been duly taken and obtained. Village further represents and warrants that it owns the stormwater system to which Developer seeks the Stormwater System Connection. Developer is a limited liability company, duly organized and existing in the State of Delaware and qualified to do business in the State of Illinois. Likewise, Developer has full capacity, right, power and authority to execute, deliver and perform this Agreement, and all required action and approvals therefor have been duly taken and obtained. The individual(s) signing this Agreement on behalf of Village and Developer and all other documents executed or to be executed pursuant hereto on

behalf of Village and Developer are and shall be duly authorized to sign the same on behalf of Village and Developer and to bind the Parties thereto.

Section 10. **Amendment**. Neither Party shall directly or indirectly seek any modification of this Agreement through court action and this Agreement shall remain in full force and effect until amended by the mutual agreement of both Parties.

Section 11. **Notices**. Any notice required to be given under this Agreement shall be given in writing and either (i) sent by Federal Express or another recognized overnight courier with proof of delivery, (ii) hand delivered, or (iii) sent by email transmission with a hard copy sent on the same day by a nationally recognized overnight courier. A notice shall be deemed received by a party upon the earlier of when the notice is actually received by the intended recipient, delivery is refused or the inability of delivery because of a change of address of the intended recipient without notice to the parties as provided in this Section. For the purpose of calculating time periods or limits which run from the giving or receiving of a particular notice, the time shall be calculated in accordance with the terms of this Section. Notice must be provided to the parties at the addresses set forth below in this Section. However, any party may change its contact information for the purpose of this notice Section by giving written notice of the change to the other party as provided above in this Section. Notices may be given by counsel for either Developer or Village.

Developer:
M/I Homes of Chicago, LLC
2135 City Gate Lane, Suite 620
Naperville, Illinois 60563
Attn: Rick Champine
Email: rchampine@MIHOMES.com

Village:
Village of Oak Brook
Village Manager's Office
1200 Oak Brook Road
Oak Brook, IL 60523
Attn: Greg Summers
Email: gsummers@oak-brook.org

copy to:
M/I Homes
4131 Worth Avenue
Columbus, OH 43219
Attn: Legal Dept.
Email: tsimcic@MIHOMES.com

copy to:
Village of Oak Brook
Village Attorney
1200 Oak Brook Road
Oak Brook, IL 60523
Attn: Michael Castaldo Jr.
Email: mcastaldo@oak-brook.org

copy to:
Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, Illinois 60540
Attn: Vince Rosanova
Email: vince@rw-attorneys.com

Section 12. **Partial Invalidity**. If any provision of this Agreement is declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given

effect without the invalid provisions, and to this end the provisions of this Agreement are deemed to be severable.

Section 13. **Term**. This Agreement shall be in full force and effect for a period after the Effective Date described in Section 16 hereof until the final certificate of occupancy is issued for the last residential home to be constructed on the Property by Developer ("**Final C of O**"). Upon the issuance of the Final C of O, Developer and Downers Grove shall memorialize the termination of this Agreement by executing a release of this Agreement, which shall be recorded in the DuPage County Recorder's Office.

Section 14. **Attorney's Fees**. If either party named herein brings an action to enforce the terms of this Agreement or to declare rights hereunder, the prevailing party in any such action, on trial or appeal or post-judgment collection, shall be entitled to its reasonable attorneys' fees to be paid by losing party as fixed by the court. The parties agree that "prevailing party" means the party who successfully prosecutes the action or successfully defends against it, prevailing on the main issue, even though not necessarily receiving an award of damages or other form of recovery. The provisions in this Section shall survive the expiration of this Agreement.

Section 15. **Illinois Law**. This Agreement shall be construed in accordance with the laws of the State of Illinois.

Section 16. **Recordation/Effective Date**. The parties acknowledge that as of the date of approval of this Agreement, Developer is the contract purchaser of the Property. At the time the Village Board approves this Agreement and its approval ordinance, both shall be held in escrow until such time as Developer takes title to the Property, although Developer has no obligation to acquire the Property pursuant to this Agreement. However, this Agreement shall become effective as of the date of recording of this Agreement (the "**Effective Date**"). This Agreement shall not be recorded unless Developer acquires fee title to the Property and then shall be recorded in connection with the acquisition of fee title to the Property. This Agreement may be executed by the Developer within three hundred sixty-five (365) days of the date of the ordinance approving this Agreement. In the event Developer does not execute the Agreement within such three hundred sixty-five (365) day period, then this Agreement shall be null and void. The Village Clerk shall cause the Agreement to be recorded against the Property only after receipt of notice ("**Closing Notice**") that the Developer has acquired the Property. If the Village Clerk does not receive a Closing Notice dated prior to said three hundred sixty-five (365) day period, then this Agreement shall be null and void, and the Village Clerk shall not thereafter record the Agreement.

Section 17. **No Third-Party Beneficiaries**. There are no third-party beneficiaries of this Agreement and nothing in this Agreement, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors, heirs and assigns), any rights, remedies, obligations or liabilities.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals on the Effective Date as defined in Section 16.

VILLAGE:

VILLAGE OF OAK BROOK,
an Illinois municipal corporation

_____

Village President

Attest

By: _____

Village Clerk

Date: _____

State of Illinois)
) ss
County of DuPage)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of January, 2025.

_____
Notary Public

DEVELOPER:

M/I Homes of Chicago, LLC,
a Delaware limited liability company

By:_____
Name: Richard Champine
Its: Area President

State of Illinois)
) ss
County of DuPage)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that Richard Champine, Area President of M/I Homes of Chicago, LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of January, 2025.

_____
Notary Public

EXHIBIT A

Legal Description of the Property

THE SOUTH ½ OF THE SOUTH EAST ¼ OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS (EXCEPT THE SOUTH 50 FEET OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF THE SOUTH WEST ¼ OF SECTION 33, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS

Address: 100 39th Street, Downers Grove, Illinois 60515

PIN: 06-33-300-006-0000

EXHIBIT B
Concept Plan
(Attached)

EXHIBIT C

Permitted Fencing

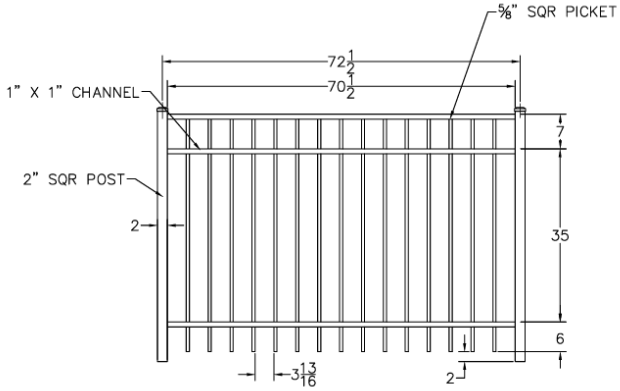

EXHIBIT D

Stormwater System Plan
(Attached)

EXHIBIT E

38th Street Resurfacing Plan

(Attached)

ITEM 9.B.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
January 14, 2025

SUBJECT: Confirmation of Appointments - Various Boards, Commissions and Committees

FROM: Laurence Herman, President

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to confirm President Herman's recommendation to reappoint Chairman Rajaraman Iyer and Wayne Ziemer to the Planning & Zoning Commission for terms that will expire in May of 2029 and to reappoint Moin Saiyed to the BFPC for a term that will expire in May 2027.

and;

I move to confirm President Herman's recommendation to appoint Steve Stawarz to the Library Commission to fill a vacant position that will expire in May 2027 and to appoint Vijay Muralidaran and Elizabeth Gossage to fill vacancies on the Community Engagement Committee for terms that will expire in May 2025.

Background/History:
A number of boards, commissions, and committees have appointment terms that have expired or have been vacated.

Planning and Zoning Commission is made up of eight members and a chairperson. Terms expire as follows: Two members have terms that expire after one year, two members serve for two years, two members serve for three years, two members serve for four years, and one member serves for five years. All subsequent terms are five years. Rajaraman Iyre and Wayne Ziemer have served their one-year term, which expired in May 2024, and are now being reappointed to a five-year term to expire in May of 2029.

BFPC is made up of three Trustees who serve three-year staggered terms. Moin Saiyed's term expired in May 2024. He is being reappointed to a three-year term expiring in May 2027.

Library Commission is made up of six committee members serving three-year staggered terms. Steven Stawarz is being appointed to fill a vacated term that expires in May 2027.

Community Engagement Committee is made up of seven members who serve for two-year staggered terms. Vijay Muralidaran and Elizabeth Gossage are being appointed to fill two vacated positions with terms that expire in May 2025.

Recommendation:

President Herman's recommends to reappoint Chairman Rajaraman Iyer and Wayne Ziemer to the Planning & Zoning Commission for terms that will expire in May of 2029 and to reappoint Moin Saiyed to the BFPC for a term that will expire in May 2027.

and;

to appoint Steve Stawarz to the Library Commission to fill a vacant position that will expire in May 2027 and to appoint Vijay Muralidaran and Elizabeth Gossage to fill vacancies on the Community Engagement Committee for terms that will expire in May 2025.

Attachments:

None